

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 11

*Resource Name or #: 630 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 Location: Not for Publication Unrestricted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: 630 G Street

City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-166-003

***P3a. Description:**

The subject property is located on the east side of G Street at 7th Street. The 1.67-acre lot includes a 21,328-square-foot building and a surface parking lot. The surface parking lot is situated between G Street and the building. The building has an irregular footprint with the primary façade on the west side of the building fronting G Street. It is a single-story strip-mall-style building with a flat roof and nine commercial spaces (four are currently vacant), each with its own storefront. The primary façade is clad in large, irregularly shaped flagstones. The windows and doors are aluminum framed. Each storefront includes either a single door, double doors, or sliding automatic doors, all of which are glazed and aluminum framed. A wing wall is present at the north end of the primary façade. A wide cantilevered awning spans nearly the full length of the façade with irregular breaks. Business signage is located on the awning, and signs are lit from above with lights suspended over the signs.

(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:
 West (primary) façade, looking northeast,
 June 2, 2022

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1963 / ParcelQuest.com

*P7. Owner and Address:

The Davis Center
 3005 Douglas Blvd, Ste 200
 Roseville, CA 95661

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 # 630 G Street

*NRHP Status Code 6Z

Page 2 of 11

B1. Historic Name: none

B2. Common Name: none

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: none

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

Electrical (8/8/1991, 658 G St, application #2295), improvements to tenant's space (8/8/1991, 662 G St, application #2297), mechanical-paddle fan (6/29/1993, application #7318), mechanical (7/28/1993, 650 G St, application #7648), replace HVAC (6/6/1995, application #12802), demo (7/14/1995, 650 G St, application #13123), addition (8/17/1995, 650 G St, application #13423), re-roof (6/9/2003, application #1602), tenant improvement for Monticello Cuisine (9/29/2010, application #2431), sign for Moncicello Bistro (12/17/2010, application #3082), electrical for signs (9/17/2010, application #3082), tenant improvements at Ti Hot Pot (8/11/2016, application #2978), encroachment permit (7/16/2018, application #2978), certificate of occupancy for Boiling Pot (4/29/2019, application #1476). January 2013 – tenant improvements including interior demo, remodel, roof, and sign(s).

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

Original Location: n/a

*B8. Related Features:

Surface parking lot

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme Explosive Growth (1959 – 1971) Area Downtown Davis

Period of Significance 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.)

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 (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) n/a

*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)



North end of west (primary) façade, 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.

The following is excerpted from, the *Davis, California: Citywide Survey and Historic Context Update*.

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

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

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 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.

Subject Property

The subject property, whose current legal address is 630 G Street, was constructed in 1963 (**Figures 1 through 4**).² Eight of the nine storefronts have a unique address. The property is a strip mall design with a large surface parking lot between the public sidewalk and street and the building. Prior to the advent and dominance of the automobile, early commercial development throughout the United States was concentrated in downtown areas with buildings coterminous with property lines adjacent to public sidewalks. Strip malls became more prevalent in the 1920s and accommodated automobiles by providing ample parking. After World War II, the functional and planning focus shifted from parking lots located at the rear of the neighborhood shopping center to parking lots at the front, and this better accommodated increasing automobile traffic. In 1951, a pivotal book was published on the design of neighborhood shopping center. Written by Geoffrey Baker and Bruno Funero, *Shopping Centers: Design and Operation* recommended that a shopping center should contain a supermarket, drugstore, and smaller retailers such as hairdressers, variety stores, and shoe repairs.³ 630 G Street is part of the post-war commercial expansion of Davis.

The subject building possesses eight addresses and a total of nine storefronts. Current addresses for the building include 630, 634, 638, 650, 654, 658, 662, and 670 G Street. The set of doors between 662 and 670 is unmarked.⁴ The building was likely developed as an income-generating property for the original owner. Based on archival research, the building has been occupied by a variety of community-serving businesses. **Table 1** below lists some of the businesses that have occupied the property.

² Yolo County Assessor’s Parcel Data, ParcelQuest.com, accessed June 9, 2022.

