

**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) 430 E 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 Location:  Not for Publication       Unrestricted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 430 E 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 070 213 06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
430 E Street is a one-story, wood-frame, residence designed in a Minimal Traditional style, situated on the east side of E Street between 5th Street (north) and 4th Street (south) (P5a.). The building is set back from the street roughly 15 feet and has an L-shaped footprint, with the long stem of the L oriented east-west and the short stem oriented north-south. The L is formed by intersecting, one-story gabled volumes. Roofs are covered with asphalt shingles and have eaves with moderate overhangs and molded wood trim. The exterior is clad with asbestos siding. Fenestration consists of single and paired one-over-one, wood-sash, double-hung windows with wood surrounds and sills. Some windows have exterior screens. The building has two entrances, one facing north within the west gabled volume at the north elevation, and one facing west within the east gabled volume at the north elevation. Each entrance is surmounted by an angled canopy with asphalt shingles and standing seam roofing, respectively. The front area of the property has a lawn with perimeter shrubs and small trees. A concrete driveway extends from the street toward the rear of the property where an accessory dwelling stands; the driveway runs roughly parallel to the north property line.

\*P3b. Resource Attributes: HP2. Single family property, HP3. Multiple family property, HP4. Ancillary building

**P5a. Photograph or Drawing**



**\*P4. Resources Present:**

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

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

Facade of 430 E Street viewed from E Street, looking west.  
March 14, 2019.

**\*P6. Date Constructed/Age and Source:** 1940. Sanborn maps and U.S. Census data.

Historic  Prehistoric  Both

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

Petre-Styner Revocable Trust  
502 Scripps Drive, 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) 430 E Street \*NRHP Status Code 5S3

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B1. Historic Name: 430-432 E Street

B2. Common Name: 430 E Street

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

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: The subject building was constructed ca. 1940, as it did not appear on the 1933 Sanborn map of Davis, but was recorded during the 1940 U.S. Census. The 1945 Sanborn map of Davis recorded the subject property as containing only the subject residential duplex building. The 1953 Sanborn map of Davis recorded the subject building and a detached one-story automobile garage at the rear of the site. Each building was recorded by aerial photograph in 1965. The detached garaged was demolished at an unknown date after 1965, and a two-story ancillary dwelling was constructed at the rear of the site. The detached ancillary building at the site appears to be of more recent origin. Alterations listed on building permits include: installation heat and air conditioning systems in 2004; new roofing installed in 2004; and installation of a tankless water heater in 2011.<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 Residential Architecture Area Davis  
Period of Significance N/A Property Type Residential Applicable Criteria Local (Architecture)

The 1940 Census recorded Herbert S. Marshall, his wife Rose M. Marshall, and daughter Lynn A. Marshall as tenants of 430 E Street. In 1940, the Official Map of the City of Davis listed Frank M. and Cecil G. Elliot, owners and residents of 503 3rd Street at the same time, as owners of the subject property. Herbert Marshall was a civil engineer for the "State Hi-way", while Rose M. Marshall did not list an occupation. The unit addressed 432 E Street within the same building housed David W. McElroy, and his wife Sophia A. McElroy. David W. McElroy did not list an occupation and Sophia B. McElroy listed her occupation as a laboratory assistant at the UC Davis agricultural college. Occupants of each dwelling unit were recorded as renters. The 1970 Davis City Directory listed Joseph and Nancy West as tenants of 430 E Street, and Mrs. Maybelle King (widow of Lee King) as tenant of 432 E Street, respectively. The directory did not list occupations for those tenants.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP3. Multiple family property HP4. Ancillary Building

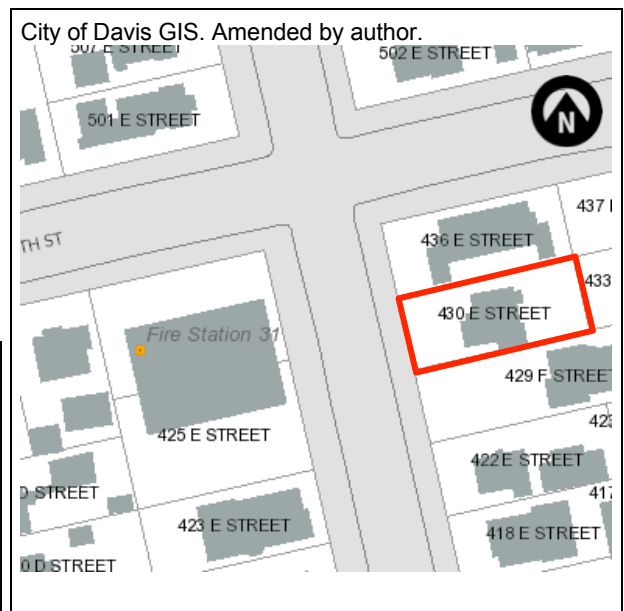
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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. UC Davis Special Collections, City of Davis property ownership maps 1928-1940.

