

**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) 325 University Avenue

**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 Location:     Not for Publication     Unrestricted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 325 University Avenue 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 070 074 11

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
325 University Avenue is a one-story Craftsman bungalow situated on the west side of University Avenue, between 4th Street (north) and 3rd Street (south) (**P5a.**) The building is set back from the street roughly 30 feet, near the center of its rectangular lot. The building has a rectangular plan and is capped by a gabled roof covered with asphalt shingles.. A cross-gable projects from the southwest corner of the facade, and a shed roof covers the adjacent, front porch. Roof eaves trimmed with wood fascia overhang the building footprint; rafter tails are visible beneath the eaves and the gabled ends feature vents beneath the gable peak. The exterior is clad with tongue-and-groove wood siding. Fenestration consists of one-over-one, double-hung, wood-sash windows with exterior storm screens. The facade features a boxed projecting bay at south, with paired and tripartite window arrangements. To the north, the recessed front porch spans roughly two-thirds of the facade's width and contains the main entrance and an adjacent window. The porch features an entrance ramp covered with synthetic turf, and wood railings. The porch is partially enclosed by a wood bulkhead at the perimeter, and is supported by square wood columns. A chimney covered with wood or similar siding and detailed with a molded collar is visible at the south end of the building. The front yard is covered with grass and bisected by a central concrete walkway, placed on axis with the front entrance. Planting beds are located adjacent to the projecting bay and porch at the facade, flanking the entrance ramp. A concrete driveway running parallel to the south property line leads to a detached garage with a shingled or synthetic shingled exterior, gabled roof, gable end vents, and at least one window (single-lite within a wood frame) is visible at the southwest corner of the site (**Figure 1**). A wood plank fence separates the front yard from the rear portions of the driveway. The building appears to be in good condition.

**P5a. Photograph or Drawing**



**P3b. Resource Attributes:** HP2. Single family property. HP4. Ancillary building (detached garage)

**\*P4. Resources Present:**

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

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

Subject building viewed from University Avenue, looking west.  
March 14, 2019.

**\*P6. Date Constructed/Age and Source:** ca. 1929-1933. Building Permit Records and Sanborn maps.

Historic     Prehistoric     Both

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

Shersta Sara Garavati  
325 University Avenue  
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, 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.** Subject building viewed from University Avenue. Fence at driveway and detached garage at rear of site (left).

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 325 University Avenue \*NRHP Status Code 6Z

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B1. Historic Name: 325 University Avenue

B2. Common Name: 325 University Avenue

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

\*B5. Architectural Style: Vernacular Bungalow

\*B6. Construction History: The subject building was constructed in 1929 according to a letter contained in the property's building permit records file at the City of Davis. This date appears to be accurate as the building was not recorded on the 1921 Sanborn map of Davis, and first appeared on the 1933 Sanborn map of Davis. Alterations include the installation of an entrance ramp at the front porch at an unknown date, installation of storm screens on the outside of existing wood-sash windows at an unknown date, reroofing in 1992. In 1992-1993, the property's owner attempted to alter the residence to accommodate additional dwelling units in a second story addition, however, the construction of the second story addition appears to have been abandoned. The residence may have been "restored," per the letter on file, however, the extent of restoration or alteration was not detailed on available documents.<sup>1</sup> The existing garage at the rear of the site appears to have replaced an original garage of similar footprint ca. 1992. A garage addition was added to the rear of the residence also in 1992, according to building permit records.

\*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 N/A

325 University Avenue was developed within the McDonald Subdivision, a grouping of several rectangular parcels owned by Mary L. McDonald in the vicinity of 4th and B Street and 4th and University Avenue, that appeared on the Official Map of the City of Davis, published in 1928. The residence was not recorded during the 1930 U.S. Census, and did not appear on a Sanborn Map until 1933, suggesting the subject property was sold by Mary L. McDonald, an owner of multiple parcels, around that time. The 1940 Census recorded Stanley W. McBirney, Agricultural Engineer at the University of California Agricultural College, his wife Elsie F. McBirney, and their sons John C. and James F. as tenants of the subject building. Circa 1940, the property was owned by Frank E. and Martha E. Faylor, according to the Official Map of the City of Davis, published in 1940. Property owners identified through review of available U.S. Census, city directory, and building permit records, include: Vohra Pran Trust and/or Ursula K. Abbot ca. 1992-1993; Sarah Gerawati Shersta, 2017. Tom Russell, a student at UC Davis, was listed as an occupant of the building in the 1970 Davis City Directory. 325 University Avenue was constructed ca. 1929-1933, during the early years of the Great Depression. During the early 20th century and leading into the Second World War, "development of urban residential blocks in Davis was characterized by a slow process of in-fill as multiple lot holding were divided and sold off decade by decade," as described in the Central Davis Historic Conservation District, Historical Resources Survey, completed in August 2003. (See continuation sheet)

