

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

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\*Resource Name or #: 522 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 Location:**  Not for Publication  Unrestricted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: 522 G Street

City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-193-003

**\*P3a. Description:**

The subject property is located on the east side of G Street between 5<sup>th</sup> and 6<sup>th</sup> streets. The 0.137-acre lot includes a 1,777-square-foot building with 4 bedrooms and 2 bathrooms. While it is currently occupied by a business, it appears to have been originally constructed as a single-family residence. The building has an irregular footprint, a cross-gabled roof covered with composite shingles, and rough stucco-clad walls. The primary (west) façade includes a partial-width porch, a single door, and two-over-two, wood-frame windows. The front porch is accessed by a ramp at the northwest corner and stairs near the center of the façade. A concrete path located approximately in the center of the front yard leads from the sidewalk to the porch stairs. The concrete path is flanked by flowering bushes and lawns. A paved driveway is located on the north side of the parcel and leads to a rear yard that appears to be nearly if not entirely paved.

**\*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:  
Primary (west) façade, looking east, ESA  
2022.

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

Historic  Prehistoric  Both  
1939 / ParcelQuest.com

**\*P7. Owner and Address:**

Lucy Z Y and Ching Yin Chang  
522 G Street  
Davis, CA 95616

**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 # 522 G Street

\*NRHP Status Code 6Z

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B1. Historic Name: none

B2. Common Name: none

B3. Original Use: residential

B4. Present Use: commercial

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

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

Constructed in 1939. (Continued on page 4)

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

**Original Location:** n/a

\*B8. **Related Features:**

None

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis

**Period of Significance** 1939

**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 1963; therefore, it falls into the Explosive Growth significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single-family property

\*B12. **References:** (Continued on Page 10)

B13. Remarks: none

\*B14. **Evaluator:** Amber Grady, ESA

\***Date of Evaluation:** June 10, 2022

(This space reserved for official comments.)



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



**\*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.

Early Twentieth Century and Depression Era (1905 – 1939)<sup>1</sup>

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

In 1906, after the UC Regents announced the location of the University Farm, the publisher of the Davisville Enterprise changed the paper's name to the Davis Enterprise, to celebrate Davis becoming a more important place. Local residents agreed, and in 1907, the U.S. Postal Service changed the name of the post office, and the town officially became "Davis." In 1922, the campus began its first four year degree program, and initiated a campus development plan the same year. By 1930, the University Farm encompassed 1,000 acres.

**Municipal Growth**

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

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government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

**Commercial and Residential Development**

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.[...]

**Depression-era Davis**

Davis was somewhat insulated from the dire problems experienced in many parts of the U.S. during the 1930s, and did not experience bread lines, labor unrest, or severe unemployment. At the same time, Davis benefited from some of the federal economic stimulus programs of the era. In addition to its first public park, which was built by the WPA, Davis built a new city hall and fire station during the 1930s. Although residential construction slowed, it did not halt completely as in some areas, and a number of new houses were built in College Park and the Old North neighborhood.

**Subject Property**

The building at 522 G Street was constructed in 1939 (**Figures 1 and 2**).<sup>2</sup> Aerial photographs and the Sanborn map (**Figures 1–5**) show a detached garage at the rear of the property that is no longer extant. It was originally constructed as a single-family home that has been converted to commercial use. It was used as a residence until 1976.

In 1950, Thomas P. Wells and his wife Irene E. Wells lived at 522 G Street with their son Robert. In 1970, the occupant was Mrs. Irene E. Wells.<sup>3</sup> In 1983, the building was remodeled (**Figure 6**). In 1990, the Yolo Community Care Continuum is listed at 522 G Street.<sup>4</sup> By 1995, the Yolo Community Care Continuum had moved to 523 G Street.<sup>5</sup> The Yolo Community Care Continuum is a non-profit agency that provides “an array of community-based programs for people experiencing a psychiatric disability.”<sup>6</sup> In 2022, the subject property is currently occupied by College Town Realty.

**TABLE 1: PERMIT HISTORY**

Date	Permit Number	Notes
1964	#255	Metal awnings
1976		Conditional Use permit - convert from residential rental to commercial use (flower arrangement, hobby and interior supplies)

<sup>2</sup> Assessor's Parcel Data, ParcelQuest.com, accessed June 10, 2022.

<sup>3</sup> R.L. Polk & Co. *Polk's Davis, Yolo County, California, City Directory*. 1970.

<sup>4</sup> Mental Health Directory. United States: U.S. Department of Health, Education, and Welfare, Public Health Service, 1990.

<sup>5</sup> Mental Health Directory. United States: U.S. Department of Health, Education, and Welfare, Public Health Service, 1995.

<sup>6</sup> Yolo Community Care Continuum website, [http://www.y3c.org/about\\_us.aspx](http://www.y3c.org/about_us.aspx), accessed June 13, 2022.

