

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 6      \*Resource Name or #: (Assigned by recorder) 500 G Street

**P1. Other Identifier:** Hibbert Lumber Company

\*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 Location:     Not for Publication     Unrestricted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 500 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 070 193 07

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 500 G Street is commercial property contained within an L-shaped parcel located at the northwest corner of 5th and G Streets. The property contains a one-story, post-and-beam, modern commercial building (hardware store), located at the northeast corner of G and 5th Streets. The building is situated at the southwest corner of a large L-shaped property that extends to the east and northeast of the commercial building. Ancillary buildings contained with the site include a lumber storage shed and two additional utilitarian structures within the northwest section of the lumberyard. The hardware store has a rectangular plan, appears to be set on a concrete slab foundation and is capped by a flat roof with exposed rafters. A vented monitor capped by metal projects from the flat roof, toward the center of the building. Round metal structural poles are visible outboard of the building's board-and-batten exterior walls (**P5a.**) The west elevation overlooking G Street has an entrance with glazed wood-frame double-doors at center. Plate glass windows set into wood frames within the board-and-batten wall flank the door to the north and south (**Figure 1**). The east elevation features a similar entrance that provides access to the building from a parking lot to the east of the building. The building appears to be in very good condition.

The lumber storage shed at the site is roughly twice the height of the hardware store and is a utilitarian, wood frame structure with wood exterior siding, and an open east elevation providing access to interior storage. The building is capped by a shed roof and in unadorned. The second ancillary building within the lumberyard is located northeast of the larger lumber shed. This building appears to have a stucco exterior and is capped by a gabled roof with asphalt shingles.

**P5a. Photograph or Drawing**



**\*P3b. Resource Attributes:** HP6. 1-3 story commercial property. HP4. Ancillary building (lumber shed, storage shed)  
**\*P4. Resources Present:**  
 Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)  
**\*P5b. Description of Photo:**  
 500 G Street viewed from intersection of G and 5th streets, looking northeast. March 14, 2019.  
**\*P6. Date Constructed/Age and Source:** 1959. Historic Newspaper, Hibbert Lumber Co. website.  
 Historic  Prehistoric  Both  
**\*P7. Owner and Address:**  
 Hibbert Family LLC  
 P.O. Box 1680, Davis, CA 95617  
**\*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: 500 G Street

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**Figure 1.** Lumber storage shed to the northeast of the hardware store, looking northwest.



**Figure 2.** View of asphalt paved lumberyard and ancillary shed buildings within the lumberyard.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 500 G Street \*NRHP Status Code 5S3

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B1. Historic Name: 500 G Street/Hibbert Lumber

B2. Common Name: 500 G Street/Hibbert Lumber

B3. Original Use: Commercial-Lumber Sales B4. Present Use: Commercial-Lumber Sales

\*B5. Architectural Style: Modern/Post and Beam-Vernacular

\*B6. Construction History: The subject building, which contains Hibbert Lumber's hardware store, was built in 1959 by Hibbert Lumber Company. Existing entrance doors appear to be replacements. Existing signage at exterior of building dates from 1986 or later. In 1978, a covered storage area at northeast of hardware store building was completed. In 1979, a lumber shed was constructed to the northwest of the hardware store, but was destroyed in a fire. The lumber shed was re-built following the fire around 1982.1 In 2014, a new saw shed was constructed, replacing a pre-existing saw shed. In 1996, an overhang was added to the north side of lumber shed building.

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

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Hibbert Lumber Co. (Attributed)

\*B10. Significance: Theme Commercial Architecture

Area Davis

Period of Significance N/A

Property Type Commercial

Applicable Criteria N/A

The subject property, and nearby lots within the block bound by 5th Street (south), G Street (west), 6th Street (north), and Southern Pacific Railroad Tracks (west), was owned by Forrest A. Plant et. al. as of 1928. A large grain warehouse occupied the majority of the western half of the block, directly adjacent to the railroad tracks at the east as recorded on the 1921 Sanborn map of Davis. The map also recorded an office building and a scale for weighing freight were located at the site occupied by Hibbert Lumber Company's hardware store at the northwest corner of G and 5th Streets. By the early 1930s, the lots owned by Plant et. al. were sold off and improved with housing. This pattern continued into the early 1940s until lots fronting G Street were built out with housing, excepting the southernmost lot, which remained occupied by a small office building. Both the office building and warehouse were recorded on the 1953 Sanborn map of Davis.  
(See continuation sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building; HP4. Ancillary building (lumber shed); HP4. (saw shed)

