

**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Date  
   Reviewer

Page 1 of 7      \*Resource Name or #: (Assigned by recorder) 340 G Street

**P1. Other Identifier:** Bubble Belly

\*P2. Location:     Not for Publication     **Unrestricted**

- \*a. County Yolo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. **USGS 7.5' Quad** Davis, CA Date 2018 T   ; R   ;    of    of Sec   ;    B.M.
- c. Address 340 G Street City Davis, CA Zip 95616
- d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN
- e. Other Locational Data: APN 070 218 05

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
340 G Street is a one-story commercial building situated at the southeast corner of 4th and G Streets (**P5a.**) The building is designed in a Storybook style and is situated toward the rear of a rectangular parcel, with a setback of roughly 30 feet from G Street. The building appears to be set on a concrete foundation and is capped by a gabled roof with steeply-pitched cross gables that have sloping eaves. The eaves extend from the gable peak down toward the base of the building, terminating close to the ground. The building's exterior is clad with adobe brick or similar masonry material at the base of the north elevation. Similar material is visible at the bulkheads supporting the west facade's storefront window bays. The remainder of the exterior is clad with rustic, wood plank vertical siding. Entrances are located at the west, north, and south elevations and contain paneled-wood doors with a lower resembling an X, and a large single lite in the upper half. The south elevation has a prominent pointed arch wood window. The west elevation has wood-frame plate glass, boxed display windows flanking the entrance, and an additional horizontal plate glass window to the north of the entrance. The north elevation has a large single lite display window at center and a smaller clerestory, divide-lite wood window to the east. (See continuation sheet)

**\*P3b. Resource Attributes:** HP6. 1-3 story commercial building.

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

**\*P5b. Description of Photo:**

703 2nd Street from intersection of 2nd and F streets, looking north. March 14, 2019.

**\*P6. Date Constructed/Age and Source:** 1948-1949. Lofland & Haig, *Images of America: Davis California: 1910s-1940s.*

Historic     Prehistoric     Both

**\*P7. Owner and Address:**  
Garrison 2018 Revocable Trust  
928 Brookvale Terrace  
Manchester, MO 63201

**\*P8. Recorded by:**  
Garavaglia Architecture, Inc.  
582 Market Street, Suite 1800  
San Francisco, CA 94104

**\*P9. Date Recorded:**  
March 14, 2019

**\*P10. Survey Type:**  
Intensive survey for California Register,

National Register, and Local eligibility.

**\*P11. Report Citation:** N/A

**\*Attachments:**     NONE     Location Map     Continuation Sheet     Building, Structure, and Object Record  
 Archaeological Record     District Record     Linear Feature Record     Milling Station Record     Rock Art Record  
 Artifact Record     Photograph Record     Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Property Name: 340 G Street

Page 2 of 7



**Figure 1.** North elevation of 340 G Street viewed from sidewalk along 4th Street, looking southwest.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 340 G Street \*NRHP Status Code 5S3

Page 3 of 7

B1. Historic Name: El Adobe Garden Shop/338 G Street

B2. Common Name: 340 G Street

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Storybook Commercial

\*B6. Construction History: The subject building was built in 1948-1949 as El Adobe Garden Shop, within Town and College Shops at the southeast corner of 4th and G Streets, by developers Richard Barlow and William Warner (Figure 2).<sup>1</sup> Alterations included insertion of window-mount air conditioning units at north facade, replacement of original divided-lite wood window at west elevation with a single-lite window of similar dimension. The 1953 Sanborn map of Davis recorded the subject building as a one-story store with a U-shaped plan. The 1953 map also indicates a green house addition was added to the building by that year. The green house does not appear in a 1949 photograph of the building. Original slate or wood shingles/shakes have been replaced by asphalt shingles of more recent origin. (See continuation sheet)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Two-story commercial building at 820 G Street was built contemporaneously as part of the Town and College Shops development.