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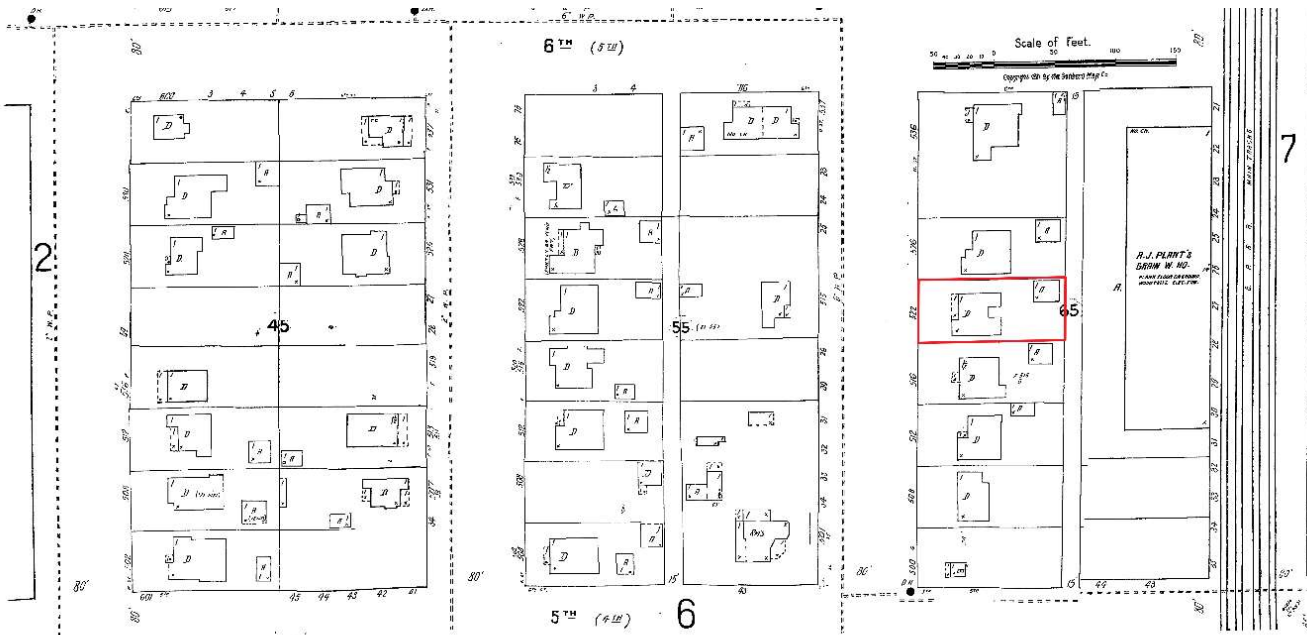
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1976	#76-11072	Residential building permit - rear addition (screened patio shelter)
ca. 1981		Demolition and removal of garage
ca. 1983		Remodel (See Figure 6)
1992	#92-4216	Plumbing
1992	#92-00005271	Sign
2019	#19-2766	Re-roof

**TABLE 2: OWNERS/OCCUPANT**

Year(s) of Occupation	Occupant(s)/Business	Notes
1950	Thomas P. and Irene E. Wells	
1970	Irene E. Wells	
ca. 1976	commercial use (flower arrangement, hobby and interior supplies)	
ca. 1979	Yolo Community Care Continuum	
ca. 1979	Bakery/tea room	
ca. 1981	Campus Realty	
2022	College Town Realty	