B11. Additional Resource Attributes: HP2. Single family property HP4. Ancillary Building (Detached garage)

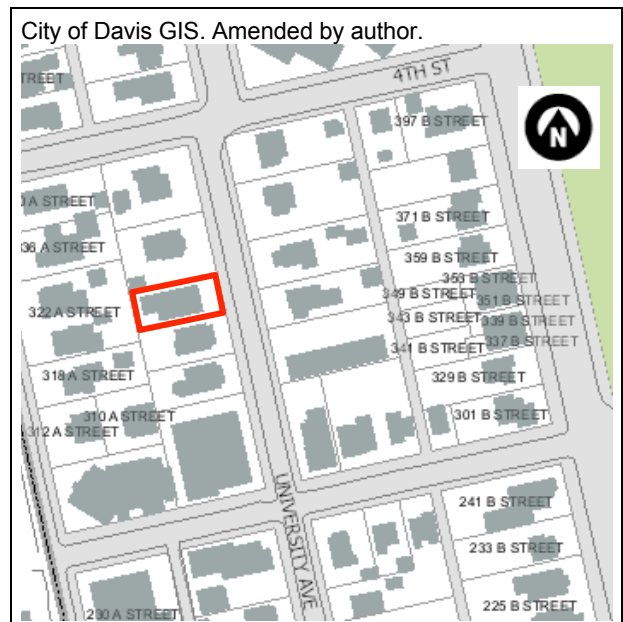
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



<sup>1</sup> City of Davis Application Form, AP 17-92, October 14, 1992. On file at City of Davis Planning Department.



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

Such a pattern resulted in “a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another.”<sup>2</sup> This pattern was present in the vicinity of the subject building as recorded on Sanborn maps of Davis published in between 1921 and 1945.

#### Craftsman Bungalows

325 University Avenue is a vernacular bungalow type residence designed with elements of the Craftsman architectural styles. The bungalow residential typology was “the dominant style for smaller houses built throughout the country...from about 1905 until the early 1920s,” as noted by historian Virginia Savage McAlester.<sup>3</sup> Bungalows were as historian Lester Walker describes, “an outgrowth of many influences—the Craftsman Style, Japanese architecture...the low adobe dwellings of the Spanish Colonial Style of the Southwest, the open informal planning of the Eastern Shingle Style, shack[-]like rural cottages, the Swiss chalet, and barn and log cabin construction.”<sup>4</sup> The bungalow gained popularity in California and was spread throughout the country through plan books and monthly journals. By the 1910s, the bungalow was favored by housing builders and became ubiquitous, with regional variations such as Chicago’s Prairie style-influenced examples, and California’s Craftsman and Spanish Colonial-influenced examples.<sup>5</sup>

Bungalows rendered in the Craftsman style frequently featured gently pitched gable or side gabled roofs with wide eaves that overhung the building footprint. Shingles or wood clapboard siding were common exterior materials, as were wood doors, wood windows, and wood trim such as fascia along eave ends. The Craftsman variants also featured exposed roof beams and rafter tails. Entrance porches were a predominant feature as well, often executed with stone-clad or pyramidal/tapered columns.

McAlester notes that the term “California Bungalow” is often applied to Craftsman examples of the building type. Additional study by the City of Oakland Planning Department has characterized California Bungalow as a distinct subtype, which “shared the small size and low-pitched roof with the Craftsman Bungalow, stucco and horizontality with the Prairie School house, and front porch and exposed rafters with the Brown Shingle [or East Coast Shingle Style].<sup>6</sup> The subject residence features the more modest stucco exterior and simplified floor plan of California Bungalows and elements such as a porch with arched openings and roof ridge tiles more commonly associated with Spanish Colonial Revival style residences. The building’s roof eaves overhang the footprint slightly, but do not extend beyond each exterior wall plane to the degree that many Craftsman style examples might.

