

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

Primary
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: 407 G Street

P1. Other Identifier: none

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 Location:** Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Date T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address: 407 G Street City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-215-010

***P3a. Description:**

The subject property is located on the west side of G Street between 4th and 5th streets. The 0.23-acre lot includes a 5,658-square-foot building that abuts the public sidewalk to the east and nearly abuts the adjacent building to the south. A narrow setback exists between the west façade and the property line, and a parking lot occupies the northern portion of the lot. The building has a rectangular footprint with a projecting bay at the northwest corner. The building is of concrete masonry unit construction and is capped by a flat roof with deep boxed eaves with recessed lighting above the storefronts on the east and north facades. Portions of the north façade are clad in corrugated metal.

The building contains three commercial spaces: two storefronts face the parking lot to the north, and one faces the sidewalk and G Street to the east. The entries for Motown Barber Shop and Lazi Cow consist of large, fixed, aluminum-frame windows and glazed, aluminum-frame doors on the north facade. The entry for Western Feed & Pet Supplies is located on the east façade, which features two glazed, aluminum-frame doors and six large, fixed windows. Aluminum-frame transom windows are present above all of the doors and windows on the north and east facades.

(Continued on page 3)

***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:
 East and north facades, looking southwest, ESA 2022

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
 1963 / ParcelQuest.com

***P7. Owner and Address:**

DDD Partnership
 P.O. Box 75000
 Davis, CA 95617

P8. Recorded by:

Amber Grady, ESA
 2600 Capitol Avenue, Suite 200
 Sacramento, CA 95816

***P9. Date Recorded:** June 2, 2022

***P10. Survey Type:** intensive

***P11. Report Citation:** none

***Attachments:** NONE Location Map Sketch 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 # 407 G Street
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*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: none
B3. Original Use: commercial
*B5. Architectural Style: 20th-Century Commercial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Originally constructed ca. 1963. See permit history on page 9.

B4. Present Use: commercial

- *B7. Moved? No Yes Unknown Date: n/a Original Location: n/a
*B8. Related Features: Surface parking lot

- B9a. Architect: Robert E. Crippen, AIA
*B10. Significance: Theme Explosive Growth (1959 - 1971) Area Downtown Davis
Period of Significance ca. 1963 Property Type Commercial Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

b. Builder: unknown

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significant themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed ca. 1963; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 4)

- B11. Additional Resource Attributes: (List attributes and codes) none
*B12. References: (Continued on page 13)

B13. Remarks: none

- *B14. Evaluator: Amber Grady
*Date of Evaluation: August 22, 2022

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



North façade (east end), ESA 2022.



North façade (west end), ESA 2022.



East (primary) façade, looking north. ESA 2022.

***B10. Significance:** (Continued from page 2)

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial building.

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

period, arguing that what some termed “urban sprawl” was actually planned “perimeter growth.” The newspaper explained that Davis’ expansion outside its original boundaries on all sides was the result of a “carefully calculated policy ... to annex all perimeter land, in every direction,” and that the town’s “orderly growth” in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto’s New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

Robert E. Crippen, AIA

Robert Earl Crippen was born in Burbank, California, in 1922 and died in December 2004 in Sparks, Nevada.^{2,3} He graduated from Woodland High School in 1940 and received a Bachelor of Architecture degree from the University of Oregon in 1951.^{4,5} He was a principal at his own firm from 1956 to 1967, a partner at Crippen, Schaeffer & Associates from 1967 to 1968, as was an associate at Hewitt C. Wells in 1969.⁶ He was active in the Central Valley Chapter of the American Institute of Architects (AIA) acting as the director from 1964 to 1966, treasurer from 1966 to 1967, and secretary from 1967 to 1968.⁷ His completed works include:⁸

- South Side Fire House in Woodland, CA (1967)
- Dixon City Hall Addition in Dixon, CA (1967)
- Yolo County Jail and Sheriff’s Office in Woodland, CA (1968; in collaboration with associate architect Alfred Graf)
- Sacramento County Branch Library (1969)
- St. John’s Retirement Village in Woodland, CA (1969)

His public service included:⁹

- Mem. Bd. Bldg. Appeals in Woodland, CA (1955-68)
- Member of the Woodland Planning Commission (1956 – 1961)
- Chairman of the Woodland Planning Commission (1960)
- Member of the Regional Planning Board, Yolo County (1957 – 1958)
- Member of the Woodland Off Street Parking Commission (1959 – 1968)
- Chairman of the Woodland Off-Street Parking Commission (1960 – 1962)

Crippen’s work and life appears to have been focused in Woodland, California. No projects in the City of Davis were discovered in the archival record other than the drawings for the subject property.