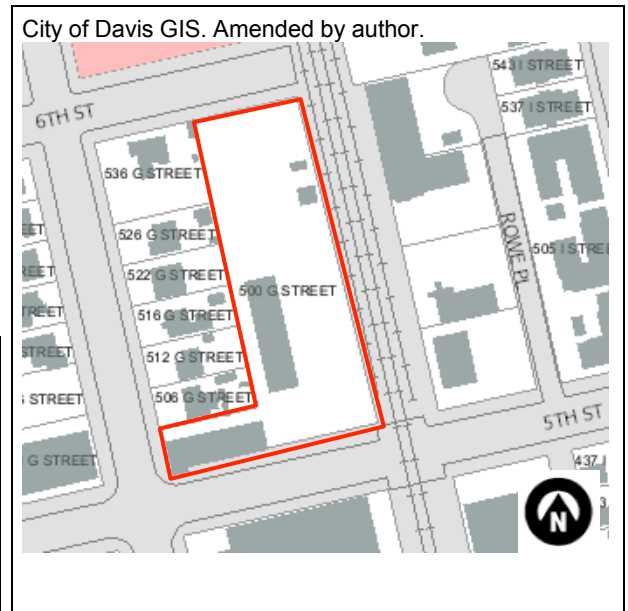
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.

B13. Remarks:

\*B14. Evaluator: Garavaglia Architecture, Inc.

\*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



<sup>1</sup> Wendy Weitzel, "Hibberts to retire; changes in store for Ace, Rivers to Reef, Hotdogger, Good Scoop," *Davis Enterprise*, November 04, 2018; and, building permit records on file at City of Davis Planning Department.

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

In 1959, the Hibbert Lumber Company constructed a hardware store and sales office at the northwest corner of 5th and G Streets, and began to occupy the L-shaped property formerly owned and occupied by Forrest A. Plant et. al for use as a lumber yard. The opening of the company's property at 5th and G streets occurred at the beginning of a period of accelerated, post-World War II housing development in Davis, reflected through the recordation of "34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades," as noted by historian Kara Brunzell.<sup>2</sup> New neighborhoods were established north of the Downtown, west of the University, and east of Old East Davis. Accelerated development continued into the 1960s. A period of explosive growth in Davis, largely driven by the growth of the University of California Davis, occurred between 1959 when the University was upgraded from an agricultural school to a full university campus, and 1971 when City planning efforts began to shift toward managed growth.

### Jack and Carol Hibbert (Original Owners)

The subject building was constructed in 1959 as a hardware store for Hibbert Lumber Company. Hibbert Lumber Company was established in Davis in 1947 by recently married owners and Davis residents, Jack and Carol Hibbert. Prior to the construction of the subject building and the adjacent lumber yard to the immediate east, Hibbert Lumber Company was located at Third and I streets, where the Hibberts rented a barn and small metal shed.<sup>3</sup> That property was destroyed in a fire in 1957, leading to the company's relocation northward in Davis.<sup>4</sup> During postwar years, Hibbert Lumber Company provided materials for the construction of numerous houses in Davis, as the city grew rapidly and expanded from its downtown core.<sup>5</sup>

The following history of Hibbert Lumber Co. is excerpted from the Hibbert Lumber Co.'s website:

Jack and Carol Hibbert established Hibbert Lumber in 1947. They rented a barn and a small metal shed at Third and I Streets and established a retail lumberyard. The very small metal shed was used for sales, bookkeeping, and builders hardware. The barn was used for lumber storage and cutting. After the barn was destroyed by fire in 1955, Jack and Carol moved the operation to the corner of Fifth and G streets.