**Figure 1: 1921-1945 Sanborn Map**



**Figure 2:** UC Santa Barbara Library, Framefinder Aerial Imagery, ABB-60-65, 08/26/1937



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



**Figure 4:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130\_14-118, 05/18/1965, accessed June 3, 2022.



**Figure 5:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830\_2-96, 03/21/1970, accessed June 3, 2022.

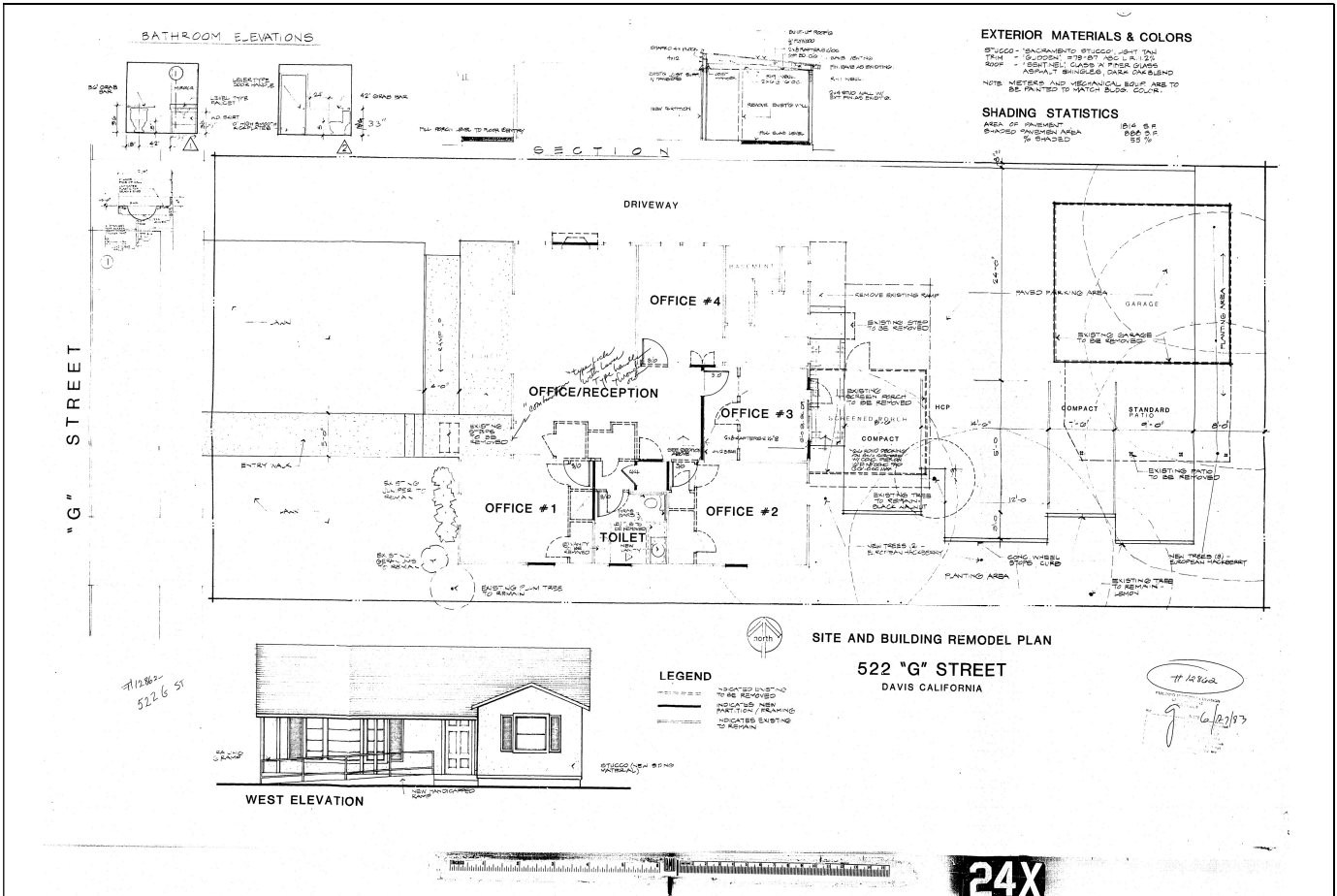


Figure 6: Plans from ca. 1983 remodel

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;



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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 522 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

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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 Early Twentieth Century and Depression Era (1905 – 1939) significance theme. The area north of the G Street commercial hub was developed in the early 20<sup>th</sup> century as the town grew and the surrounding agricultural land was converted to residential and commercial uses. The subject property was developed 1939 with the present building, which functioned as a single-family residence until 1976. Known occupants have included a variety of community serving business as listed in Table 2. Archival review does not indicate that there are any significant associations between 522 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 or the pattern of development that saw a conversion of residential buildings close to the original business district to commercial use. 522 G Street does not appear to rise above typical associations with these events. 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 522 G Street and significant persons or businesses. The subject property is currently occupied by College Town Realty and has been previously occupied by a variety of office and retail businesses, as shown in Table 2 above, since it was converted from residential use in 1976. Since the subject property was a residence prior to 1976, all of the business associated with the properties were present less than 50 years ago and would need to be of exceptional significance to be considered an eligible historic resource. Nothing in the archival record indicates that any of the business associated with the property are of exceptional significance required under Criteria Consideration G. Archival research did not reveal any of the residential occupants or owners. As research does not indicate that 522 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 522 G Street is not significant for its design or engineering. The property was constructed in 1939 in the Minimal Traditional architectural style, which was a prolific style in California from ca. 1935 to 1950. Also, the building at 522 G Street does not appear to be the work of a master architect. For these reasons, 522 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.” 522 G Street does not meet this criterion and therefore 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. 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 522 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](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. Conditional Use Permit for 522 G Street. 1976.

\*Recorded by: Amber Grady, ESA

\*Date: June 2, 2022

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City of Davis. Demolition Permit. ca. 1981.

City of Davis. Permit File #83-12862 - *Site and Building Remodel Plan*. June 27, 1983.

City of Davis. Permit #255. 1964.

City of Davis. Permit #92-4216. 1992.

City of Davis. Permit #92-00005271. 1992.

City of Davis. Permit #19-2766. 2019.

City of Davis. Residential Building Permit #76-11072. 1976.

Mental Health Directory. United States: U.S. Department of Health, Education, and Welfare. Public Health Service. 1990.

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

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.

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

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Yolo Community Care Continuum website. [http://www.y3c.org/about\\_us.aspx](http://www.y3c.org/about_us.aspx). Accessed June 13, 2022.

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