

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Date  
                                  Reviewer

Page 1 of 3      \*Resource Name or #: (Assigned by recorder) 317 D Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication       Unrestricted

- \*a. County Yolo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Davis, CA Date 2018 T   ; R   ;    of    of Sec   ;    B.M.
- c. Address 317 D Street City Davis, CA Zip 95616
- d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN
- e. Other Locational Data: APN 070 203 12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 317 D Street a one-story, wood-frame, vernacular duplex residential building (P5a.) The duplex is situated on the west side of D Street between 3rd Street (south) and 4th Street (north), with a setback of roughly 15 feet from the west side of D Street. The building has a U-shaped plan, with the recess of the U facing south at the center of the building's footprint. The duplex is primarily one-story height, with hipped roofs covered with asphalt shingles. The rear (west) unit, however, has a two-story, gabled addition, with a prominent cross-gabled extension along its east wall, which transitions from the addition's roof to the hipped roof of the one-story portion of the building (Figure 1). The building is fenestrated with six-over-six, double-hung, wood-sash windows with storm screens. Windows are arranged in single, double, and tripartite groups as observed during the site visit. All elevations are clad with wood drop siding; the siding along the north elevation appears to have narrower channels than that of the other street-visible elevations, which may indicate residing at an unknown date.

\*P3b. Resource Attributes: HP3. Multiple family property.

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

Building  Structure  Object  Site   
 District  Element of District  Other  
 (Isolates, etc.)

**\*P5b. Description of Photo:**

West and south elevations of subject building viewed from D Street, looking northwest. March 14, 2019.

**\*P6. Date Constructed/Age and Source:** 1952. Yolo County Assessor's Office.

Historic  Prehistoric  Both

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

Robin 2012 Exempt Qualified Marital Trust, 21 Locust Avenue, Suite 1 Mill Valley, CA 94941

**\*P8. Recorded by:**

Garavaglia Architecture, Inc. 582 Market Street, Suite 1800 San Francisco, CA 94104

**\*P9. Date Recorded:**

March 14, 2019

**\*P10. Survey Type:**

Intensive survey for California Register, National Register, and Local eligibility.

\*P11. Report Citation: N/A

\*Attachments:  NONE  Location 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): \_\_\_\_\_

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Figure 1. North elevation and rear, two-story addition, looking west.

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 317-319 D Street \*NRHP Status Code 6Z

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B1. Historic Name: 317-319 D Street

B2. Common Name: 317-319 D Street

B3. Original Use: Residential Duplex B4. Present Use: Residential Duplex

\*B5. Architectural Style: Vernacular Duplex

\*B6. Construction History: Built ca. 1945-1953 by an unidentified builder. The building did not appear on the 1945 Sanborn map of Davis. The subject building was first recorded on the 1953 Sanborn map of Davis as a one-story, wood-frame duplex residential building. The building's two residential units were divided at the center of the building footprint, and the building featured a recessed south elevation, which contained an entrance porch for each unit at east and west. A one-story automobile garage was recorded at the southwest corner of the site. These conditions remain similar as of 2019. Alterations to the building include the construction of a two-story, gabled addition above the west unit, installation of storm screens at visible window locations. A resale inspection form from 1978 noted removal of a tool shed and playhouse on the property was required.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area Davis  
Period of Significance N/A Property Type Residential Applicable Criteria N/A

317-319 D Street was constructed ca. 1945-1953, during of a period of post World War II residential development in Davis, during which time a pattern of industrialized residential construction in subdivisions occurred beyond the historic town core, and remaining vacant residential lots within the downtown were in-filled. The subject property falls within pattern of in-fill residential development within the period. By 1945, the subject block face had two remaining vacant lots including the subject property and the property immediately north. By 1953, only the property to the immediate north remained vacant. Historian Kara Brunzell notes:

"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. [...]"

After 1950 housing development in Davis accelerated markedly. Developers recorded 34 new subdivisions between 1950 and 1959, more than triple the number created in the previous two decades. [...]<sup>1</sup>

