

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 12

*Resource Name or #: 506 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 Location:** Not for Publication Unrestricted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: 506 G Street

City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-193-006

***P3a. Description:**

The subject property is located on the east side of G Street between 5th and 6th streets. The 0.137-acre lot includes a one story single family home. The residence has an irregular footprint, a multi-level, side gabled roof clad in shingles, and is clad in horizontal wood siding. The asymmetrical primary (west) façade includes a single door accessed by concrete steps under a front gabled porch roof. The porch roof is supported by metal posts. A wood-framed, two-over-two window is to the right of the door at the south end of the west façade. The bay window to the left of the door has three two-over-two windows. A metal casement window is at the north end of the west façade. A concrete path leads from the sidewalk to the front porch and is flanked by lawn and mature trees. A ribbon style driveway is located at the north end of the lot and leads to a solid wall under the metal framed window. A metal fence flanks the west façade and encloses the rear and side yards. The rear yard appears to be paved and include large metal storage containers.

***P3b. Resource Attributes:** HP2. Single family property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
West (primary) façade, looking east, ESA
2022

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

Historic Prehistoric Both
1941 / ParcelQuest.com

***P7. Owner and Address:**

Hibbert Family LLC
P.O. Box 1680
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 # 506 G Street
Page 2 of 12

*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: none
B3. Original Use: residential
B4. Present Use: unknown

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Originally constructed in 1941. The attached garage on the north end was converted to living space sometime before 2007.
(Continued on Page 5)

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

*B8. **Related Features:** none

B9a. Architect: unknown b. Builder: unknown

*B10. **Significance:** World War II and Post-War (1940 – 1958) **Area** Downtown Davis
Period of Significance 1941 **Property Type** residential **Applicable Criteria** n/a (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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 in 1941; therefore, it falls into the World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. **References:** (Continued on page 11)

B13. Remarks: none

*B14. **Evaluator:** Amber Grady, ESA
Date of Evaluation: August 19, 2022

(This space reserved for official comments.)



***P3a. Description:** (Continued from page 1)



West and south facades, 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.

World War II/Post-war Era (1940 – 1958)¹

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.

Residential Development

After World War II, the U.S. population and economy grew at an unprecedented rate. The trends were not uniform nationwide, however, and growth was particularly rapid and strong in California. Hundreds of thousands of people who had relocated to California for military service and wartime work stayed after the war ended, and the state population continued to grow in the 1950s. The exponential growth of UC Davis intensified the broader trends of economic growth and pent-up housing demand after the war. These factors working together meant that the town footprint that had contained Davis's 2,500 prewar residents was woefully inadequate. And the population surge was coupled with factors that put home ownership within reach for millions more Americans than before the war: Federal Housing Administration (FHA) mortgage insurance and G.I. Bill mortgage insurance for veterans. These federal policies, along with the relatively new tax deduction for mortgage interest, made home ownership attractive nationwide, and particularly so in a growing community like Davis.

Davis was attractive for housing construction because of its proximity to Sacramento, a lack of strict local controls on development, and the growth of the University. Without geographical barriers like major river systems or mountains, the little town was a developer's paradise. By 1943, Davis leaders had already realized that expansion and growth in California were inevitable after the war, and that Davis would also grow. Elected officials and city staff began planning for enlarging Davis' geographical footprint, developing new areas, and improving infrastructure. The Chamber of Commerce also recognized the challenges Davis was facing, and began planning for the postwar period. By 1944, the group was discussing the need for access roads and overpasses, more housing, and the potential benefits of annexing adjacent areas.

In 1945, Davis' city limits encompassed 220 acres, only marginally larger than the original 24-block Davisville that had been laid out in 1868. The Chamber of Commerce released results of a study of annexation that year. Projecting population growth in Davis resulting from growth of the state and the University, the committee strongly recommended annexation, warning that planning would prevent development on Davis's borders in what they called "a haphazard manner." The proposed annexation would nearly triple the size of the city limits, and include areas such as Robbins and Millers subdivisions adjacent to the University (where development had already begun) as well as portions of north and east Davis that remained primarily agricultural. The Chamber also recommended new sewer lines and the extension of West Eighth and K streets. In November 1945, Davis residents approved the annexation plan in an election.

Local investors and landowners recorded six new subdivisions 1946 and 1948. Although all were small (one had only ten parcels) their number signaled a marked change from the period from 1930 to 1945, when only one new neighborhood was subdivided. The construction was clustered around the high school (currently City Hall), in the area northeast of Downtown, and adjacent to the University. Development in the immediate postwar period was in transition from the traditional gradual expansion of neighborhoods to the industrial-scale housing construction that became the norm in the later decades of the twentieth century. For the most part, these subdivisions followed the traditional pattern, although the rate was somewhat accelerated.

In fact, relatively few houses were actually constructed in the 1940s: most parcels in these neighborhoods were not developed until the early 1950s or later. This pattern was not unusual in California, despite the pent-up demand from decades of depression and war. Building materials, which had been diverted to the war effort for years, did not become available immediately after hostilities ended.

