

**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 5 *Resource Name or #: (Assigned by recorder) 318 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 Location: Not for Publication Unrestricted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 318 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 070 212 11

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
318 D Street is a one-story, wood-frame, residence with a rectangular plan, set on a concrete foundation. The house is setback roughly 20 feet from the east side of D Street, providing space for a front yard with concrete pathway aligned to the entrance at the center of the facade. The building is capped by a side-gabled roof with jerkin heads at the north and south. A gabled portico supported by wood columns projects from the center of facade and covers a concrete entrance porch with concrete steps. All roof planes are covered with asphalt shingles. The exterior is clad with narrow, lapped wood siding. The building is primarily fenestrated with replacement, vinyl-sash windows with faux muntins. Such windows are set into wood frames with modest flat wood surrounds/casing at the exterior. The facade features a symmetrical arrangement of paired windows in each the north and south bay and the main entrance at center. The street-visible south elevation features a paired window at west, a smaller single window toward the center, and two fixed wood windows with single lites at the southeast corner of the building. Additional features include gable end vents with projecting wood sills and wood surrounds, modest wood eave trim, a divided-lite wood door at the main entrance, and a brick chimney stack that projects from the center of side-gabled roof (**P5a.**) A two-story wood-frame accessory dwelling is located on the property, to the rear of the subject building. Survey of accessory building was beyond the scope of survey for this property.

***P3b. Resource Attributes:** HP2. Single family property. HP3. Multiple family property. HP4. Ancillary building.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

318 D Street viewed from D Street, looking northeast.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1933. Sanborn Map.

Historic Prehistoric Both

***P7. Owner and Address:**

DDD Partnership
P.O. Box 75000
Davis, CA 95617

***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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 318 D Street *NRHP Status Code 5S3

Page 2 of 5

B1. Historic Name: 316-326 D Street

B2. Common Name: 318 D Street

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

*B5. Architectural Style: Minimal Traditional/Colonial Revival

*B6. Construction History: 318 D Street was recorded on the 1933 Sanborn map of Davis as 316-326 D Street. The 1945 and 1953 Sanborn maps of Davis recorded the same conditions at the site. The map indicated the building was a one-story, wood-frame dwelling with a square plan and a porch/portico at the center of the facade. Original windows have been replaced by vinyl-sash windows at nearly all visible locations, with fixed wood-sash windows visible at the rear of the south elevation. An accessory dwelling was constructed within the rear portion of the site ca. 2004.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Davis
Period of Significance N/A Property Type Residential Applicable Criteria Local (Architecture)

318 D Street was constructed 1933 based upon the building's recordation on the 1933 Sanborn Map of Davis. The first known occupants of the building are James C. Nicholson, his wife Merle B. Nicholson, and their daughter, Carol A. Nicholson. The Nicholsons were listed as tenants of the building in the 1940 Census, which also indicated the Nicholsons resided in Vacaville, California between 1930 and 1935, based upon U.S. Census data. John Nicholson worked as a self-employed plumber. The building was constructed on land that was owned by Albert J. Henle between ca. 1928 and 1940, as recorded on the Official Map of the City of Davis. Henle resided at 316 4th Street and 317 E Street per 1930 and 1940 U.S. Census data, respectively. The 1970 Davis City Directory listed Audrey S. Greenough as occupant of the property, but did not list Greenough's occupation. The subject building was constructed ca. 1933 during the period of the 1920s and 1930s, which has been identified as the most active period of residential construction in Davis, prior to the 1950s when multiple subdivisions were recorded and a trend of residential tract construction commenced. Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." as the City's 2003 Historic Conservation District survey notes.¹ This pattern is evident along the east face of the 300 block of D Street, where several residences were constructed during the period. Two predominant residential typologies from the period include Craftsman style bungalows and Period Revival style houses. Of these typologies, the subject building falls within the Period Revival style's Colonial Revival sub-type as it features a moderately pitched gabled roof with jerkin head gabled ends, lapped wood siding, and minimal exterior detail.² (See Continuation Sheet)

B11. Additional Resource Attributes: HP3. Multiple family property HP4. Ancillary Building.

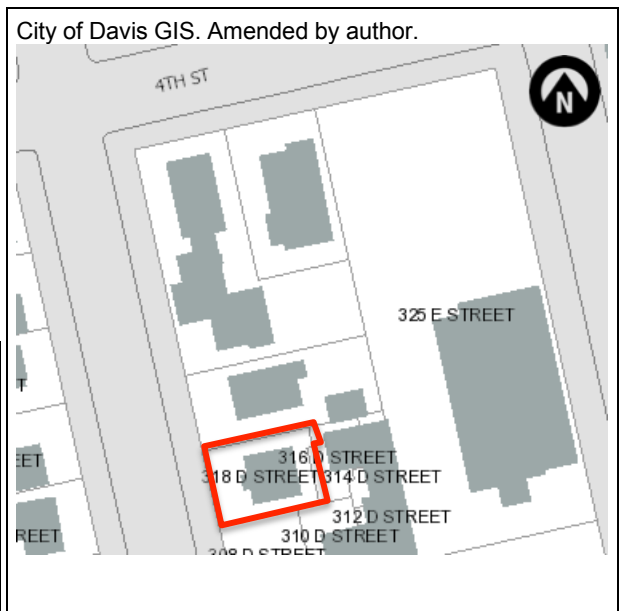
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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.)



¹ Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

² Ibid., 21.