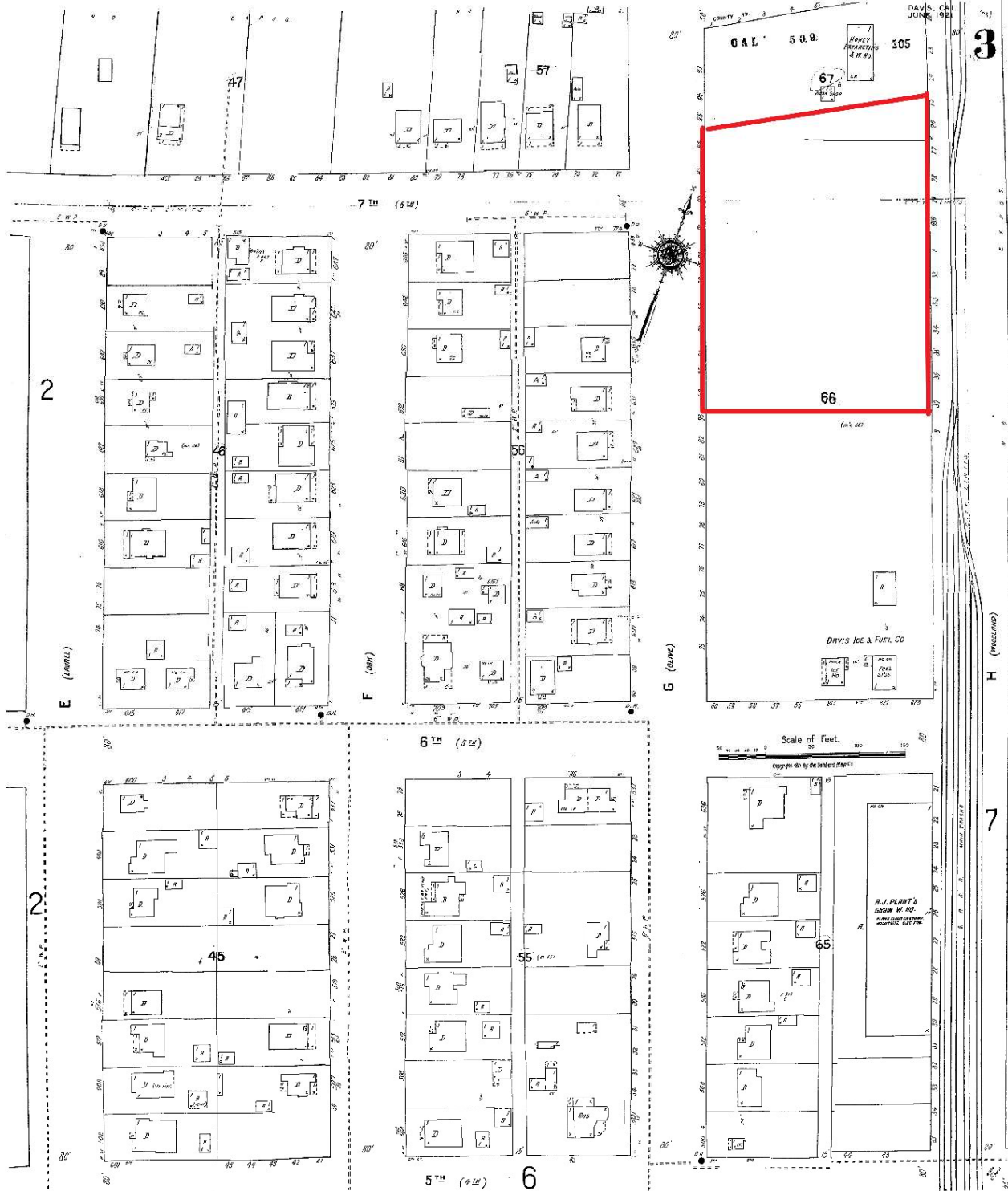
³ City of Los Angeles, *Los Angeles Citywide Historic Context Statement: Neighborhood Commercial Development, 1880-1980*. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, 2017.

⁴ It is likely that either 662 or 670 G Street extended into this space when it was previously occupied.