² American Architects Directory, Third edition, United States: R.R. Bowker Company, 1970.

³ Robert Crippen Obituary, <https://www.legacy.com/us/obituaries/eastbaytimes/name/robert-crippen-obituary?id=26960541>, accessed August 25, 2022.

⁴ American Architects Directory, Third edition, 1970.

⁵ Robert Crippen Obituary, <https://www.legacy.com/us/obituaries/eastbaytimes/name/robert-crippen-obituary?id=26960541>, accessed August 25, 2022.

⁶ American Architects Directory, Third edition, 1970.

⁷ American Architects Directory, Third edition, 1970.

⁸ American Architects Directory, Third edition, 1970.

⁹ American Architects Directory, Third edition, 1970.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

Subject Property

The subject property was originally developed with two single-family homes (**Figures 1 and 2**). The property was redeveloped with the current commercial building ca. 1963 (**Figures 3 through 5**).¹⁰ The building has gone through a number of alterations (Table 1) to accommodate the various tenants (Table 2) over the years.

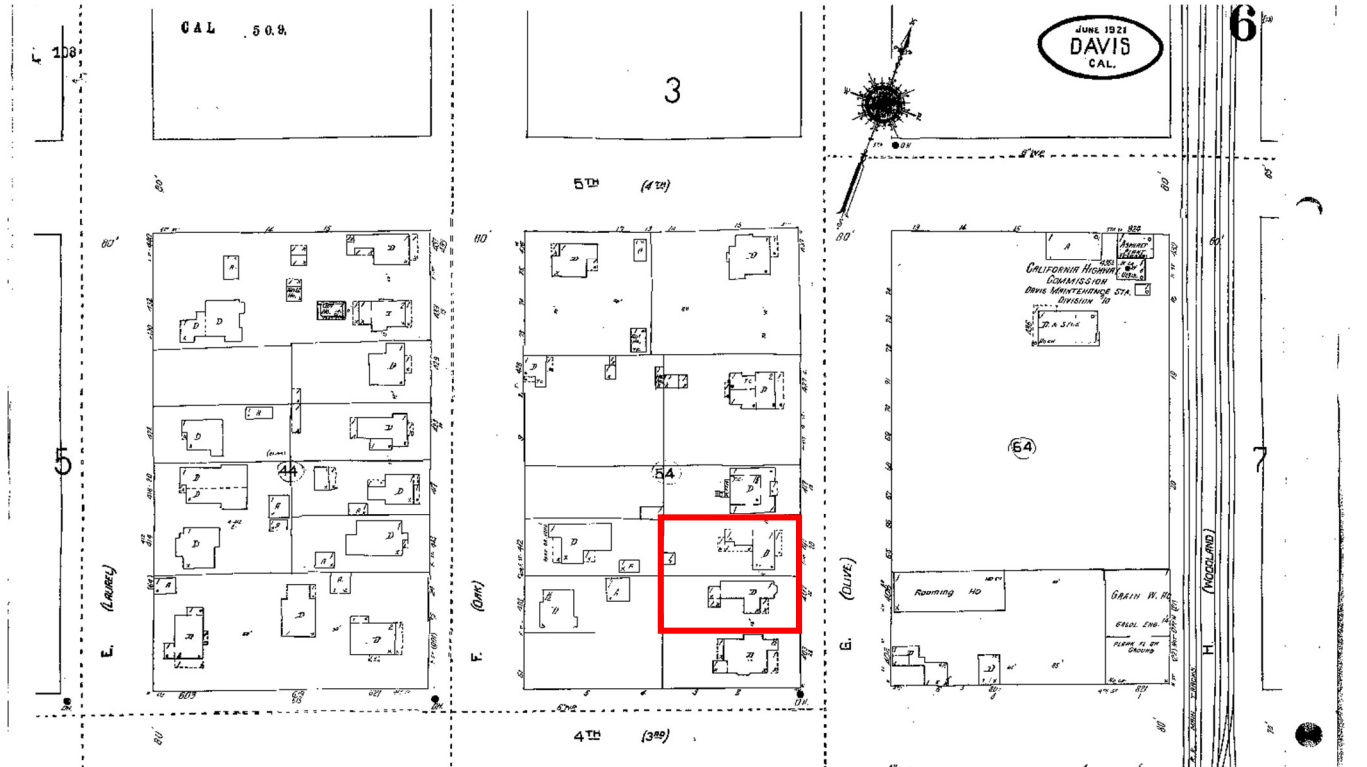


Figure 1: June 1921 Sanborn Map

¹⁰ 1962 Architectural Drawings for 407 G Street, City of Davis.



Figure 2: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.



Figure 3: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965, accessed June 3, 2022.



Figure 4: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830_2-96, 03/21/1970, accessed June 3, 2022.