CONTINUATION SHEET

Property Name: 318 D Street

Page 3 of 5

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

Regarding the Minimal Traditional architectural style, historian Kara Brunzell describes:

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 ornamentation³

Albert J. Henle

The following biographical information for Albert J. Henle, Sr. is adapted from an obituary for an obituary for Henle's son, Albert J. Henle, Jr., published by the *Davis Enterprise*.

(1895-1989) Albert J. "Bud" Henle, Sr. was born in Davisville, California in 1895, representing the third generation of the Henle family, which settled in present day Yolo County in 1860. After attending Davisville Grammar School, he attended Heald's Business School in Sacramento for two years, and then served in World War I with the American Expeditionary Force in the 40th Infantry Division. Following the war, Albert worked as manager of Kyne's ranch in Perris Valley, California where he married Margaret Nellie Greene. In 1924, son Albert J. Henle, Jr. was born in Riverside. The Henles moved back to Davis shortly after. Alfred Sr. gained employment as the manager of the University Garage at the University of California Agricultural School. Henle's son became a noteworthy physical education teacher and athletic coach between the 1950s and 1980s in Davis.⁴

James C. and Merle B. Nicholson

James C. Nicholson (1906-1967) and Merle B. Nicholson (nee Tarr) (1910-2009) are the first recorded occupants of 318 D Street. James was born in Salinas, California in 1906 worked as a self-employed plumber in Vacaville, California during the 1930s before pursuing similar work in Davis beginning around 1940. James and Merle married in Sacramento, where Merle resided, in 1931.

Evaluation

Criterion A/1 (Events)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. The subject property was developed ca. 1933 during the early years of the Great Depression. The subject building was one of several residential properties constructed in Davis contemporaneously, but does not stand out as an individually significant property within the context of Depression-era residential development in Davis. Research did not find evidence that the property was the site of any important historic events.

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. 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. James C. and Merle B. Nicholson appear to have been the property's earliest occupants, and rented the property from original owner, Albert J. Henle, a third-generation Davis resident and university employee. 318 D Street is not strongly associated with Henle's life and career as a mechanic. Further, research did not find that the tenants of the residence made significant contributions to history based on the very limited information available about their lives and careers.

³ Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

⁴ "Obituary: Albert J. Henle, Jr., *Davis Enterprise*, April 12, 2012.

CONTINUATION SHEET

Property Name: 318 D Street

Page 4 of 5

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR, but does appear to be eligible for the local register as a Merit Resource as a building that embodies distinct characteristics of the Minimal Traditional style. The period of significance is 1933, the building's estimated year of construction. 318 D Street was built in ca. 1933 during the emergence of the Minimal Traditional style as a popular typology for economical dwellings constructed during the years of the Great Depression. The building embodies common features of the style including a one-story height, linear footprint, lapped wood siding, and minimal exterior ornamentation. The building is also representative of the Colonial Revival subtype of the style given its central entrance portico and symmetrical facade fenestration. The building was likely constructed with wood-sash windows typical of the period, which have been replaced by vinyl, one-over-one windows within original openings.

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.

Integrity

To determine if the subject building remain capable of expressing its apparent significance for embodying distinct characteristics of a Minimal Traditional style dwelling, its historic integrity must be analyzed. The seven aspects of historic integrity include:

The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

Analysis of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since its estimated construction date in 1933.

Design. The subject property retains integrity of design. The building's design does not appear to have undergone major alteration. The building may have received a rear porch addition at the southeast corner, but otherwise appears to retain its original height, scale, gabled massing, fenestration pattern, exterior cladding, and front portico. Thus, the building's design retains most aspects of its historic appearance, which represent the Minimal Traditional style.

Setting. The subject property does not retain integrity of setting. 318 D Street's setting has been diminished to a large extent due to construction of an ancillary dwelling at the rear of the original site, and similar construction of recent origin at the south neighboring property. Overall, these alterations to the setting of the subject building have impacted its representation of a single-detached dwelling on a rectangular lot in a neighborhood comprised of similar properties ca. 1933.

Materials. The subject property retains integrity of materials. The buildings original material palette consisting of an exterior clad with lapped wood siding, modest wood exterior details, wood windows and wood window surrounds has been diminished by the removal of original windows. However, despite replacement of wood sash with vinyl sash, the majority of the building's exterior materials have been retains. The building's siding, wood trim, and window surrounds are representative of Minimal Traditional design. Existing windows could be replaced (are a reversible alteration).

CONTINUATION SHEET

Property Name: 318 D Street

Page 5 of 5

Workmanship. The subject property retains integrity of workmanship due to replace of original materials. Replacement of wood-sash windows has diminished integrity of workmanship, but has not impaired workmanship entirely. Overall the integrity of workmanship has been retained as the building expresses construction ca. 1933 through its lapped wood siding, wood trim, and wood window surrounds, gabled roof with jerkin heads. These features evidencing workmanship reflect features associated with the Minimal Tradition style.

Feeling. The subject property retains integrity of feeling. The setting of the subject property has been impaired due to fairly recent construction of an accessory dwelling. The subject building, however, continues to embody distinct aspects of the Minimal Traditional style and feels like a building constructed ca. 1933 of its particular style as it retains integrity of workmanship, design, location, and workmanship.

Association. The subject property retains integrity of association with the Minimal Traditional style as its overall design, most materials, and most features evidencing workmanship have been retained.

Overall, the property retains six out of seven aspects of historic integrity.

The residence at 318 D Street appears be eligible as a City of Davis Register (local register) Merit Resource as it retains historic integrity.