

**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 5 *Resource Name or #: (Assigned by recorder) 610 3rd Street

P1. Other Identifier: B&L Bike Shop

*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 Location: Not for Publication Unrestricted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 610 3rd 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 070 242 02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
610 3rd Street is a two-story, concrete commercial building located on the south side of 3rd Street between F. Street (east) and E. Street (west) (P5a.) The building has a square footprint, which occupies the full depth of its lot and nearly the entire width. To the west of the building, the property features an outdoor bike storage area, which is enclosed by a wood fence adjacent to the public sidewalk. A flat roof covered with composition materials caps the building, and surrounded by a parapet at all elevations. The exterior features red and yellow, narrow face brick along the first story of the facade, but is otherwise covered with stucco. The stucco appears to cover concrete blocks. The facade is symmetrical, with two storefronts at the first story and two banks of windows at the second story. The storefronts are framed by outer columns and divided at the center of the facade by a third column. Each storefront is recessed into the facade plane and features an aluminum-frame storefront system with three plate glass windows above a bulkhead toward center, and a single-entry glazed door at the outer portion of the bay. A stucco-covered canopy with a pent roof is attached to the facade at the spandrel between the first and second story. The canopy does not appear to be an original feature of the building as it obscures portions of brick and has started to pull away from the facade. Above the canopy, the second story features aluminum-frame single-lite window arranged in banks of four, aligned with each storefront below. Visibility through the second story windows is obscured at the interior.

P5a. Photograph or Drawing



- *P3b. Resource Attributes: HP6. 1-3 story commercial building.
- *P4. Resources Present:
 Building Structure Object Site District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
Facade viewed from 3rd Street, looking south.
March 14, 2019.
- *P6. Date Constructed/Age and Source: 1966. Davis HRMC.
 Historic Prehistoric Both
- *P7. Owner and Address:
DCG Cycling Group
610 3rd Street, Davis, CA 95616
- *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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 610 3rd Street *NRHP Status Code 6Z

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B1. Historic Name: 610 3rd Street

B2. Common Name: B&L Bike Shop

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

*B5. Architectural Style: Modern Commercial

*B6. Construction History: The site containing present day 610 3rd Street was a vacant site as recorded on Sanborn maps of Davis published between 1921 and 1953. The subject building was built in 1965 as a one-story commercial structure for B & L Bike Shop, with design by Woodland-based architect, Robert E. Crippen and construction by local contractor Don Gale. In 1972, the building received a second story addition designed and/or supervised by structural engineer Gordon H. Klippel, which added additional storage space above the bike shop at the first story. As originally designed, the facade featured two storefronts with aluminum-frame storefront systems, including single-entry doors. The exterior of the first story was clad with brick veneer along the piers that framed and divided the storefronts. A full-width canopy was mounted to the facade above the storefronts.

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

*B8. Related Features: N/A

B9a. Architect: Robert E. Crippen b. Builder: Don Gale, Contractor

*B10. Significance: Theme N/A Area Davis
Period of Significance N/A Property Type Commercial Applicable Criteria N/A

610 3rd Street was constructed during a period of "explosive growth" in Davis as identified in the Brunzell Historical's *Davis California: Citywide Survey and Historic Context Update*. In 1959, the University of California at Davis was officially upgraded from an agricultural school to a full university campus. This upgrade immediately preceded a half-decade of rapid growth of that saw the University's population nearly double, reaching over 11,000 students, which led to the University's construction of many new buildings within its campus west of the downtown. During the early to mid-1960s, the downtown area "continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced."¹ By the end of the decade, commercial developments occurred at the edges of the city, including groceries and retail strips. Brunzell notes, "Although function was emphasized for the strip-type development, Downtown and freeway-adjacent commercial structures from the era were often ambitious, architect-designed buildings."²

