

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 10

*Resource Name or #: 417 F Street

P1. Other Identifier:

*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 Location: Not for Publication Unrestricted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: 417 F Street City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-213-011

***P3a. Description:**

The subject property is located mid-block on the west side of F Street between 4th and 5th streets. The 0.14-acre parcel includes a one-story, 2,124-square-foot building with an irregular footprint. The primary (east) façade fronts F Street, and the secondary (north) façade faces the neighboring building. The building is of wood-frame and concrete masonry unit (CMU) construction, capped by a flat roof covered with built-up roofing, and clad in textured stucco, stone veneer, and plywood. Typical fenestration consists of fixed, aluminum-sash windows; sliding, vinyl-sash replacement windows, and flush wood doors.

The primary façade is composed of three segments. The south end of the façade is closest to F Street and features three fixed windows. The center segment is recessed and features no fenestration. The north end of the façade is recessed behind a landscaped courtyard and features two flush pedestrian doors, one of which has an aluminum-sash sidelite. The roof cantilevers over the entries. The façade terminates in a parapet with metal coping at the roofline.

The secondary façade is composed of three segments. The east end is recessed behind a landscaped courtyard and features a flush pedestrian door flanked by pairs of fixed, aluminum-sash windows with privacy glass. The roof cantilevers over the entry. The center of the façade projects slightly into the courtyard and features a pair of sliding, vinyl-sash windows and a utility closet with a pair of flush doors. The west end reveals the building's CMU construction and features no fenestration. The façade terminates in a parapet with metal coping at the roofline.

The south and west façades are not visible from the public right-of-way. (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: Primary (east) and south façades, view facing southwest. March 7, 2024.

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

Historic Prehistoric Both
 1966, Yolo County Assessor

***P7. Owner and Address:**

John M. Simmons et al.
 P.O. Box 329
 Davis, CA 95617

P8. Recorded by:

Amy Langford, ESA
 2600 Capitol Avenue, Suite 200
 Sacramento, CA 95816

***P9. Date Recorded:** March 7, 2024

***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 # 417 F Street
Page 2 of 10

*NRHP Status Code 6Z

B1. Historic Name: 417 F Street

B2. Common Name: 417 F Street

B3. Original Use: Professional offices

B4. Present Use: Professional offices

*B5. Architectural Style: Altered Minimalist

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

See Table 1 on page 6.

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

Original Location: n/a

*B8. Related Features: none

B9a. Architect: Robert E. Crippen, AIA

b. Builder: unknown

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

Area Downtown Davis

Period of Significance 1966

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 1966; 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) none

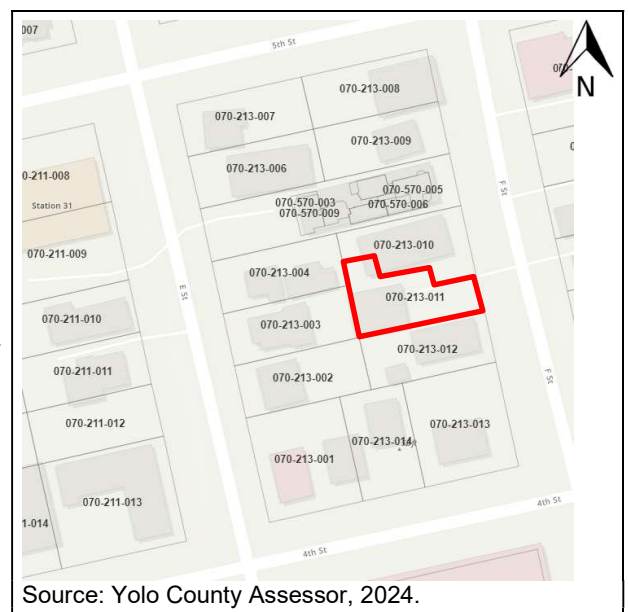
*B12. References: (Continued on page 10)

B13. Remarks: none

*B14. Evaluator: Johanna Kahn, ESA

*Date of Evaluation: March 2024

(This space reserved for official comments.)



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



Secondary (north) façade, composite view facing southwest. Source: ESA, 2024.

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

The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the “Big Five” began planning a railroad routed through Davis’ ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad’s investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community’s *raison d’être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor’s office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 6–8.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets [three blocks west of the subject property].

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

Explosive Growth (1959 – 1971)²

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 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 Properties³

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.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

³ *Ibid.*, page 40.