B9a. Architect: N/A b. Builder: Richard Barlow/William Warner (developers)

\*B10. Significance: Theme \_\_\_\_\_ Area Davis  
Period of Significance N/A Property Type Commercial Applicable Criteria 3 (Local Register-Merit)

## Occupancy History

The subject building was first occupied as Barlow's Adobe Garden Shop, a building associated with Barlow's Nursery at the northeast corner of 6th and G Streets two blocks north. The garden shop nursery were operated under the direction of proprietors Betty and Dick Fawcett. The shop was located within the Town and College Shops development established by Richard Barlow and William Warner on three lots located at the southeast corner of 4th and G Streets. Today these lots are occupied by the subject building addressed 340 G Street and a detached two-story commercial building addressed 820 4th Street. Prior to the redevelopment of the three lots at the southeast corner of 4th and G Streets ca. 1948-1949, the site was occupied by a scale and small office building to the west of AJ Plant's Grain Warehouse, and the freight rail line located to the east. By 1970, the building was occupied by Partain's Real Estate, an office for lawyer Donald G. Ross, and State Farm Insurance agency, as listed in the 1970 Davis City Directory. According to online information, the building was occupied by The Secretariat, a secretarial service established by Laura Goodman in 1973 until the early 1990s when Goodman sold the business to Janet Gift. The Secretariat appears to have occupied the building until the 2010s when current uses began occupancy of the building.<sup>2</sup>

(See continuation sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building

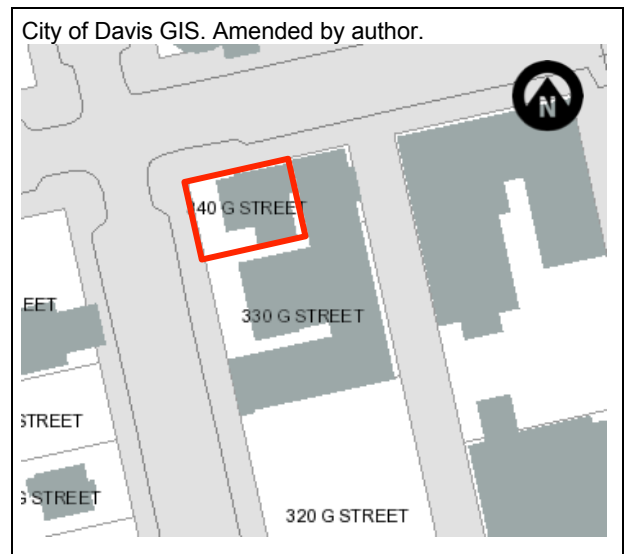
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996). Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016). U.S. Census and City Directory data researched at Ancestry.com.

B13. Remarks:

\*B14. Evaluator: Garavaglia Architecture, Inc.

\*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



<sup>1</sup> John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000), 40.

<sup>2</sup> Information relating to The Secretariat was source from Davis Wiki, online. Accessed May 17, 2019. [https://localwiki.org/davis/The\\_Secretariat](https://localwiki.org/davis/The_Secretariat).



## CONTINUATION SHEET

Property Name: 340 G Street

Page 4 of 7

**\*B6. Construction History (Continued):**



**Figure 2.** Subject building photographed in 1949 (Lofland and Haig, *Images of America: Davis 1910s-1940s*, image credited to Mickey Barlow)

**\*B10. Significance (Continued):**

Regarding the construction of commercial buildings in downtown Davis during and after World War II, *Davis, California: Citywide Survey and Historic Context Update*, 2015 describes:

Commercial Properties

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown.

Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of building designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. The State Market on Second Street [(subject building, extant with major alterations)] was designed by local architect Silvio Baretto and constructed in 1940, the Varsity Theater at 616 Second Street was built in 1950. Despite general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.<sup>3</sup>

<sup>3</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 21-23. Note, this source notes that the State Market on 2nd Street, in this case the subject building, is no longer extant. Research for this evaluation determined the building is extant, but was heavily altered in 1975.

## CONTINUATION SHEET

Property Name: 340 G Street

Page 5 of 7

### Betty and Dick Fawcett, Proprietors of Barlows Nursery and Adobe Garden Shop

Betty Lou Fawcett (1927-2016) was born in Seattle, Washington and grew up near Medford, Oregon, where she met her future husband Richard G. Fawcett (1927-1985) in high school. Betty Lou attended the University of Oregon and received an education in horticulture. The Fawcetts settled in Davis after World War II, following Dick Fawcett's return from military service during World War II. Dick Fawcett enrolled at the University of California Davis College of Agriculture and received a degree in horticulture. Fawcett also played baseball for the Aggies by 1950, and won several awards for athletics. Fawcett was later listed in the Helms Athletic Hall of Fame.<sup>4</sup> In 1953, the Fawcett's established Fawcett Nursery.<sup>5</sup> The Fawcetts moved to Santa Cruz, California in 1970. Between ca. 1973 and ca. 1981, Dick Fawcett worked as a salesman for Hines Wholesale Nursery.<sup>6</sup>

According Richard G. Fawcett's obituary:

He owned and operated the Fawcett Nursery in Davis before working for Oki Wholesale Nursery in Sacramento where he was the first outside sales representative. He then joined Hines Wholesale Nursery, a division of the Weyerhaeuser Co., in 1970 when he moved to Santa Cruz.