(See continuation sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

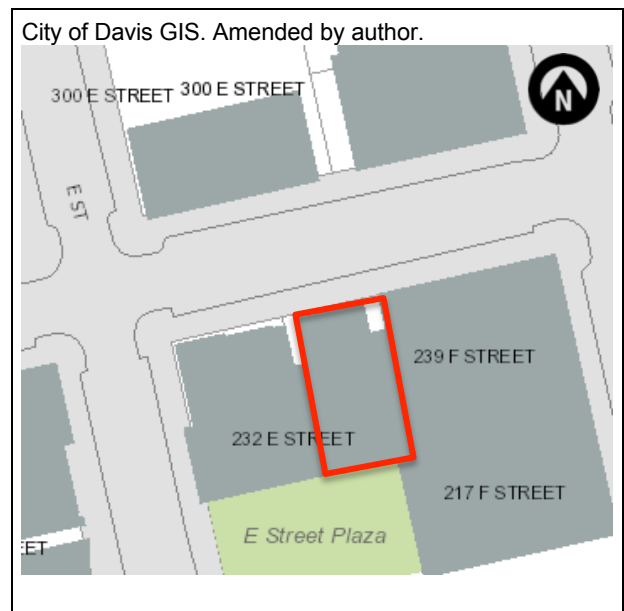
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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.)



¹ Context 40

² 40.

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*B6. Construction History (Continued):

In 1972, the second story addition was constructed of concrete block. Similar aluminum-frame windows appeared at the facade. Original drawings show the windows specified had a central light with small spandrel panels above and below. These panels have since been covered with stucco. The exterior of the second story was covered with stucco, in contrast to the brick veneer at the first story. In 1996, second story air condition units were enclosed, and the enclosures were covered with stucco and painted to matching existing stucco. New roofing materials were installed in 2004.³

*B10. Significance (Continued):

The subject property's development occurred at a time when many formerly residential properties were replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. During this period, automobile-oriented development increased as freeways were widened and Davis transformed from a rural community to an expanding suburb. Despite the emergence of automobile dominance, Davis was at the precipice of instituting bicycle-related infrastructure that would influence other cities across the nation. By 1965, advocacy for bicycle paths and dedicated bicycle parking was underway. In 1967, the University prohibited car traffic within the central part of campus, and the City laid the first official bicycle lanes; the first lane dedicated to the preferential use of bikes on an existing roadway in the United States.⁴

B&L Bike Shop was originally established in Woodland, California in 1964 by Woodland, California residents and husband and wife, Helen and Lee Pool, and their business partners Elgin and Flo Brannon. In 1965, the Pools, bought out their partners and relocated the B&L Bike Shop business within an new purpose-built building in Davis, while continuing to reside in Woodland.⁵ In 1997, the shop was sold to Beth Annon-Lovering, who remained the proprietor until 2017, when shop manager Dave Grundman became owner.⁶ Based upon building permit records, available city directory data, and online sources, the building has been continuously occupied by B&L Bike Shop since 1965.

Lee F. Pool and Helen Pool, Original Owners of B&L Bike Shop

The following biographical information is available for Lee F. Pool:

Lee was born in Haskell, TX and was the youngest of nine children. His family moved to California when he was two years old.

Lee grew up in the Bakersfield area and served in the Merchant Marines and Navy. In 1949 he married Helen James and they moved to Woodland in 1950. He drove commercial trucks until they and their close friends, Elgin and Flo Brannon opened B&L Bike Shops; one in 1964 in Woodland and another in Davis in 1965. In 1984 the family also purchased Foy's Bike Shop in Woodland. Lee and Helen retired in 1991.⁷

Archival and online research did not find additional information for Helen Pool.

Robert E. Crippen, Architect – Original Designer of 610 3rd Street, 1965

Robert E. Crippen (1922-2004) was born in Burbank, California in 1922, and relocated to Woodland, CA in his youth. After graduating from Woodland High School in 1940, Crippen studied at the College of the Pacific (Class of 1941), prior to serving in the U.S. Army during World War II.⁸ Crippen received a Bachelor's degree from University of Oregon (Class of 1951). Following his graduation from University of Oregon, Crippen served in the United States Army between 1942 and 1946. Between 1951 and 1956, Crippen worked as a draftsman and/or associate with the firms Barovetto & Thomas (1951-1953), Sellon & Cox (1953-1954), and Cox & Linske (1954-1956).⁹ Later in 1956, Crippen established his own eponymous architectural practice and passed obtained licensing throughout the American Institute of Architects.¹⁰ Crippen's office was located in Woodland, California, where he was a member of the Woodland City Planning Commission between 1953 and 1959, and where he gained several commissions over the following decade.¹¹ In 1957, Crippen served as director of the AIA's Central Valley Chapter, and was a board member of the Yolo County Regional Planning Board between 1957 and 1958.¹² According to Crippen's biographic information provided in the 1962 and

³ Building Permit records provided by City of Davis Planning Department.

⁴ Context 37-38

⁵ City directories for Woodland, California and Davis, California, accessed at Ancestry.com.