Jack presided over the company and managed the day-to-day activities until his death in 1980. After a time, Jack's daughter Becky Hibbert became manager of the firm. Carol participated in the business until she passed away in 1995.<sup>6</sup>

### Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

### Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR, but does appear to be eligible for the local register as a Merit Resource. The period of significance is 1959, the year of the building's construction. Other structures at the site, including the lumber shed, saw shed, and additional storage structures are not associated with the site's original period of development and are thus not considered eligible. Hibbert Lumber Company's hardware store and sales office at 5th and G Streets was completed at the onset of a period of accelerated housing development in Davis that was driven by the nearby university's growth that followed a period of gradual post-World War II growth. Although not a residential typology, the subject building is significantly associated with a local pattern of development during the mid-twentieth century that saw local builders and developers establish suburban tract developments that in many cases relied on local building supply distributors including Hibbert Lumber Co. for materials. Additional research beyond the scope of this survey is necessary to determine if the resource may be eligible for state or national registers. Nonetheless, the resource's local significance is supported by available information and documentation.

<sup>2</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 14.

<sup>3</sup> Wendy Weitzel, "Hibberts to retire; changes in store for Ace, Rivers to Reef, Hotdogger, Good Scoop," *Davis Enterprise*, November 04, 2018; and, Bob Shultz, "Centennial: Hibbert Lumber: Seven decades of supplying the builders of Davis," *Davis Enterprise*, July 2, 2017.

<sup>4</sup> "Davis Lumber Co. Hit Hard by Fire," *Eureka Humboldt Standard*, May 24, 1957.

<sup>5</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 32-39.

<sup>6</sup> "History of Hibbert Lumber Co.," Hibbert Lumber Co., website. Accessed April 17, 2019.



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### *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 the local register. Although Hibbert Lumber Company founder, Jack Hibbert participated in the day-to-day operations of the business through 1980 was a prominent local citizen, Hibbert's primary period of contribution to local history appears to have been between 1947 when Hibbert Lumber Company was founded, through 1954, capturing the years Hibbert served on the City Council (1950-1954) and 1952-53. Thus, the subject building, although associated with Hibbert's role as a lumber merchant, is not associated with Hibbert's formative years. Additional evidence is necessary to support a finding that Hibbert's work as a lumber merchant stands out individually. Research did not find

### *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 be eligible for listing in the local register as Merit Resource. The subject building is designed in a vernacular, post-and-beam style that embodies distinct characteristics of a type, period, and style. The building's designer and builder are not confirmed through available building permit records, however, the building's construction may have been completed by Hibbert Lumber Co. Nonetheless, the building stands out within the City of Davis in terms of its design. The buildings' low and wide rectangular massing, post and beam construction, flat roof with exposed rafters, board-and-batten walls, and rectangular clerestory windows are highly representative features of contemporary design ca. 1959.

### *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 as a Davis Merit Resource for its embodiment of the Minimal Traditional style, its historic integrity must be analyzed. The seven aspects of historic integrity include:

- 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.

### *Analysis of Integrity*

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1959.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its flat roof, exposed rafters, original height, original cladding materials, original fenestration pattern.

Setting. The subject property retains integrity of setting. The Hibbert Lumber Company hardware store and sales office was built in 1959, within a property that was utilized for lumber storage, in an otherwise residential neighborhood. Conditions have remained similar, despite the loss of an original lumber shed due to a fire and replacement of several ancillary buildings. Nonetheless, the property remains located in an area of residential uses with some commercial uses to the south and east.

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Materials. The subject property retains integrity of materials. The building retain wood roof rafters, board-and-batten wood siding, and wood-frame windows associated within its original design and construction.

Workmanship. The subject property retains integrity of workmanship. Integrity of workmanship has been retained as the building features original windows, siding, roof rafters. Doors at each entrance appear to be replacements, but do not diminish the building's overall representation of period workmanship.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a vernacular, post-and-beam, contemporary commercial building as location, setting, and design have been retained. The building's overall design reflects a modest scale, minimal ornamentation and traditional forms that embody contemporary commercial buildings.

Association. The subject property retains integrity of association. The property's association with its period of development and original design remain intact as its location, setting, design, and evidence of period workmanship have been retained.

Overall, the property retains historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource.

The property at 500 G Street (inclusive of the Hibbert Lumber Co. hardware store) meets the criteria for individual listing in the City of Davis Register (local register) as a Merit Resource.