Mr. Fawcett was honored in November at the California Association of Nurserymen meeting in Sacramento. [...] Mr. Fawcett also was past president of the California Association of Nurserymen, in which he was active for 30 years.<sup>7</sup>

### Richard Barlow

Richard B. Barlow (1899-1977) was born in Los Angeles, California in 1899, and was a 1924 graduate of the University of California College of Agriculture in Davis, where he was a captain of the Aggie Boxing team. By 1925, Barlow began work in orchards near Newcastle, California.<sup>8</sup> Barlow relocated to San Leandro, California by 1935, but returned to Davis where he resided in 1940 with his wife Pearl H. and daughter Eloise A., per the census recorded that year. Barlow listed his occupation as a deliveryman for ice and fuel in 1940. The Barlows resided at 703 6th Street, Davis, in 1940.<sup>9</sup> In 1948, Barlow was awarded the City of Davis' C.A. Covell Award for Citizen of Year.<sup>10</sup>

### William Warner

William Lorenzo Warner (1885-1973) was born in Valley City, Ohio in 1886 and resided in Davis with his wife Fern, and daughters Betty and Peggy by 1930. By 1940, the Warner family expanded to include sons William R. and Ray A. The Warners resided at 528 D Street ca. 1940. During this period, ca. 1930- ca. 1940, William Warner was the owner-operator of a freight trucking line. The Warners resided at 528 D Street in Davis.<sup>11</sup>

<sup>4</sup> *El Rodeo '50* [UC Davis Yearbook], accessed at Ancestry.com May 17, 2019.

[https://www.ancestry.com/interactive/1265/42092\\_920600178\\_0317-00203?pid=297454873&backurl=https://search.ancestry.com/cgi-bin/sse.dll?in-div%3D1%26dbid%3D1265%26h%3D297454873%26tid%3D%26pid%3D%26usePUB%3Dtrue%26\\_phsrc%3DJLd10%26\\_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&\\_phsrc=JLd10&\\_phstart=successSource&usePUBJs=true#?imageld=42092\\_920600178\\_0317-0020](https://www.ancestry.com/interactive/1265/42092_920600178_0317-00203?pid=297454873&backurl=https://search.ancestry.com/cgi-bin/sse.dll?in-div%3D1%26dbid%3D1265%26h%3D297454873%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3DJLd10%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=JLd10&_phstart=successSource&usePUBJs=true#?imageld=42092_920600178_0317-0020); and, "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

<sup>5</sup> "Betty Lou Fawcett," *Santa Cruz Sentinel*, July 31, 2016. Accessed online May 17, 2019.

<https://www.legacy.com/obituaries/santacruzsentinel/obituary.aspx?n=betty-lou-fawcett&pid=180825760&fhid=8818>.

<sup>6</sup> Santa Cruz city directories, 1973 and 1981. Accessed at Ancestry.com May 17, 2019.

[https://www.ancestry.com/interactive/2469/32701\\_1020601537\\_0926-00222?pid=1415764736&treeid=&personid=&rc=&usePUB=true&\\_phsrc=JLd2&\\_phstart=successSource](https://www.ancestry.com/interactive/2469/32701_1020601537_0926-00222?pid=1415764736&treeid=&personid=&rc=&usePUB=true&_phsrc=JLd2&_phstart=successSource),

<sup>7</sup> "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

<sup>8</sup> "Personal Items from Davis Dis't," *Woodland Daily Democrat*, January 21, 1925.

<sup>9</sup> 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

<sup>10</sup> "Covell Award Recipients," City of Davis, website. Accessed May 17, 2019.

<https://cityofdavis.org/about-davis/community-awards/covell-award-recipients>.

<sup>11</sup> 1930 and 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

## CONTINUATION SHEET

Property Name: 340 G Street

Page 6 of 7

### Evaluation

#### *Criterion A/1 (Events)*

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. 340 G Street was built between 1948-1949 during a period of gradual commercial development in downtown Davis that spanned 1938-1959. The subject building was used as a garden shop in association with Davis-based Barlow Nursery ca. 1949-1953, and for a similar purpose by Davis-based Fawcett Nursery until 1970. Although the property is associated with the pattern of commercial development in the downtown during immediate post-war years, research did not find evidence that the building's use was individually important with the context. Research also did not find that the building is associated with an event or events of singular historic importance.