**B11. Additional Resource Attributes:**

HP3. Multiple family property

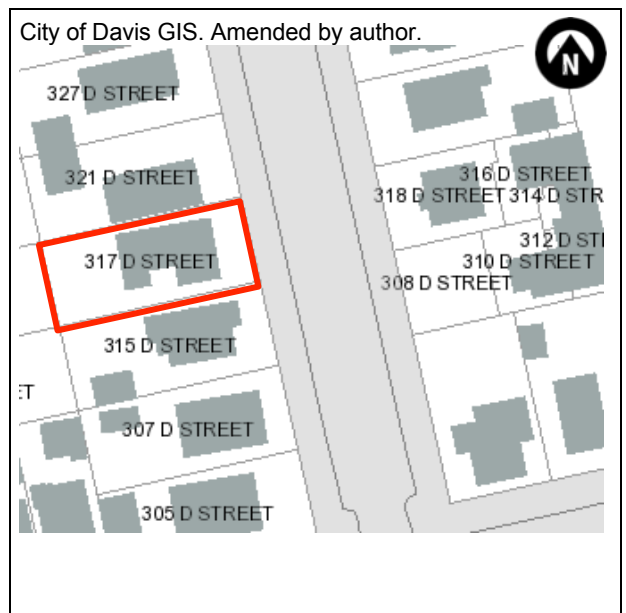
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996). Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016). U.S. Census and City Directory data researched at Ancestry.com.

B13. Remarks:

\*B14. Evaluator: Garavaglia Architecture, Inc.

\*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



<sup>1</sup> Brunzell, 13-14.

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### \*B10. Significance (Continued):

Regarding residential development in Davis between 1940 and 1958, and characteristics of the Minimal Traditional architectural style, Brunzell describes:

The most widespread and important type of development between 1940 and 1958 was residential. Residential construction during the war and immediately afterward was functional, and usually architecturally straightforward. Most buildings were executed in simple, traditional materials according to standard plans, and new projects were built as infill in existing neighborhoods. During the 1940s, builders tended to construct one building at a time according to traditional methods. After 1950, Davis builders began using industrialized construction techniques, and the pace of residential construction increased. As had been the case before the war residential construction during this period of development focused on development of single-family homes and a small number of duplexes. The shortage of housing also led to the addition of multi-family buildings during the period, which was a new property type in Davis.<sup>2</sup>

#### *Minimal Traditional Style*

The Minimal Tradition style grew out of an attempt to building houses based on traditional forms during the difficult economic conditions imposed by the Great Depression. For small houses in Davis, the style was dominant through the end of the 1940s. Early examples display a fair amount of variation between parcels. During the early 1950s developers began utilizing industrialized building techniques and building houses based on virtually identical plans.

#### *Minimal Traditional*

- Medium pitched gabled or hipped roofs
- Minimal eave overhang
- Integral or detached single garage facing the street
- Linear or slightly L-shaped plan
- Stucco or wood cladding, occasionally with brick trim
- Steel casement or double-hung wood-frame windows
- Lack of ornamentation

Duplexes were constructed contemporaneously and employed the same architectural styles as modest single-family dwellings.

Limited information was found regarding ownership and occupancy of the building, particularly during its first two decades of existence, as U.S. Census data is not available after 1940. The 1970 Davis City Directory listed Sally J Tolles, student, as occupant of 317 D Street and Paul Swanton, student, as occupant of 319 D Street. Building permit records indicate the property was owned by Charlotte R. Anderson of Clayton, CA as of 1978, when Clayton sold the property to Malcolm B. Clark. By 1985, the property was sold to Michelle Praeger, who owned the property until 2005.

#### Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

#### *Criterion A/1 (Events)*

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1945-1953, the subject property was constructed on a previously vacant lot, during a the early years of a period of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. The development of the subject property occurred as an in-fill of a vacant lot within a neighborhood that had experienced earlier development. Although lot-by-lot infill development has been identified as a pattern of residential development in Davis, the subject building does not stand out among the many buildings constructed during the postwar period. No historic events are known to have occurred at the property.

#### *Criterion B/2 (Persons)*

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register.

<sup>2</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

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Historic information related to ownership and occupancy of the subject building was researched through available archival and online sources including U.S. Census, city directories, building permit records, and historic newspapers. These sources did not provide evidence that the subject building is significant for its association with a person or persons who made significant contributions to local, State, or national history. Occupancy information for the property is extremely limited, and did not find evidence to support that any past owners or occupants have made significant contributions to local, State, or national history.

### *Criterion C/3 (Architecture-Design)*

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. 317-319 D Street was built ca. 1945-1953 by an unidentified builder and is best categorized as a vernacular duplex. The building was constructed during transitional period when the Minimal Traditional style was constructed less often and subdivisions with contemporary tract homes were gaining popularity and being completed in succession in Davis. Although the building does exhibit wood cladding, a somewhat linear plan, and minimal ornamentation, it does not appear to be provide a distinct representation of Minimal Traditional style duplex, and is not a associated with a master builder based upon available information.

### *Criterion D/4 (Information Potential)*

Archival research and physical investigation of the property focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP, CRHR, or local register under Criterion D/4.