

**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 3 *Resource Name or #: (Assigned by recorder) 407 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 Location: Not for Publication Unrestricted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 407 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 070 071 10

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
407 University Avenue is a two-story, wood-frame, vernacular residence type residence located on the west side of University Avenue, between Russell Boulevard (north) and 4th Street (south). The residence has an irregular footprint, and is comprised of a one-story gabled north volume, two-story side-gabled central volume, and a south shed roof volume. The building is set back from the street roughly 30 feet, and is situated toward the center of its lot, providing front and side yards, as well as an area at the rear of the lot containing a driveway and ancillary building. The central volume of the residence appears to have received an addition based upon review of historic Sanborn maps that described the building as one-story in height. All roof planes are covered with asphalt shingles. Eave ends are trimmed with molded wood. The exterior is clad with narrow, lapped wood siding. Most windows are rectangular, wood sash with six-over-six, interior muntin grids. These windows are set into wood frames with wood sills. Windows visible along the north elevation at the second story include a circular gable window with a single lite, and a rectangular window with a single lite. The main entrance at the east elevation is located within the north volume and contains a wood door with three lower panels and six upper lites. The entrance is surmounted by a shed roof overhang supported by simple wood brackets (**P5a.**) The building appears to be in good condition. The site contains a front yard with a lawn area and many plantings including a large cactus. The rear of the property appears to be primarily for vehicle parking. A detached ancillary building is located at the rear of the site, which is accessible off of a mid-block alley.

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 west side of University Avenue, looking west. March 14, 2019.

***P6. Date Constructed/Age and Source:** Estimated ca. 1941-1945.

Sanborn map and U.S. Census records

Historic Prehistoric Both

***P7. Owner and Address:**

Morgan & Burke Living Trust
407 University Avenue
Davis, CA 95616-4150

***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) 407 University Avenue *NRHP Status Code 6Z

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B1. Historic Name: 407 University Avenue

B2. Common Name: 407 University Avenue

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Recorded on the 1945, and 1953 Sanborn maps of Davis as a one-story, wood-frame residence with an irregular plan. In 1989, a second story addition was added. In 2002, a rear trellis/patio roof was permitted. Reroofing was permitted in 2011. Garage addition at rear of residence was permitted in 2016.¹

*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 property was constructed ca. 1941-1944 as a single-family residence within the University Avenue/Rice Lane neighborhood, which is located immediately east of the UC Davis campus. Between ca. 1928 and 1940, the land the subject building was constructed on was one of several lots along the west side of University Avenue between 4th and 5th Streets owned by M. Etta and George J. Haussler, Davis based grain farmers. The subject residence was not recorded in the 1940 U.S. Census, but does appear on the 1945 Sanborn map of Davis. Thus, the residence appears to have been constructed during World War II years.

(See Continuation Sheet)

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

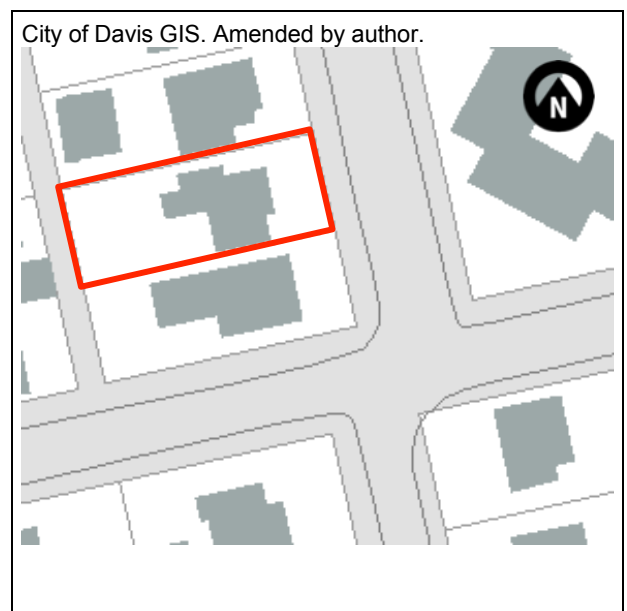
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



¹ Building permit file for 407 University Avenue provided by City of Davis.

CONTINUATION SHEET

Property Name: 407 University Avenue

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*B10. Significance (Continued):

The 1970 Davis City Directory lists J.A. Howarth, a microbiologist at the UC Davis School of Veterinary Medicine as an occupant. Howarth's complete period of occupancy could not be confirmed through review of available archival and online resources. Building permit records list Richard L. Burke as owner of the property ca. 1987, the year Burke sold the property to Bob Morgan and Mary Burke, who were listed on later building permits through 2016.

Evaluation

The following section provides evaluation of the subject property for eligibility for individual listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Davis Register of Historical Resources (local register), which contains buildings identified as Landmarks and Merit resources. The CRHR bases its criteria on that of the NRHP, and the local register criteria are based on those of the NRHP/CRHR. Therefore, evaluation under all three registers is undertaken simultaneously.

Criterion A/1 (Events)

The subject building does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in ca. 1941-1945, the subject property does not bear significant association with a particular development trend in a sense that the subject building is singularly important, such as being the first, last, or only remaining building associated with an event or pattern of events. The subject property was among many residences constructed in Davis between the Great Depression and World War II, but does not stand out within that pattern of development based upon available information.

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.

Criterion C/3 (Architecture-Design)

The subject property does not appear to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR or local register. The subject building was constructed in ca. 1941-1945 and is designed in a vernacular style. Research did not identify a designer or builder of the residence. The building does not embody the distinct characteristics of a particular style, despite having a design comprised of traditional forms and common building materials such as gabled roofs, lapped wood siding, and wood sash windows. Although distinct within its local setting in terms of massing, the building does not represent an individually important example of its style, type, period, or method of construction.

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.