Robert Crippen, Architect

Robert Earl Crippen (1922 – 2004) was born in Burbank, CA, and grew up in Woodland, CA. After serving in the U.S. Army during World War II, he received his undergraduate degree in architecture from the University of Oregon. Early in his career, he was employed by the renowned San Francisco architecture firm Campbell and Wong as well as by Sacramento architect Whitson W. Cox. He received his architecture license in 1955, and as a practicing architect, he operated two offices in Woodland and Truckee, CA.^{4,5,6}

Prior to his design of the subject building, Crippen designed a large, two-story addition to the city hall building in nearby Woodland, CA, in 1961.⁷ His 1961 design for a Frank Lloyd Wright-inspired, single-family residence in Woodland received a Woodland Heritage Home Award in 2015.⁸ He was one of the architects who designed the Yolo County Jail, which was completed in 1969.⁹ In the 1970s, Crippen designed a single-family house known as “The Marlette” that was reproduced hundreds of times, including more than 100 examples in the present-day Tahoe Donner Home Owners Association in Truckee.¹⁰

Simmons Real Estate

John B. Simmons (1902-80) and his wife Alice K. Simmons (1906 – 2002) were prominent residential developers in Davis beginning in 1950. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*:

Davis Builders and Developers¹¹

Several of the subdividers in the immediate post-war period were local professors and farmers who became part-time developers as a sideline. Their subdivisions tended to be developed one property at a time like pre-war neighborhoods. The common practice prior to the war had been for an investor to acquire property, lay out streets and house lots, and sell the lots individually to people who wanted to build houses. Most subdividers during the pre-war period were not builders. Davis Parkside and Millers subdivisions are examples of those that fit this old-fashioned template. Each new subdivision had only twenty-five to thirty-five lots, which were developed gradually over a period of years or even decades, and the subdividers were University faculty or administrators. Since these new neighborhoods were small, they were inserted into the existing street-grid, and mostly conformed to the traditional rectilinear pattern of pre-war Davis.

East Acres No. 1, which was subdivided by John B. and Alice K. Simmons in the spring of 1950 and constructed over the next two years, marked a transition from traditional to industrialized building in Davis. At just over 30 lots, the subdivision was in scale with those built in the traditional, incremental way. Its modest houses, however, which were all about 960 square feet, were identical except for a choice of hipped or gabled roof and mirror-image floor plans. (Perhaps unsurprisingly, few of these small houses have survived unaltered to the present.) Other developers began building repetitive tracts of houses in Davis around the same time as the Simmonses. By the end of the decade, the size of new subdivisions had inched up from 15-35 parcels to 60-95 parcels.

Through the 1960s, Davis still had two types of merchant builders. Alice and John Simmons were an example of the first type, the “homegrown” Davis builder. Sensing an opportunity, the Simmonses transitioned from dairy farming to construction and real estate sales at the end of the 1940s. They had started small with East Acres No. 1 in 1950, but unlike other local dabblers in early postwar subdivisions, stayed in the business and grew over time as they gained experience. [The Simmonses continued to develop their original dairy parcel through 1964, the year East Acres No. 9 was recorded.¹²] Simmons Real Estate became one of Davis’s most important post-war developers. The husband-and-wife team, which later included Simmons children, never developed the very large subdivisions that came into vogue in the 1960s, but had one of the longest development runs in Davis, and there were many years between the late 1950s

⁴ “Robert Earl Crippen,” *San Mateo County Times*, January 4, 2005.

⁵ “Winters Architect Helps to Form Central Valley Architects Associated,” *Winters Express*, July 26, 1962, page 1.

⁶ “Whitson W. Cox Establishes Architectural Office Here,” *Sacramento Bee*, March 14, 1953, page 8.

⁷ Ron Pinegar et al., *Explore Historic Woodland* (Woodland, CA: City of Woodland, 2008), page 167.

⁸ Sarah Dowling, “Preservation Efforts in Woodland Recognized,” *Woodland Daily Democrat*, September 17, 2015.

⁹ “Yolo Jail Plans Win Approval of Supervisors,” *Sacramento Bee*, November 21, 1967, page B3.

¹⁰ “Home Page,” The Marlette, accessed March 18, 2024, <https://www.the.marlette.org>.

¹¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 17-19.

¹² Rich Rifkin, “Building Davis Was the Simmons Way,” *Davis Enterprise*, July 17, 2018.

and early 1970s that they built two or three subdivisions. By the mid-1960s, Simmons Real Estate was working on multiple subdivisions all over Davis and offering houses in a wide range of price points.

The second type, regional merchant builders, began making inroads into Davis in the early 1950s when the Huntwood Development Co. recorded its Huntwood Park subdivision in the spring of 1951. Huntwood Park and East Acres No. 1 were the first subdivisions in East Davis. They were also the first to use industrialized building techniques in Davis, developing neighborhoods with nearly identical houses. Although the Simmonses recorded their subdivision first, the two neighborhoods were developed about the same time, and Huntwood Park was completed more quickly, probably due to the disparity in experience between the developers. [...]

