

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) 820 4th Street

P1. Other Identifier: _____

*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 Location: Not for Publication Unrestricted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 820 4th 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 06

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 820 4th Street is a two-story, vernacular commercial building located on the south side of 4th Street between H Street (east) and G Street (west) (**P5a.**). The subject building appears to be built to the property lines and abuts a neighboring building to the immediate south. The first story is constructed of concrete masonry units (CMU) and the second story constructed with a wood frame. The east elevation exhibits the typical appearance of CMU, while the west elevation has been clad with face brick and textured plaster or stucco at the first story (**Figure 1**). A gabled roof covered with asphalt shingles caps the building, and an eave extension constructed of wood rafters with a metal shed roof extends from the west eave of the roof to overhang a porch at the second story. A passageway accessing storefronts at the west elevation is located directly beneath the second story porch. A quarter-turn metal staircase with a metal railing accesses the porch and is located immediately west of the first story passageway (**Figure 2**). The second story is finished with board-and-batten wood siding at the exterior. Fenestration includes a divided-lite, aluminum-frame picture window at the north elevation, plate glass display windows with metal frames along the west elevation, and divided-lite steel casement windows along the east elevation.

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:
 Subject building viewed from 4th Street, looking southeast.
 March 14, 2019.
- *P6. Date Constructed/Age and Source: 1949. Sanborn maps and Lofland and Haig, *Images of America: Davis, California 1910s-1940s*.
- Historic Prehistoric Both
- *P7. Owner and Address:
 Maurice and Mary Silva Trust
 44801 N. El Macero Drive
 El Macero, CA 95618
- *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): _____

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Figure 1. East elevation viewed from 4th Street, looking southwest.



Figure 2. Passageway to storefronts at first story of west elevation, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 820 4th Street *NRHP Status Code 6Z

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B1. Historic Name: 820 4th Street/330 G Street

B2. Common Name: 820 4th Street

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

*B5. Architectural Style: Vernacular

*B6. Construction History: The subject building appears to have been built in 1948-1949 as a two story commercial building within Town and College Shops at the southeast corner of 4th and G Streets, by developers Richard Barlow and William Warner (Figure 1).¹ The 1953 Sanborn map of Davis recorded the subject building as a two-story commercial building with an L-shaped plan.

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

*B8. Related Features: One-story commercial building at 340 G Street constructed contemporaneously within the Town and College Shops commercial development.

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

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

Occupancy History

The subject building was first occupied as a commercial building with retail units associated with a neighboring property at 340 G Street operated under the direction of proprietors Betty and Dick Fawcett. The subject building and the neighboring commercial building were located within the Town and College Shops development that was 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, and the detached commercial building addressed 340 G Street.

Prior to the redevelopment of the three lots at the southeast corner of 4th and G Streets ca. 1948-1949, the site was located adjacent to a scale and small office building to the west of AJ Plant's Grain Warehouse, and the freight rail line located to the east. The 1970 Davis City Directory listed the following occupants of the building: 830 4th Street Nicholson Plumbing Co.; 830a 4th Street Robert J. Zehnder Bookkeeping Service; 836 4th Street Dunlap's Radio and TV Repair; 842 4th Street Del's Fixit Repair Shop. In 1975, the occupancy address of 338 G Street (located within the south wing of the building) was changed to 820 4th Street. Around that time, the building was owned by University Real Estate per building permit records. The building continues be occupied by commercial uses, but does not appear to be known as the Town and College Shops as of 2019.

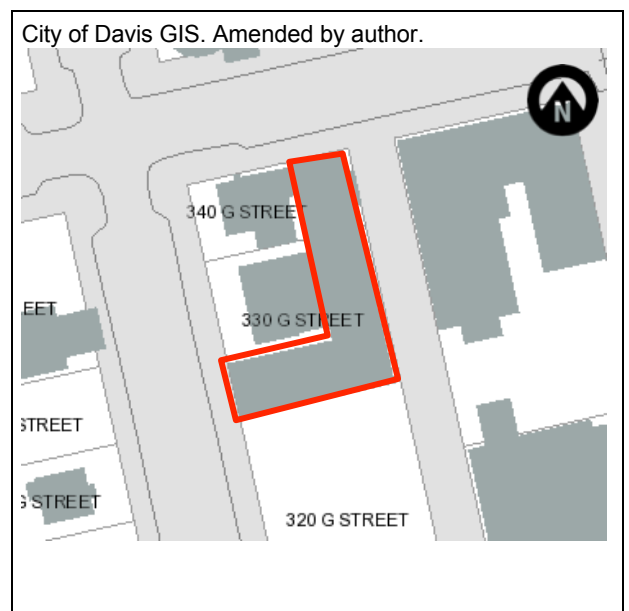
B11. Additional Resource Attributes: HP6. 1-3 story commercial building

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

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***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.²

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.³ In 1953, the Fawcett's established Fawcett Nursery.⁴ 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.⁵

According to 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.⁶

² 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.

³ *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?i=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%26_phstart=successSource&usePUBJs=true#?i=42092_920600178_0317-0020; and, "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

⁴ "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>.

⁵ 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,

⁶ "Richard G. Fawcett," *Santa Cruz Sentinel*, December 17, 1985.

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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.⁷ 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 1940.⁸ In 1948, Barlow was awarded the City of Davis' C.A. Covell Award for Citizen of Year.⁹

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.¹⁰

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. 820 4th 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 commercial building in association with the Town and College Shops, between the 1950s and ca. 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 or local register. The subject building does not embody distinct characteristics of a type, period, or method of construction. The building's design is vernacular and is executed with modest materials such as concrete masonry units, wood plank siding and steel windows, and stone veneer. The building was not designed by a builder or design professional considered a master. The building's design does not have high art value.

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.

⁷ "Personal Items from Davis Dis't," *Woodland Daily Democrat*, January 21, 1925.

⁸ 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.

⁹ "Covell Award Recipients," City of Davis, website. Accessed May 17, 2019.

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

¹⁰ 1930 and 1940 U.S. Federal Census data at Ancestry.com. Accessed May 17, 2019.