Subject Property

The current building at 506 G Street was constructed in 1941 (**Figures 1 through 3**).² Aerials as well as the Sanborn map show no accessory buildings on the property at the time of construction through 1970 (**Figures 1 through 6**). It was originally

² Yolo County Assessor's Parcel Data, ParcelQuest.com, accessed June 10, 2022.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

constructed as a single family home that has been used for commercial use at least for a portion of the 1990s. According to building permits and the 1970 City Directory, the resident from 1955 to 1970 was Roy A. Webster.³ No other information was found in the archival record for Roy A. Webster. The only other known associations are with Carol Hibbert and Hibbert Lumber Co. Carol B. Hibbert was born c 1916 and had a daughter Jane that was born c1949.⁴

The building currently appears to still be associated with 500 G Street (former site of Hibbert Lumber Co.) due to the lack of fence between 506 and 500 G Street and the 1979 site plan (**Figure 7**).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1955	#47	Building permit - convert garage into bedroom
1965	#459	Building permit - awning on the east façade.
1977		Use permit - convert use from storage to office.
1979		Design review application - Hibbert Lumber Co. plot plan as 506 G Street as including the subject property.
1990	#90-816	Commercial Building permit - electrical work
1992	#92-00005334	Electrical permit - grounding of electrode conductor for an office. Project location is noted at 500 and 506 G Street.

TABLE 2: OWNERS/OCCUPANT

Year(s) of Occupation	Occupant(s)/Owners	Notes
1955 - 1970	Roy A. Webster	Residential
c1979	Hibbert Lumber Co.	
1990	Hibbert Lumber Co.	
1992	Carol B. Hibbert	

³ R.L. Polk & Co., *Polk's Davis, Yolo County, California, City Directory*, 1970, page 54.

⁴ U.S. Federal Census. 1950.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

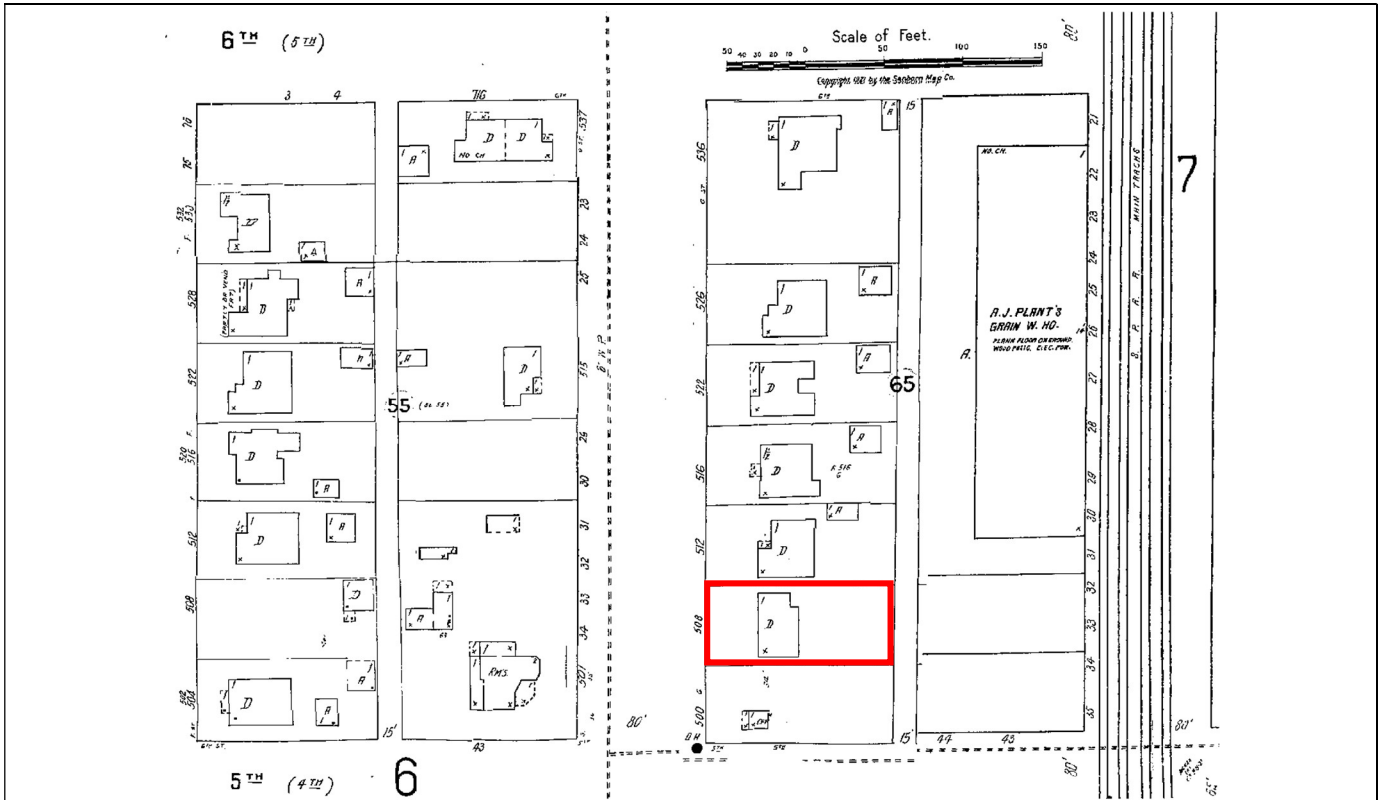


Figure 1: 1921-1945 Sanborn Map



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABB-60-65, 08/26/1937, accessed June 3, 2022.

