

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 3                      \*Resource Name or #: (Assigned by recorder) 422 D 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 Location:     Not for Publication         Unrestricted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 422 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 070 211 02

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
422 D Street is a one-story-over-basement, vernacular cottage situated on the east side of D Street between 4th Street (north) and 3rd Street (south).with a rectangular plan, set on a concrete foundation. The residence has a rectangular plan, is set on a concrete foundation, and is setback roughly 20 feet from the east side of D Street. The residence is capped by a pyramidal roof covered with asphalt shingles and is clad with lapped wood siding. Fenestration at the street-visible facade and north elevation consists of one-over-one, wood-sash windows in single and paired arrangements. Windows have wood surrounds/casings and wood mullions separating paired windows. Several windows have exterior screens attached to the exterior casing. The front entrance is centered within the facade and is set beneath a portico with a hipped roof supported by chamfered wood posts. The building is otherwise unadorned. A one-story garage at the rear of the site was not able to be surveyed from the public right-of-way (**P5a.**) The driveway is built of stone pavers and extends east-west along the north property line. The front yard features a central paved path, on axis with the main entrance, and a wood fence with wood posts and rails.

**\*P3b. Resource Attributes:** HP2. Single family property. HP4. Ancillary building

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

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

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

Primary (west) facade viewed from D Street, looking east.  
March 14, 2019.

**\*P6. Date Constructed/Age and Source:** ca. 1937. Yolo County Assessor's Office.

Historic     Prehistoric     Both

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

Emily Erickson  
5785 Cabot Drive  
Oakland, CA 94611-2249

**\*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) 422 D Street \*NRHP Status Code 6Z

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B1. Historic Name: 422 D Street

B2. Common Name: 422 D Street

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

\*B5. Architectural Style: Vernacular Cottage

\*B6. Construction History:

Sanborn maps recorded in 1921 and 1933 show a small, one-story, wood-frame shed with a rectangular footprint was recorded at the subject site. That building may have been associated with residential properties in the vicinity with rear yards that back up to what is today 422 D Street; these properties included 413 E. Street to east and 509 4th Street to the south. The subject site was otherwise vacant. The 1945 Sanborn map was the first to record the subject building. Additionally, the 1945 map recorded a one-story auto garage near the southeast corner of the site, east of the residence; the previously recorded shed did not appear. The 1953 Sanborn map recorded similar conditions. Building permit records indicate the subject residence received new roofing materials in 2002, new driveway materials, and the garage at the rear of the property has undergone interior alterations accommodating a restroom and study area.<sup>1</sup>

\*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 building was constructed ca. 1937 during the Great Depression. Between 1933 and 1945, the subject block face and the opposite block face of D Street were built out with seven dwellings of generally small footprints. This pattern was similar to period trends in Davis that saw residential properties develop gradually during the interwar years. Only one additional residence was built on the block by 1953, according to available Sanborn maps. Between the early 1900s and the late 1930s, the residential building types predominantly included Craftsman bungalows and Period Revival dwellings that were developed lot by lot as large parcels were split into smaller lots. The subject building is a modest example of a vernacular bungalow that does not appear to embody characteristics of a particular style as much as it is reflective of more minimalist, traditional building methods or vernacular features.

(See Continuation Sheet)

**B11. Additional Resource Attributes:**

HP2. Single family property, HP4. Ancillary building

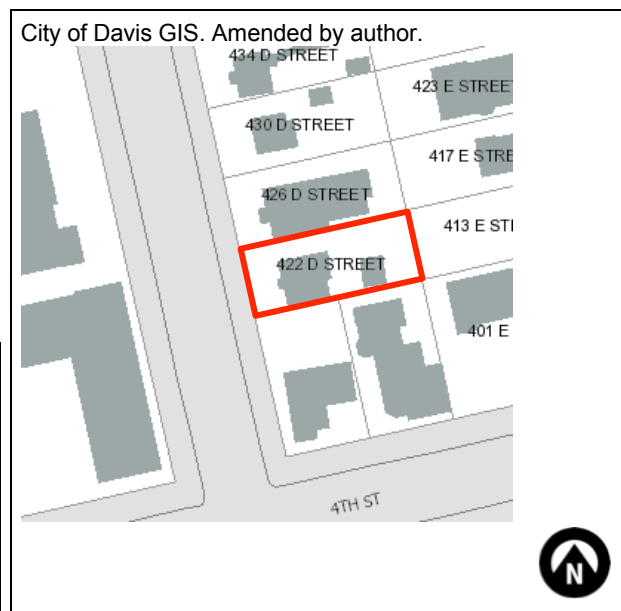
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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> Building permit records for 422 D Street provided by the City of Davis Planning Department.

## CONTINUATION SHEET

Property Name: 422 D Street

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

The 1940 Census recorded Richard N. Raynor (1909-1984), a botanist at UC Davis as a tenant, along with his wife Esther (1912-1993), and daughters Phoebe A., and Carolyn B. The census indicated the Raynors resided in Humboldt, California as of 1935.<sup>2</sup> Richard N. Raynor was born in South Dakota. By 1930, Raynor resided with his parents and siblings in Alhambra, Los Angeles County, California, per the 1930 U.S. Census. By 1947, the Raynors relocated to Pittsburg, California.<sup>3</sup> The 1970 Davis City Directory listed A.E. Kelley as an occupant, but did not indicate if Kelley owned the property. Building permit records indicate Robert E. Kelly owned the property in 1978, Gary and Suzan Ehlers owned the property in 1987, and Brad Schaffer owned the property in 1997-2012.

Additional archival and online research did not find additional information related to the lives or careers of past owners and occupants of the subject property.

*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. 1937, 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 during the Great Depression and early years of 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. Although the subject property is known to have been occupied by former employees of UC Davis during its history, the work and professional/academic achievements of these individuals are not directly associated or reflected by the subject building, but rather with the University building(s) in which work was conducted.

*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. 1937 and is designed in a vernacular style. A modest cottage type residence, the building does not reflect an individually important example of a style, type, period, or method of construction. During the building's period of construction, Period Revival style residences were constructed in Davis as individual lots were subdivided from larger parcels. The subject building's design does not express elements of a particular style and does not stand out as a distinct example of a type. Research did not identify a designer or builder of the residence.

*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.

The property at 422 D Street does not meet the criteria for individual listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHP), or the City of Davis Register (local register) as a Landmark or Merit Resource. The property is not a historical resource for the purposes of the California Environmental Quality Act (CEQA). The property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

<sup>2</sup> 1940 U.S. Federal Census data, accessed at Ancestry.com.

<sup>3</sup> 1947 City Directory for Pittsburg, California, accessed at Ancestry.com.