

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) 385 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 Location:     Not for Publication     Unrestricted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 385 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 15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
385 B Street is a one-story, Minimal Tradition style residence located on the west side of B Street between 4th Street (north) and 3rd Street (south). The residence is set back from the street roughly 30 feet, providing space for front and rear yards, as well as a north side yard. The front yard has a central concrete path that leads to the main entrance. The residence has a rectangular plan, is set on a concrete foundation, and is capped by a side-gabled roof with asphalt shingles. The roof eaves overhang the building footprint slightly and have wood soffits with exposed rafter tails and modest wood fascia. The building features a projecting, cross-gabled bay at the north end of the facade, and a partial-width porch recessed beneath the east eave of the gabled roof along the remainder of the facade. The residence has an unadorned stucco exterior and is fenestrated with aluminum-sash windows set in rectangular openings, including a large tripartite picture window within the entry porch and smaller tripartite window with the projecting bay at the facade. Gabled ends have louvered vents set flush with the facade plane. The front yard features a patio area to the immediate east of the porch and a partial wood picket fence (P5a). A small garage is located near the west (rear) property line, adjacent to an alley that cuts through the middle of the block.

\*P3b. Resource Attributes: HP2. Single family property. HP3. Ancillary structure.

**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 B Street, looking southwest.  
March 14, 2019.

**\*P6. Date Constructed/Age and Source:** 1955. Yolo County Assessor's Office.

Historic     Prehistoric     Both

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

Ling Family 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) 385 B Street \*NRHP Status Code 6Z

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B1. Historic Name: 333 B Street

B2. Common Name: 385 B Street

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: Built 1955 by an unidentified builder. Porch support posts may be replacements. Original entrance door appears to have been replaced. Aluminum-sash windows may be replacements, however, no building permits were found noting such alteration.

\*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

385 B Street was constructed in 1955, during of a period of post World War II residential development in Davis, during which time a pattern of industrialized residential construction in subdivisions occurred beyond the historic town core, and remaining vacant residential lots within the downtown were in-filled. The property, located in the University Avenue/Rice Lane neighborhood, 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. The building was not recorded on the 1953 Sanborn map of Davis, and appears to have been the last residential building constructed along its block face, prior to more recent development along the block in the 2000s. 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>

**B11. Additional Resource Attributes:**

HP2. Single family property

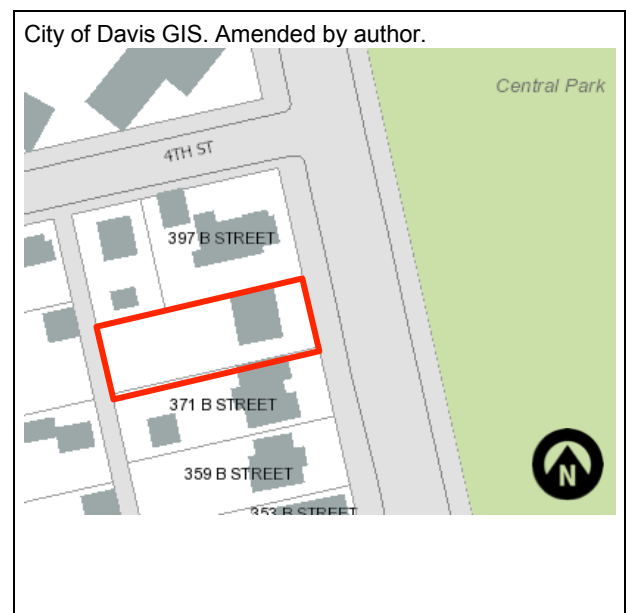
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

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Property Name: 385 B Street

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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 Joyce Gutierrez as the building's sole occupant. The directory did not list an occupation for Joyce Gutierrez.

### 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 the University Avenue/Rice Lane neighborhood in 1955, during a period of rapid subdivision and industrialized residential construction as the City of Davis expanded to the north and west. The building was constructed on a vacant lot, as the last residence to be built along its block face, prior to more recent development ca. 2000s. The subject building appears to have been among the latest residences constructed following World War II, during a period largely defined by the recordation of subdivisions beyond the original limits of the City of Davis. The building does not bear significant association to that trend as a standalone property within a previously developed neighborhood. Research did not find evidence that any significant historic events occurred at the property.

#### *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 for the property is extremely limited, but found the property was occupied by Joyce Gutierrez ca. 1970. Research did not find information that Gutierrez made significant contributions to local, State, or national history that are associated with the residence.

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

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### *Criterion C/3 (Architecture-Design)*

The subject building does not appear to be individually eligible under Criterion C/# for listing in the NRHP/CRHR or local register. 385 B Street was constructed in 1955 as a one-story, Minimal Traditional style residence. 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 is 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 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.