Common features of bungalow include gabled and less-often hipped roof forms, wide roof eaves that overhang the building footprint, exposed beams and rafters beneath roof eaves, porches supported by columns (often pyramidal in shape), and groupings and two or more windows in one assembly. McAlester notes, “The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and Midwestern states.”<sup>7</sup>

#### Stanley W. McBirney

Stanley Ward McBirney (1901-1989) was born Grundy, Iowa in 1901, and relocated to Boise, Idaho with his family at a young age.<sup>8</sup> McBirney returned to Iowa in the ca. 1920 to attend Iowa State University, where he studied agriculture/engineering and graduated in 1923.<sup>9</sup> By 1930, McBirney and his wife Elsie F. McBirney (nee Connor) (1902-1978), whom he married in 1925, and young sons John (1928-2011) and James (1928-1983) resided in Toledo, Ohio, where Stanley worked as a Stationary Engineer with the Bureau of Agriculture of the United States Department of Agriculture.<sup>10</sup> In 1932, McBirney and his family relocated to Davis as Stanley began working with the agricultural engineering division of the University of California Agricultural College.<sup>11</sup> By 1938, the McBirney’s became occupants of 325 University Avenue in Davis, according to voter registration records. Stanley was an Agricultural Engineer who worked at the University of California Agricultural College in Davis who was involved in the design and engineering of agricultural equipment, including sled-type cornstalk shavers, sugar beet production machinery.<sup>12</sup> McBirney died in Fort Collins, Colorado in 1989.

<sup>2</sup> Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12.

<sup>3</sup> Virginia Savage McAlester, *A Field Guide To American Houses*, (New York: Alfred A. Knopf, 2013), 568.

<sup>4</sup> Lester Walker, *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*, (New York: Black Dog & Levanthal, 2014), 184.

<sup>5</sup> Walker, *American Homes*, 186.

<sup>6</sup> Helaine Kaplan Prentice & Blair Prentice – City of Oakland Planning Department, *Rehab Right: How to Realize the Full Value of Your Old House*, (Berkeley, CA: Ten Speed Press, 1986), 27.

<sup>7</sup> McAlester, *A Field Guide To American Houses*, 568.

<sup>8</sup> U.S. Federal Census data for 1910, 1920, available at Ancestry.com.

<sup>9</sup> “McBirney received Iowa State award,” *Fort Collins Coloradoan*, June 24, 1973.

<sup>10</sup> U.S. Federal Census data for 1930, available at Ancestry.com.

<sup>11</sup> “Davis,” *Woodland Daily Democrat*, July 7, 1932, 2.

<sup>12</sup> Frank Irons, Stanley Ward McBirney, Robert Max Merrill, “Construction of Sled-Type Cornstalk Shavers” in *Miscellaneous Publication No. 142*, (Washington, D.C.: United States Department of Agriculture, April 1932).

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### 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, within the University Avenue/Rice Lane neighborhood. The subject building was one of several residential properties constructed in Davis during the 1920s and 1930s, understood to have been an era during which numerous residences were constructed in the City. Despite this association, the subject property 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. The first known occupants of the property were Stanley Ward and Elsie F. McBirney and their sons John and James. Research into the career of Stanley Ward McBirney indicates his work as an agricultural engineer was based at the University of California Agricultural College during the 1930s and 1940s during his time of occupancy of 325 University Avenue. McBirney's work including development of agricultural equipment but does not stand out as a historically significant contribution; moreover, McBirney's work is not strongly associated with his place of residence, but rather the university buildings within which his work was conducted. Research did not find evidence indicating later known owners or occupants made significant contributions to local, State, or national history.

#### *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. 325 University Avenue was constructed ca. 1929-1933 by an unidentified builder and is a vernacular bungalow with elements of Craftsman style design. The building's gabled massing, partial-width front porch, and wood-sash windows are common features of bungalows constructed during the early 20th century. Exterior wood cladding, overhanging roof eaves, and a linear plan are common to modest examples of the typology that were typically constructed by builders rather than being architect-designed. The subject building exhibits the general form of a bungalow but lacks common features of the Craftsman style such as application of shingles or tapered columns, stone elements, and more elaborate wood details that would enable it to stand out as an individually distinct example locally, statewide, or nationally. The building does not have high artistic value based upon its design and materiality. Within its period of construction, many bungalows of similar scale were constructed in Davis, however, the subject building does not stand out as a particularly important example from its period.

#### *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.