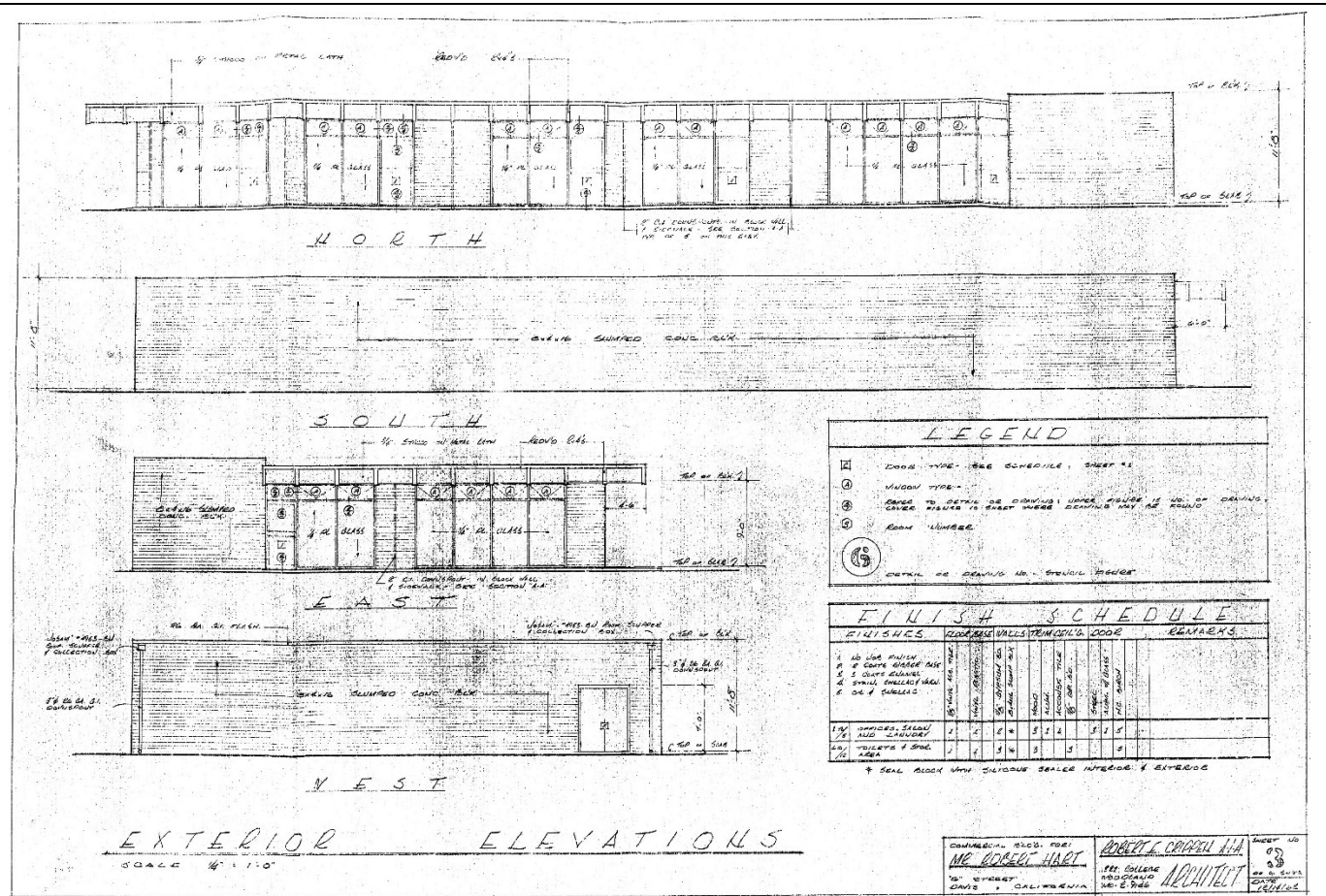


Figure 5: City of Davis, Permit archives for 407 G Street, Elevations for proposed building for Mr. Robert Hart, 12/14/62.

TABLE 1: PERMIT HISTORY

Date	Permit Number	Notes
1962		Building permit – Robert E. Crippen, AIA (architect)
1963	21-63	Use permit - retail business
1963	8-63	Use permit - dry cleaner business and drive-in restaurant
1963	20-63	Use permit - Davis Beauty Shop (Bea Phoenix)
1963	19-63	Violette's Florist & Gift Shop
1974	11-74	Conditional Use - Mildred E. MacNiven, professional offices and/or retail shops
1974	85-74	Design Review - repaint building and add signs.
1975	66-75	Design Review - sign
1977	2055	Commercial building permit - reroof
1978	3-78	Design Review - sign
1978	112-78	Design Review - sign
1980	21-80	Design Review - sign
1981	10703	Commercial building permit - Tenant improvements
1984	14853	Commercial building permit - Electrical sign
1985	PA #161-84	Sign
1991	01-91	Design Review - two awning signs
1998		Design Review - new roof
1999	99-3222	Commercial - reroof
2007		Zoning - nail salon
2007	07-1217	Sign
2008	08-171	"Replace roof heat & air"
2010		Zoning - sign
2012	12-2526	Plumbing - four gas lines to heat
2012	12-2170	Building permit - interior demolition
2012	12-2028	Building permit - signage
2012	12-2097	Commercial building permit - tenant improvements