⁶ Bob Schultz, "Centennial: B and L Bikes: 50-plus years of bicycling and loving it," *Davis Enterprise*, July 2, 2017

⁷ "Lee F. Pool," Legacy.com, accessed May 6, 2019. <https://www.legacy.com/obituaries/dailydemocrat/obituary.aspx?pid=175097607>.

⁸ "Robert Earl Crippen," Obituary at Legacy.com, published in the *East Bay Times*, January 4-5, 2005. Accessed May 6, 2019, <https://www.legacy.com/obituaries/eastbaytimes/obituary.aspx?n=robert-earl-crippen&pid=2997072&fhid=2400>.

⁹ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, (New York: R.R. Bowker Company under Sponsorship of American Institute of Architects, Second Edition 1962), 143-144.

¹⁰ "Large Number Pass Recent Architectural Exams," *Architect and Engineer*, January 1957.

¹¹ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, 143-144.

¹² Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, (New York: R.R. Bowker Company under Sponsorship of

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1970 American Architects directories, his principal projects included:

- Marysville Masonic Hall, 1958
- Woodland, CA Masonic Hall 1958
- Holy Rosary School addition, Woodland, 1959
- Yolo County YMCA, Woodland, 1960
- City Hall Annex, Woodland, CA, 1961

In 1967, Crippen established the firm Crippen, Schaeffer & Associates, with an office based in Reno, Nevada.¹³ Commissions of the firm included:

- South Side Fire House, Woodland, CA 1967
- City Hall Addition, Dixon, CA 1967
- Yolo County Jail and Sheriff Office, Woodland, CA 1968
- St. John's Retirement Village Woodland

Criterion A/1 (Events)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR, but does appear to be potentially eligible for listing in the local register as Merit Resource for its association with the development of commerce in downtown Davis during the 1960s. Built in 1965, the subject property was developed during a period of explosive growth in Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. B&L Bike shop has been located at 610 3rd Street since 1965, and appears to be the City's oldest bike shop in operation. During the 1960s, automobile-oriented development increased in Davis, as freeways were widened and Davis transformed from a rural community to an expanding suburb. Despite the emergence of automobile dominance, Davis was at the precipice of instituting bicycle-related infrastructure that would influence other cities across the nation. By 1965, advocacy for bicycle paths and dedicated bicycle parking was underway. Alongside the growing popularity of the bicycle, bicycle-related businesses developed, including the B&L bike shop housed within the subject building. Additional research is necessary to determine how the subject building may be associated to statewide or national contexts related to commerce and cycling culture, however, within the City of Davis the property appears to be strongly associated with such themes such that it appears eligible as Merit Resource.

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. Although the subject property is known to have been occupied by B&L Bike Shop throughout its history, the original owners of B&L Bike Shop, Lee F. and Helen Pool, appear to have resided in Woodside, California during their period of ownership of the subject building, and available information does not suggest they made significant contributions local, state, or national history, that are expressed by the subject building.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. 610 3rd Street was designed and constructed in 1965 for use as B&L Bike Shop. The building, as designed, embodied some distinct characteristics of a mid-century, modern commercial building, including: one-story height with a rectangular plan, a flat roof, aluminum-storefront fenestration, brick veneer facade cladding, and a boxed canopy overhanging the storefronts. The building does not appear to have stood amount among other local examples of its period and type, and was built toward the end of the period of mid-century commercial development.

American Institute of Architects, Third Edition 1970), 189.

¹³ Edited by George S. Koyl, "Crippen, Robert E(arl)," in *American Architects Directory*, 189.

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The subject building was designed design by Woodland, California-based architect Robert E. Crippen. Crippen was a prominent architect in the Central Valley, and received several commissions in his hometown of Woodland, where he also served on local and regional boards and commissions related to city planning. Research did not find that Crippen was strongly associated with a particular building or buildings in Davis to the same extent as he was to those in Woodland. Similarly, the subject building does not appear to have been among one of Crippen's principal works, based upon available scholarship on the architect's career. Although Crippen designed several important civic buildings in Woodland and other buildings in several California municipalities, existing scholarship and understanding of Crippen's influence does not support a finding that Crippen would be considered a master architect. Thus, the building does not appear be individually eligible as the work of a master.

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 mid-twentieth century 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.

The commercial building at 610 3rd Street does not meet the criteria for individual listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHP), or the City of Davis Register (local register) as a Landmark or Merit Resource.