#### *Criterion B/2 (Persons)*

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. Historic information related to ownership and occupancy of the subject building was researched through available archival and online sources including U.S. Census, city directories, building permit records, and historic newspapers. These sources did not provide evidence that the subject building is significant for its association with a person or persons who made significant contributions to local, State, or national history. Research did not find evidence to support a finding of significance regarding the building's association to its developers Barlow and Warner.

#### *Criterion C/3 (Architecture-Design)*

The subject property does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR, but does appear to qualify for listing on the local register as a Merit Resource for embodying distinct characteristics of a Storybook style commercial building, constructed in 1948-1949. The period of significance is 1948-1949, the building's period of original construction. A builder or architect for the building has not been identified through archival research. The subject building provides a very good example of a Storybook style commercial building in the City of Davis, which is reflected through the building's distinct massing, gabled and cross gabled roof forms with sloped eaves, pointed arch window at the south elevation, and combination of brick and rustic wood exterior cladding. With regard to common building typologies associated with the building's period of construction, 340 G Street appears to be unique within the City, and stands out among contemporaneously constructed buildings that were often one-story with flat roofs and minimal ornamentation.

#### *Criterion D/4 (Information Potential)*

Archival research and physical investigation of the property focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP, CRHR, or local register under Criterion D/4.

### Integrity

To determine if the subject building remain capable of expressing its apparent significance for embodying distinct characteristics of a Storybook style commercial building, its historic integrity must be analyzed. The seven aspects of historic integrity include:

The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

## CONTINUATION SHEET

Property Name: 340 G Street

Page 7 of 7

### *Analysis of Integrity*

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1948-1949.

Design. The subject property retains integrity of design. The building's design has been altered by the addition of a greenhouse related to its original use by 1953, and subsequent alteration of the greenhouse to accommodate office uses ca. 1970s, based upon documented changes of use within the building. Although the building's footprint changed over time due to the addition of a secondary volume off of the east elevation, key aspects of the building's essential form remain present and embody the Storybook style. The building's distinct massing, roof forms, exterior materials, irregular fenestration pattern are well intact. The building's significance is derived from its design rather than its original use; therefore the alteration of a greenhouse that corresponded to its original use does not impact integrity of design under Criterion A/3 to the same degree it might impact such under Criterion A/1 significance.

Setting. The subject property retains integrity of setting. A key aspect of the building's setting is its located in close proximity to neighboring buildings within the Town and College Shops complex. The building's orientation, street setback, and spatial relationship relative to the neighboring buildings has been retained to a large extent. The addition greenhouse volume by 1953, and subsequent conversion of the greenhouse to an office space does not appear to have impacted the building's overall setting within its site to a degree that its design as a freestanding, Storybook style commercial building has been diminished. Within the surrounding area, the setting has changed to a noticeable degree since the building was constructed in 1949, particularly, during a period of more rapid downtown development in Davis during the 1960s. These changes in the vicinity, however, have not diminished the setting's general aspects of being a commercial, downtown area.

Materials. The subject property retains integrity of materials. The building's original material palette consisting of a brick base and window bulkheads, rustic wood exterior siding, and wood windows, has been retained to a large degree since 1948-1949. Original slate or wood roof shingles have replaced with asphalt shingles, and shingles at the west gable end have been replaced by or removed from the existing wood siding at that location. Doors and windows appear to retain original materiality. Overall, the loss of original slate or wood shingles does not heavily impair integrity of materials.

Workmanship. The subject property retains integrity of workmanship. Although original roof shingles and select original divided-lite windows have been replaced (west elevation) with single-lite wood windows, evidence of period workmanship continues to be reflected through retention of wood siding, remaining wood-sash and divided-lite wood windows, paneled-wood doors, brick base and bulkheads.

Feeling. The subject property retains integrity of feeling. The building continues to feel like a Storybook style commercial building as it retains many original materials and features that evidence period workmanship, and its overall design has been retained.

Association. The subject property retains integrity of association. The property's association to its original design, style, and period of construction has been retained.

Overall, the property retains historic integrity.

The commercial building at 340 G Street meets the criteria for listing in the City of Davis Register (local register) as Merit Resource and retains overall historic integrity.