2014		Zoning - barber shop
2014	14-3738	Commercial Building – tenant improvements ("Install kit 4 Lazi Cow")
2014	14-2222	Sign for Lazi Cow
2014	14-878	Commercial Building – addition/remodel
2019	19-1443	Commercial Building – re-roof

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1962	Offices, salon, and laundry	
1962 - 1964	Don Gale – Bob Hart (owners)	
1962 - 1991	Quick-Clean Center	Suite D
1963	Davis Beauty Shop (Bea Phoenix)	
1963 - 1970	Violette's Florist & Gift Studio	Suite B
1970 – 1978	Cabbages & Kings gifts & hobbies	Suite A
1970	The Doll House (beauty shop)	Suite C
1974	J.D. Taorimino Attorney at Law	
1974	The Rental Management Co.	
1974	Hide & Seek	
1974	Schmoekel Insurance Agency	
1975	Cat Field Leather & Goods	
1978	Laura Allen – Attorney at Law	
1978	Scott K. Gear – Attorney at Law	
1978	Princess Hair Fashion	
1978	Royal Dental Lab	
1978 – 1979	Aggie Sport Shoes	
1979	Ron Bryant's Sport Shoes	
1979	McNiven Realty Co. (owner)	
1980	Sarber's Cameras	
1981 – 1991	Supercuts	
1991	CD Research	
1991	Ray and Janetta Johnston (owner)	
1998	Bob & Mary Low Powell (owners)	
2006 - 2007	Nail's Your Way	
2007	Ray Johnston - Designer Photography	
2010	Memo's Barber Shop	
2014 - 2022	Motown Barber Shop	
2012 - 2022	Lazi Cow	
2012 - 2019	Dowling Properties (owner)	
2012 - 2022	Western Feed & Pet Supply	
2014	NorCal Commercial Real Estate	

