

**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 4 *Resource Name or #: (Assigned by recorder) 321 D Street

P1. Other Identifier: Duplex with 327 D Street

*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 Location: Not for Publication Unrestricted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 321 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 13

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
321 D Street is a one-story, wood-frame residence that is part of the duplex court comprised of 321 and 327 D Street. The building is situated toward the south property line of its rectangular lot, with a street setback of roughly 20 feet. The exterior is covered with stucco and is otherwise unadorned. The building is capped by a hipped roof with asphalt shingles. (P5a.) Fenestration consists of aluminum sliding windows set into rectangular openings. A recessed entrance is located beneath the overhanging roof eave of at the northwest corner of the building and is accessed by a concrete pathway extending southward from the driveway. The perimeter of the building abuts planting beds with small trees and other small plantings. To the west of the residence, a concrete driveway occupies the northernmost portion of the lot, extending from the street at east to a garage located at the rear of the site (west). The garage appears to span the property line separating the subject property and the neighboring, north half of the duplex court at 327 D Street. The garage is one-story with two retractable doors divided by a central column. The garage is capped by a pyramidal roof with asphalt shingles.

*P3b. Resource Attributes: HP3. Multiple family property, HP4. Ancillary Structure (garage)

***P4. Resources Present:**

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

***P5b. Description of Photo:**

321 D Street viewed from D Street, looking southwest.
March 14, 2019.

***P6. Date Constructed/Age and Source:** 1956. Yolo County Assessor's Office. Historic Prehistoric Both

***P7. Owner and Address:**
Roger and Anne K. Romini
401 2nd Street
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.

P5a. Photograph or Drawing



*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) 321 D Street *NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: 321 D Street

B2. Common Name: 321 D Street

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

*B5. Architectural Style: Minimal Traditional-Court

*B6. Construction History: The subject building was constructed in 1956 according to Yolo County Assessor's Office data. The property was recorded as a vacant lot on the 1953 Sanborn map. The building appears to have been minimally altered from its initial period of construction.

*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

321 D Street was constructed in 1956 as the south half of a residential court with buildings addressed 321 (south) and 327 (north) D Street. Both buildings are of similar massing, form, and may be categorized as Minimal Traditional style residential buildings. A shared automobile garage is situated across the property line dividing the neighboring properties. 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. [...]¹

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property, HP4. Ancillary Building (Detached garage)

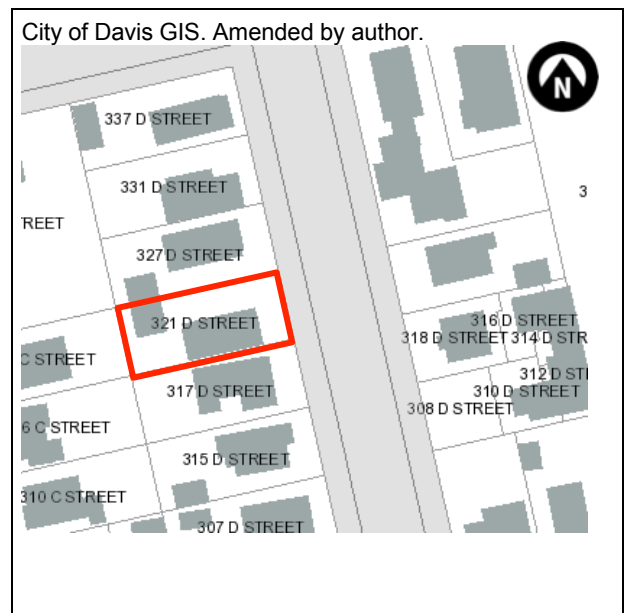
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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 Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 13-14.

CONTINUATION SHEET

Property Name: 321 D Street

Page 3 of 4

***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.²

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 Alpha M. Shannon, student, as occupant of 321 D Street.

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 residential building was constructed on a previously vacant lot in 1956, during a period primarily associated with residential development in subdivisions. As a property that in-filled a vacant parcel in a previously developed block within Davis, the subject property does not stand out within its period of residential development. The property is not known to have been the location of an important historic event.

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. Occupancy information found is limited to City Directory listings. Research did not find information that supports a finding that the subject building reflects any achievements of past occupants or owners.

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

CONTINUATION SHEET

Property Name: 321 D Street

Page 4 of 4

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 local register. 321 D Street was constructed in 1956 as a one-story, Minimal Traditional style residential building within a residential court property also containing a similar building at 327 D Street. The builder or contractor in charge of construction was not able to be identified through archival research. The building's design is representative of aspects of the Minimal Traditional style in terms of height, roof form, exterior materials, and a lack of ornamentation. Although the building remains representative of its type, and style, it was constructed toward the end of the Minimal Traditional style's primary period of construction in Davis, and does not represent an individually important example of its type. The building does not possess high artistic value.

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.