

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) 371 B 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 Location:  Not for Publication       Unrestricted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 371 B 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 070 073 14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
371 B Street is a one-story, wood-frame, Minimal Traditional style duplex located on the west side of B Street, between 4th Street (north) and 3rd Street (south) (P5a.). The building is set back from the street approximately 30 feet, which provides space for a front yard with grass and a small, in-ground planting bed. The building's compound plan is comprised of a primary side-gabled volume oriented north-south with two similar cross-gabled volumes that project eastward forming separate units within the duplex. The facade is generally symmetrical, formed from the south cross-gabled unit, a central hyphen with a recessed, shared entry porch, and the north cross-gable unit. Roof surfaces are covered with asphalt shingles and molded wood trim is visible along the eave ends. Fenestration consists of aluminum-sash windows set into rectangular openings with wood frames and wood sills. The south window at the facade has wood shutters, and the north window only retains only shutter hinges. The building is otherwise unadorned, with a stucco exterior. Gable ends feature louvered vents set flush with the facade plane.

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

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

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

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

Primary (east) facade viewed from B  
Street, looking northwest.  
March 14, 2019.

**\*P6. Date Constructed/Age and  
Source:** 1950. Yolo County Assessor's  
Office.

X Historic  Prehistoric  Both

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

Hartwell Revocable Trust  
436 Avocet 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, 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) 371 B Street \*NRHP Status Code 6Z

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B1. Historic Name: 325-327 B Street

B2. Common Name: 371 B Street

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

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: The subject building was not recorded on the 1945 Sanborn map of Davis, which recorded a vacant site. 1953 Sanborn map of Davis was the first to record the subject building. The building was recorded as a U-plan, one-story duplex, with a rear porch. A detached, one-story automobile garage was recorded at the southwest corner (rear) of the site, to the immediate east of the mid-block alley that the subject lot backs up to. The only available building permit found for the property relates to a gas line to the building in 2004. Site features within the front yard appear to be of recent origin.

\*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

371 B Street was constructed in 1950 in the northern section of the University Avenue/Rice Lane neighborhood. The property was subdivided out of a larger tract of land containing several rectangular lots owned by Mary L. McDonald ca. 1940, as recorded on the 1940 Official Map of the City of Davis. As of 1950, when the subject property appears to have been developed with the subject building, residential development in Davis began to fill out six subdivisions recorded between 1946 and 1948. 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>

(See Continuation Sheet)

**B11. Additional Resource Attributes:**

HP3. Multiple family property

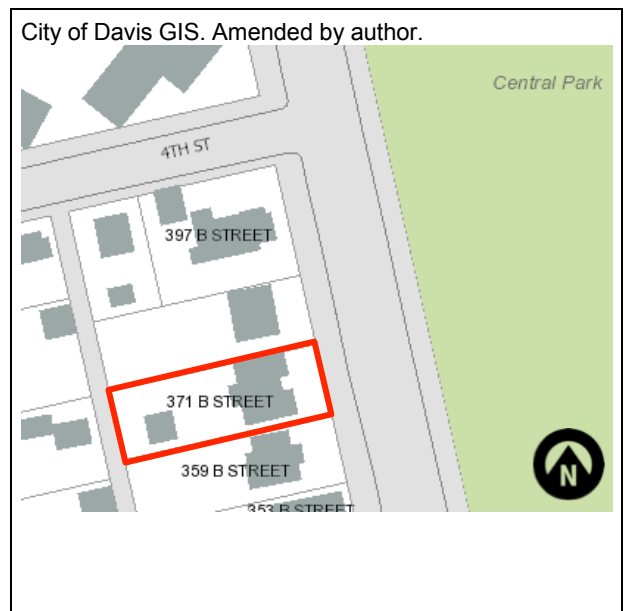
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

## CONTINUATION SHEET

Property Name: 371 B Street

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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.

The 1970 Davis City Directory listed husband and wife, John D McCubbin and Sandra J. McCubbin, as occupants of 325 B Street. John D. McCubbin was a student at UC Davis. John L. Fakunding, also a student at UC Davis, was occupant of 327 B 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 duplex residential building was constructed on a previously vacant lot in the University Avenue/Rice Lane neighborhood in 1950, at the turning point between a period of postwar residential construction and the onset of a trend of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. Although the property was constructed at a transitional period and is typical of Minimal Traditional housing typologies built in Davis, its construction occurred at the end of the period of postwar growth, and did not occur as part of a significant subdivision or 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. The property was built on land once owned by large landowner Mary McDonald, but does not reflect significant aspects of McDonald's life as McDonald did not reside in or otherwise occupy the property. Occupancy information found is limited to City Directory listings, which indicate the property was occupied by students ca. 1970. Research did not find information that supports a finding that the subject building reflects any achievements of past occupants or owners.

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

## CONTINUATION SHEET

Property Name: 371 B Street

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### *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. 371 B Street was constructed in 1950 as a one-story, Minimal Traditional style duplex. 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 was one of several duplexes and single-family residential buildings of similar style built in Davis as lots were filled in within established neighborhoods built out in the decades prior. 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.