Regulatory Framework

National Register of Historic Places

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

California Register of Historical Resources

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

City of Davis Merit Resource

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of a historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be a "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

Evaluation

The subject property at 407 G Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The subject property was constructed ca. 1963 and falls into the Explosive Growth (1959 – 1971) significance theme. While G Street was the commercial hub since the founding of Davis (originally Davisville), that development was concentrated closer to the railroad station at the southern end of G Street. Before the construction of the present building ca. 1963, the subject property was developed with two single-family residences. Archival review does not indicate that there are any significant associations between 407 G Street and important events or patterns in history. Known occupants have included a variety of community serving business as listed in Table 1. None appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 407 G Street and significant persons or businesses. The subject property has been occupied with a variety of local businesses since it was constructed in 1963. As research does not indicate that 407 G Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 407 G Street is not significant for its design or engineering. The property was developed ca. 1963 and designed in the 20th-Century Commercial Style. The building's designer, Robert E. Crippen, appears to have been a local architect who practiced in the immediate region and produced a small portfolio of completed projects. He is not considered a master architect. For these reasons, 407 G Street is recommended ineligible under Criteria C/3/3/3.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must "have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important." 407 G Street does not meet this criterion and is recommended ineligible under Criteria D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 407 G Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

***B12. References:** (Continued from page 2)

1921 Sanborn Map. Library of Congress. <https://fims-historicalinfo-com.ezproxy.sfpl.org/FIMSSD.aspx?m=00499> 1921.

American Architects Directory, Third Edition. United States: R. R. Bowker Company, 1970.

Brunzell Historical. Davis, California: Citywide Survey and Historic Context Update. 2015.

City of Davis. 1962 Architectural Drawings for 407 G Street.

City of Davis. Building Permit #08-171. 2008.

City of Davis. Building Permit #12-2170. 2012.

City of Davis. Building Permit #12-2028. 2012.

City of Davis. Commercial Building Permit #2055. 1977.

City of Davis. Commercial Building Permit #10703. 1981.

City of Davis. Commercial Building Permit #14853. 1984.

City of Davis. Commercial Building Permit #99-3222. 1999.

City of Davis. Commercial Building Permit #12-2097. 2012.

City of Davis. Commercial Building Permit #14-3738. 2014.

City of Davis. Commercial Building Permit #14-878. 2014.

City of Davis. Commercial Building Permit #19-1443. 2019.

City of Davis. Conditional Use Permit #11-74. 1974.

City of Davis. Design Review #85-74. 1974.

City of Davis. Design Review #66-75. 1975.

City of Davis. Design Review #3-78. 1978.

City of Davis. Design Review #112-78. 1978.

City of Davis. Design Review #21-80. 1980.

City of Davis. Design Review #01-91. 1991.

City of Davis. Design Review. 1998.

City of Davis. PA #161-84. 1985.

City of Davis. Permit #07-1217. 2007.

City of Davis. Permit #14-2222. 2014.

City of Davis. Permit archives for 407 G Street. Elevations for proposed building for Mr. Robert Hart. 12/14/62.

City of Davis. Plumbing Permit #12-2526. 2012.

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*Recorded by: Amber Grady, ESA

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Update

City of Davis. Use Permit. #8-63. 1963.

City of Davis. Use Permit. #21-63. 1963.

City of Davis. Use Permit. #20-63. 1963.

City of Davis. Use Permit. #19-63. 1963.

City of Davis. Zoning Application. 2007.

City of Davis. Zoning Application. 2010.

City of Davis. Zoning Application. 2014.

R.L. Polk & Co. Polk's Davis, Yolo County, California, City Directory. 1970.

Robert Crippen Obituary. <https://www.legacy.com/us/obituaries/eastbaytimes/name/robert-crippen-obituary?id=26960541>.
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