B13. Remarks:

\*B14. Evaluator: Garavaglia Architecture, Inc.

\*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



<sup>1</sup> Building permits provided by City of Davis Planning Department.

## CONTINUATION SHEET

Property Name: 430 E Street

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

#### Minimal Traditional Style

Minimal Traditional style residences were constructed in the United States between ca. 1935 and 1950. Such residences typically designed with small, rectangular footprints, and gabled roofs with low or intermediate pitches, with a one-story height. In rare instances, roofs featured dormer windows. Fenestration was typically accomplished with multi-pane or one-over-one double-hung windows. Exteriors were minimally ornamented.<sup>2</sup> The subject building is representative of a side-gabled sub type of the style, sometimes referred to as a “Cape Cod”, as it resembles early house forms found in New England. Virginia McAlester notes, “Although many examples were symmetrical, in keeping with the original folk form, there was much experimentation with asymmetrical variations, including varied window placement and small porches or carports; some had an extra half-story finished under the roof.”<sup>3</sup> McAlester additionally describes, “Minimal Traditional style homes often had a paneled front door (sometimes with a multi-pane window in the upper half), perhaps accompanied by shutters or a chimney. Occasionally, Minimal Traditionals [sic] have other bits of stylistic detailing added—such as elements of Tudor or Colonial Revival.”<sup>4</sup>

The subject building embodies the typically gabled massing and minimal ornamentation of the style. Variations of the style are embodied through the paneled front door, symmetrical facade, rare roof dormers, and an extra half-story under the roof.

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>5</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.

<sup>2</sup> Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 587-589.

<sup>3</sup> McAlester, 587

<sup>4</sup> *Ibid.*, 588.

<sup>5</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 24.

## CONTINUATION SHEET

Property Name: 430 E Street

### *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 ca. 1940, the subject building was one of several Minimal Traditional residences built in Davis during the later years of the Great Depression and the 1940s. During this time period, Davis experienced a lot-by-lot residential development pattern that saw individual properties developed as larger parcels were subdivided or sold off by owners of larger tracts. Research did not find evidence that the subject building's construction was important to establishing a residential construction trend, or that the subject property was the location of an event of historic importance.

### *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. The property does appear to be eligible for the local register as a Merit Resource for embodying distinct characteristics of a Minimal Traditional style residential building. The period of significance is 1940, the year the building was constructed. The subject building was constructed in 1940 and is a duplex designed in a Minimal Traditional style. Research did not identify a designer or builder of the residence. The building embodies the distinct characteristics of the Minimal Traditional style through its one-and-a-half-story, cross-gabled massing, modest window surrounds, double-hung sash windows, and minimal ornamentation. Research has not found that the building represents an individually important example of its style relative the most representative examples in the State or the Nation. The building's designer-builder was not identified through archival research of limited resources. The building does, however, provide a very good local example of its style, type, and period of construction such that it appears to qualify for listing as a local register Merit Resource. See a discussion of historic integrity below.

### *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.

### Integrity

To determine if the subject building remain capable of expressing its apparent significance as a Davis Merit Resource for its embodiment of the Minimal Traditional style, its historic integrity must be analyzed. The seven aspects of historic integrity include:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

## CONTINUATION SHEET

Property Name: 430 E Street

### *Analysis of Integrity*

- Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1940.
- Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior, and retention of massing and scale. The building retains its cross-gabled roof, original height, L-plan, and original fenestration pattern. The building may have been re-clad with asbestos siding, however, most features representative of the building's original design remain in place.
- Setting. The subject property does not retain integrity of setting. The setting of the residential property has been impaired due to the demolition of a pre-existing automobile garage and construction of an accessory dwelling of more recent origin within the rear of the site. Although the building remains situated in a primarily residential neighborhood, the setting of the site itself does not reflect aspects of a ca. 1940, residential property with a single-detached residence and garage.
- Materials. The subject property retains integrity of materials. Existing asbestos siding is potentially a non-original material, however, available documentation of the building's construction chronology does not indicate a change in cladding material. Nonetheless, the building appears retain historic materials including window componentry and exterior trim such that its historic materiality remains apparent.
- Workmanship. The subject property retains integrity of workmanship. The building retains modest wood trim at gable ends, wood windows with wood casing and scale and massing reflective of modest Minimal Tradition workmanship ca. 1940.
- Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residential building as its design, materiality, and workmanship have been retained. The building's overall design reflects a modestly scaled, minimally ornamented building comprised of traditional forms that embody the Minimal Traditional style.
- Association. The subject property retains integrity of association. The property's is not significantly associated with a pattern of events, but retains distinct features that embody the Minimal Traditional style. Retention of the building's design it to retain the feeling of a 1939 Minimal Traditional residence.

Overall, the property retains historic integrity and is capable of expressing its apparent significance such that it remains eligible for listing as a City of Davis Merit Resource as a building that embodies distinct characteristics of a Minimal Traditional style residence.