Other neighborhoods developed by Simmons Real Estate included Lillar's Addition (along 12th Street), Elmwood (a local historic district), Norwood, Westwood, and Macero del Norte.¹³

The subject building was constructed in 1966 as a rental property for owner John M. Simmons, and it would later become the main office of Simmons Real Estate. Prior to occupying the subject building ca. 1995, Simmons Real Estate occupied offices at 708 2nd Street (ca. 1963-65) and 227 E Street in Davis (1966-ca. 1972).¹⁴ In 2024, Simmons Real Estate is managed by the fourth generation of Simmons family members.¹⁵

Subject Property

The subject block first appears on Sanborn maps in 1900. By that time, a one-story dwelling had occupied the subject property for an unknown length of time, and the same building appears in the 1953 Sanborn map. According to the Yolo County Assessor, the subject building at 417 F Street was constructed in 1966 as an office building, replacing the earlier dwelling on the property (**Table 1**).

There are no building permits on file. Undated architectural drawings on file confirm that the building originally contained only two office spaces, and this number was increased to three office spaces at an unknown time. Structural drawings on file confirm that the roof structure was replaced and the parapet height was increased by 4 feet in 1974. Observations made by ESA staff include the removal of one original window from the east façade, the addition of two windows on the north façade, and the addition of stone veneer cladding (Table 1). Archival research indicates that the same owner, John M. Simmons, has possessed the subject property since the building was constructed (**Table 2**). The building has been occupied by numerous professional offices since ca. 1970 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	n/a (drawing only)	Building constructed as a two-office building
1974	n/a (drawing only)	New roof structure and parapet height increased by 4'-0"
Unknown	n/a	Reconfigured as three offices, one window on primary façade removed, sliding windows on north façade added, stone veneer cladding added

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1966 – 2024	John M. Simmons (owner)	
1970	Hannesson & Riddle Yolo Engineers & Surveyors, Inc.	Consulting agronomist (1970 city directory) (1970 city directory)
1970-71	Lance B. Johnson	Optometrist
1974	Gubernatorial campaign headquarters for Bob Moretti	"Moretti Headquarters Opens in Davis," <i>California Aggie</i> 84, no. 35 (May 17, 1974), page 7.

¹³ Ibid.

¹⁴ Classified ads in various issues of the *Sacramento Bee*, 1963-72.

¹⁵ "Home Page," *Simmons Real Estate*, accessed March 18, 2024, <https://www.simmonsre.net>.

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1977	Davis Teachers Association	"Davis Teachers Prepare for Strike," <i>California Aggie</i> 96, no. 52 (November 18, 1977), page 1.
1988	Davis Mini Group	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1988-95	John F. Weatherbie	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1988-96	Alexandra B. Bissel	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1992 - 2013	William M. Bowsky	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1993-95	Wesley Honbo	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1995-96	Simmons Real Estate Property Management	Newspaper classified ads
1995	West Davis Development Co.	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
1996	Stephen G. Silberstein	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
ca. 1998 – ca. 2007	Property management (unnamed but probably Simmons Real Estate)	Newspaper classified ads
2006-15	Brett G. Dockter	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
2009	Scott E. Bowden	Ancestry.com, <i>U.S., Index to Public Records, 1950-2019</i> [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
ca. 2016-24	Simmons Real Estate Property Management	Street signage seen on Google Maps
ca. 2016-22	Wesley Honbo, DDS	Street signage see on Google Maps
2023-24	Tina Wang Massage	Signage on building

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.

*Recorded by: Johanna Kahn, ESA

*Date: March 2024

Continuation

Update

- (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 417 F 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 under the Explosive Growth (1959 – 1971) significance theme. It was built as an office building, and it does not appear that there are any significant associations between 417 F Street and important events or patterns in history. It does not appear to rise above the typical associations with small-scale commercial development or the contextual period of 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 417 F Street and significant persons or businesses. The subject property was built as a rental property for John M. Simmons and later became the main office of his family business, Simmons Real Estate, a prominent and enduring Davis developer for over 70 years. Simmons Real Estate was well established by the time the subject building was constructed, and the business occupied the subject property relatively late in its institutional history. Additionally, many professionals have worked in the subject building since it was constructed, including doctors, scientists, and politicians. Many of these were short-term tenants. As research does not indicate that 417 F 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 417 F Street was constructed in 1966 as a two-office commercial building in a Modernist style. The architect was Robert E. Crippen, who also designed several larger, more prominent projects in Northern California. By comparison, the subject building appears to be a minor example of Crippen's work. The subject property does not appear to be significant for its design or engineering. For these reasons, 417 F 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." 417 F 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 417 F 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)

1900, 1907, 1911, 1921, 1945, and 1953 Sanborn Maps. 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.

Architectural and structural drawings for 417 F Street. On file at the City of Davis Planning and Building Department.

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Rifkin, Rich. "Building Davis Was the Simmons Way." *Davis Enterprise*, July 17, 2018.

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