Figure 2: 1937 Aerial Photograph



SNOW ON G STREET, MARCH 20, 1942. From the left, we see 526, 512, and 506 G Street. (Clarence Barry.)

Source: Images of America: Davis, California 1910s-1940s

Figure 3: Historic photo, 1942.



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

Figure 4: 1957 Aerial Photograph



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

Figure 5: 1965 Aerial Photograph.



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

Figure 6: 1970 Aerial Photograph

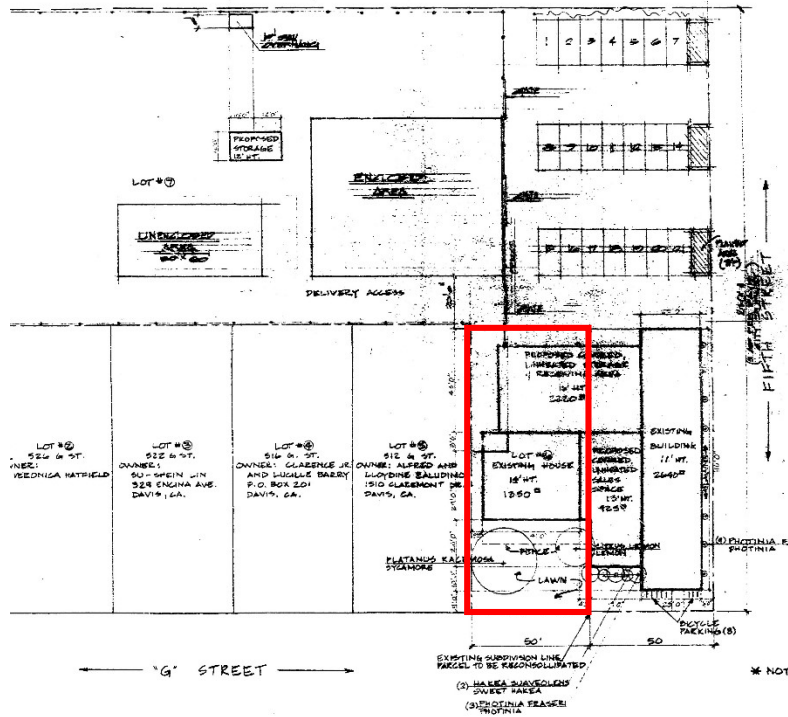


Figure 7: Hibbert Lumber Site Plan, 1979.

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 an 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 an "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 506 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 falls into the World War II and Post-War (1940 – 1958) significant theme. The area north of the G Street commercial hub was developed in the early 20th century as the town grew and the surrounding agricultural land was converted to residential and commercial uses. The subject property was developed with the current building until 1941 as a single family residence. While the current use is unknown it did serve a commercial use in the 1990s as it was associated with Hibbert Lumber Co. Known owners and occupants are listed in Table 1. Archival review does not indicate that there are any significant associations between 506 G Street and important events or patterns in history. It does not appear to rise above the typical associations with this period of residential development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review does not indicate that there are any significant associations between 506 G Street and significant persons or businesses during the period of significance. A 1979 plot plan filed with the City shows the subject property as part of the Hibbert Lumber Co., which previously only occupied the adjacent properties to the south and east at 500 G Street. It has been used for both residential and commercial uses, as shown in Table 2 above. The subject property was residential from the time of its construction in 1941 and later converted to commercial use. The building has been associated with Hibbert Lumber Co. since at least 1979. Archival research did not indicate that any of the owners or occupants during its residential use have made significant contributions to the city, state, or nation. The buildings association with Hibbert Lumber Co. does not meet the age guideline of at least 50 years old and there is no indication from the archival record that would justify its significance under Criteria Consideration G for properties that are less than 50 years old. As research does not indicate that 506 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 506 G Street is not significant for its design or engineering. The property was constructed in 1941 in the Minimal Traditional architectural style, which was a prolific style from c. 1935 – 1950 in California. Also, the building at 506 G Street do not appear to be the work of a master architect. For these reasons, 506 G Street is recommended ineligible under Criterion 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.” 506 G Street does not meet this criterion and is recommended ineligible under Criterion 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. 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 506 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)

1921-1945 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.
https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749.

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

City of Davis. Building Permit #47. 1955.

City of Davis. Building Permit #459. 1965.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

City of Davis. Commercial Building Permit #90-00005334. 1992.

City of Davis. Electrical Permit #90-816.

City of Davis. Use Permit. 1977.

Google Streetview. 2007.

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

UC Santa Barbara Library. Framefinder Aerial Imagery, ABB-60-65, 08/26/1937. Accessed June 3, 2022.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-1957, 05/21/1957. Accessed June 3, 2022.

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

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

U.S. Federal Census. 1950.

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed June 10, 2022.