TABLE 1: OCCUPANTS/BUSINESSES

Address	1960s	1970	1972	2012	April 2019	Current - 2022
630 G Street		no listing		Elec for Signs (tenant), Potter, Taylor and Company (owner)	Boiling Pot	Kotchen
634 G Street		no listing		Radio Shack	Upper Crust Baking	Upper Crust Baking
638 G Street		no listing		Dry cleaner	H&R Block	H&R Block
650 G Street	Lee's Drug (1964)	Lee's Drug Store		Bike & Ski	Ken's Bike Ski Board	Ken's Bike Ski Board
654 G Street		Flea Market Fabrics			Davis 3 Cards & Games	Davis 3 Cards & Games
658 G Street	Chris' Fuller Paint (1968)	Chris' Fuller Paint	Foreign Auto Supplies		vacant	vacant
662 G Street		Jimmy's Ice Cream			vacant	vacant
670 G Street	Russell's One Hour Martinizing (1966-67)	Russell's Highlander Center, Russell's One Hour Martinizing			vacant	vacant

Sources: Polk's Reverse Telephone Directory, 1970; Google Streetview, April 2019; Field Survey, June 2022; Sacramento Bee, 08/03/1972, 03/24/1964, 06/24/1966, 08/26/1966, 11/11/1967; City of Davis Permit records (see Reference for complete list)



Source: Los Angeles Public Library, accessed June 3, 2022.

Figure 1: 1921-1945 Sanborn Map



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

Figure 2: 1957 Aerial Photograph



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

Figure 3: 1965 Aerial Photograph



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

Figure 4: 1970 Aerial Photograph

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 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; or
- (2) Associated with the lives of significant persons in the history of Davis; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represent the work of a master designer; or that possess 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 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 630 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 Explosive Growth (1959 – 1971) significance theme. While G Street was the commercial hub since the founding of Davis (originally named Davisville), that development was concentrated closer to the railroad station at the southern end of G Street. The earliest development of the subject property occurred in 1963 when the current building was constructed. Archival review does not indicate that there are any significant associations between 630 G Street and important events or patterns in history (A/1/1/1). As established in the City's historic context, the subject property is associated with the Explosive Growth (1959 – 1971) period as the current building was originally constructed in 1963. Known occupants have included a variety of community serving business as listed in Table 1. It does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. 630 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 620 G Street and significant persons or businesses (Criteria B/2/2/2). The subject property has been occupied with a variety of businesses since it was constructed in 1963 and is currently occupied by the Kotchen, Upper Crust Baking, H&R Block, Ken's Bike Ski Board, and Davis 3 Cards & Games. As research does not indicate that 620 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 620 G Street is not significant for its design or engineering (Criteria C/3/3/3). The property was developed in 1963 and is a typical strip mall-type development. The building at 630 G Street also does not appear to be the work of a master architect or reflect any particular architectural style. For these reasons, 620 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." 630 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 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

As such, ESA recommends 630 G Street ineligible for listing in 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 #13423 - addition (8/17/1995, 650 G St, application).

City of Davis. Building #1602 - re-roof. 6/9/2003.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

Continuation

Update

City of Davis. Certificate of occupancy for Boiling Pot. 4/29/2019.

City of Davis. Demolition Permit #13123 (650 G St.). 7/14/1995.

City of Davis. Encroachment Permit #1476. 7/16/2018.

City of Davis. Electrical Permit #2295 (658 G Street). 8/8/1991.

City of Davis. Electrical Permit #3082 – signs. 9/17/2010.

City of Davis. Electrical Permit #12-2358 – signs. 9/17/2012.

City of Davis. Mechanical Permit #7318 - paddle fan. 6/29/1993.

City of Davis. Mechanical Permit #7648 (650 G St.). 7/28/1993.

City of Davis. Replace HVAC Permit #12802. 6/6/1995.

City of Davis. Sign Permit #3082 for Moncicello Bistro. 12/17/2010.

City of Davis. Tenant improvements Permit #2297 (662 G St). 8/8/1991.

City of Davis. Tenant improvement Permit #2431 for Monticello Cuisine. 9/29/2010.

City of Davis. Tenant improvements Permit #2978 at Ti Hot Pot. 8/11/2016.

City of Davis. Tenant improvements - interior demo, remodel, roof, and sign(s). January 2013.

City of Los Angeles. 2017. Los Angeles Citywide Historic Context Statement: Neighborhood Commercial Development, 1880-1980. Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources.

Google Streetview of 630 G Street, April 2019.

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

Sacramento Bee. Chris' Fuller Paint Advertisement. 06/24/1966.

Sacramento Bee. Foreign Auto Supplies Advertisement. 08/03/1972.

Sacramento Bee. General Electric Advertisement – list of dealers. 03/24/1964.

Sacramento Bee. Want Ad – Russell's One-Hour Martinizing. 08/26/1966.

Sacramento Bee. Want Ad – Russell's One-Hour Martinizing. 11/11/1967.

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.

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed June 9, 2022.