

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 3 *Resource Name or #: (Assigned by recorder) 320-324 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 Location: Not for Publication Unrestricted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 320-324 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 03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
320-324 D Street is a one-story, wood-frame, vernacular bungalow with a rectangular plan, set on a concrete foundation. The house is setback roughly 20 feet from the east side of D Street between 4th Street (north) and 3rd Street (south). The building has replacement vinyl siding at the exterior and aluminum trim at gable ends. The building is capped by a gabled roof covered with asphalt shingles. The facade features a recessed porch, set beneath a projecting gable. The porch has a concrete floor and is supported by wood posts set on square, brick columns. The porch contains the main entrance, which has a wood door with divided-lite glazing and an exterior metal screen door. A paired window is located south of the door within the porch. A similar paired window is located at the north bay of the facade. All windows appear to be six-over-one, double-hung with wood sash and surrounded with flat wood boards. Each window has an exterior storm screen and a molded wood sill (P5a.) Additional features include a brick chimney near the rear-center of the roof, and a louvered gabled end vent visible at the facade. The site includes a front lawn with a curved concrete pathway with extends from the public sidewalk toward and bifurcates near the entrance porch, circulating to the driveway along the south property line. A detached accessory dwelling of recent construction is situated at the rear of the site and is accessed by the driveway. The accessory dwelling was not subject to survey.

*P3b. Resource Attributes: HP2. Single family property. 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:**

Subject building viewed from D Street, looking northeast.
March 14, 2019.

***P6. Date Constructed/Age and Source:** ca. 1931. Hattie Webber Museum collections, Sanborn maps.

Historic Prehistoric Both

***P7. Owner and Address:**

MD Revocable Trust
44073 N. El Macero Dr.
Davis, CA 95616

***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) 320-324 D Street *NRHP Status Code 6Z

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B1. Historic Name: 320 D Street

B2. Common Name: 320-324 D Street

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

*B5. Architectural Style: Vernacular bungalow

*B6. Construction History: Property recorded as a vacant lot on the 1921 Sanborn map. The building was first recorded on 1933 Sanborn map as a one-story, wood-frame dwelling with a recessed porch at the southwest corner. A detached one-story automobile garage was recorded at the rear of the site, near the southeast corner of the parcel on the 1933, 1945, and 1953 Sanborn maps. New roofing materials installed in 1994. Automobile garage at the rear of the property was demolished in 2006 to make space for an accessory dwelling that was built ca. 2009.

*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

The subject building was constructed ca. 1931 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. Between 1933 and 1945 the subject building, the neighboring residence to the south, and the three neighboring residences to the north along the east block face of D Street were constructed. 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 gabled roof, appears have been built with wood siding (replaced by existing vinyl at an unknown date), and features double-hung sash windows.²

(See Continuation Sheet)

B11. Additional Resource Attributes: HP2. Single family property, HP3. Multiple family property

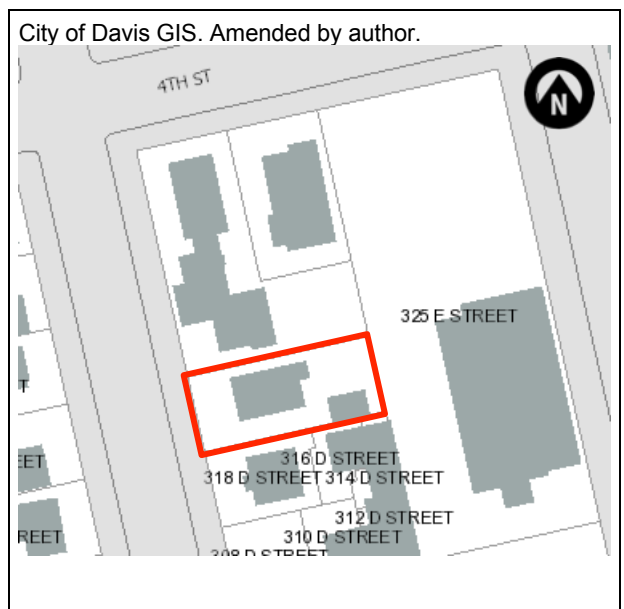
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



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

² Ibid., 21.

CONTINUATION SHEET

Property Name: 320-324 D Street

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*B10. Significance (Continued):

320-324 D Street was constructed ca. 1931 for Albert Kroeger by a builder identified as "Jacobsen" in E.S. McBride's "Little Black Book," which compiles a list of builders and clients of houses in Davis between 1911 and 1933. Archival research indicates the builder was likely John Jacobsen, a carpenter employed by the University ca. 1910s and 1920s who was by 1930 the University's superintendent of construction.³

Albert F. and Theo S. Kroeger

Albert F. Kroeger (1900-1987) and Theo S. Kroeger (1904-1983) were the original owner-occupants of the subject property. Albert F. Kroeger was born in Iowa and resided in Davis with his wife, Theo, a California native, in a residence on G Street in Davis by 1930. The subject dwelling was owned and occupied in 1940 the Kroegers, as their son Albert F., Jr., and daughter Barbara J.⁴ The 1970 Davis City Directory listed Albert F. Kroeger as owner-resident of the property, indicating Kroeger owned and resided at the property between ca. 1935 and ca. 1970. Kroeger was employed as a deliveryman by the University of California Agricultural College when he commissioned the subject residence in 1931. The Kroegers were recorded at 320 D Street in the 1940 U.S. Census. Albert was by then an employee of the University of California Agricultural College Comptroller's office. Kroeger retired by 1970, and remained owner-occupant of the subject property.⁵

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. 1931 during the early years of the Great Depression. The subject building was one of several residential properties constructed 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. Albert F. Kroeger was an employee of the University of California Agricultural College during the 1930s and 1940s, and owned and resided at the property with his family for around four decades based upon available information. Available information does not indicate Kroeger made significant contributions to local, State, or national history that are expressed by or association with the subject property.

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 or the local register. The ca. 1931 residence at 320-324 D Street is designed in a transitional, vernacular style that falls between a common bungalow or cottage typology and a Minimal Traditional style residence. The building features a gabled roof and recessed porch supported by short, round columns set on brick piers, more common to Craftsman style and bungalow typologies of earlier construction periods, thus providing a relatively late and modest example of that residential typology. The building does not provide a very strong example of the popular Minimal Traditional style residences that were built beginning in the 1930s, as its overall form is more reflective of a vernacular bungalow typology, despite its minimal ornamentation, linear plan, and gabled roof. The building's original designer-builder, John Jacobsen does not appear to have stood out among builders in practice during the 1930s. Archival research did not find extensive information relating to Jacobsen's career, which appears to have been focused on work with the University of California, with a few residential commissions in Davis, ca. 1930s.

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.

³ See, 232 B Street in "Davis Historic Bicycle Tour," City of Davis, website. Accessed May 17, 2019.

<https://cityofdavis.org/city-hall/community-development-and-sustainability/historic-preservation/davis-historic-bicycle-tour>.

⁴ U.S. Federal Census data for 1940; and, University of California Register, 1941-1942 with Announcements for 1942-1943 in Two Volumes, Volume II, (Berkeley, CA: University of California Press, January 1943), 283.

⁵ Davis City Directory, 1970.