

**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) 500 4th Street

P1. Other Identifier: Purves Insurance

*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 Location: Not for Publication Unrestricted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 500 4th 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 070 212 10

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
500 4th Street is a wood-frame commercial building situated at the southeast corner of 4th and D Streets. The building's irregular footprint, varied gabled and hipped rooflines result from the joining of two formerly separate residences in 1988 by a one-story addition. The north volume is formed from a one-and-a-half-story, Minimal Traditional style building with a cross-gabled roof, stucco exterior and rectangular footprint (**P5a.**). The 4th street elevation contains a recessed entrance at the northwest corner, and an angled bay window with replacement windows that have internal muntin grids. The D Street elevation has a gabled end featuring a similar angled bay window, a smaller wood-sash window to the south, and a paired wood sash gable window with diamond muntins in the upper sash. To the south, the north volume joins a hyphen that was built in 1988, and that is one-story in height with a gabled roof and similar exterior characteristics including stucco cladding, angled bay windows (**Figure 1**). The hyphen joins south volume, which was formerly a detached residence addressed 328 D Street, prior to 1988 (**Figure 2**). The south volume is generally square in footprint, one-story in height, and is capped by hipped roof. Windows are two-over-two, wood-sash, with horizontal muntins. On the whole, building is minimally adorned with modest molded gabled end trim. All roof surfaces are covered with asphalt shingles.

***P3b. Resource Attributes:** HP6. 1-3 story commercial building.

P5a. Photograph or Drawing



***P4. Resources Present:**

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

***P5b. Description of Photo:**

500 4th Street viewed from southeast corner of 4th and D streets, looking southeast. March 14, 2019.

***P6. Date Constructed/Age and Source:** Ca. 1933, with a 1988 addition. Sanborn maps.

Historic Prehistoric Both

***P7. Owner and Address:**

Gambatese Trust et. al.
George and Marsha Purves Trust
186 Orange Blossom Circle, Folsom, CA 95630

***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): _____

CONTINUATION SHEET

Property Name: 500 4th Street

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Figure 1. 500 4th Street viewed from D Street, looking east. Building historically addressed 502 4th Street (left) and 1988 hyphen and addition (right)



Figure 2. 1988 Addition (left) and building historically addressed 328 D Street (right), looking northeast from D Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 500 4th Street *NRHP Status Code 6Z

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B1. Historic Name: 502 4th Street and 328 D Street
B2. Common Name: 500 4th Street and 328/334 D Street
B3. Original Use: Residential B4. Present Use: Commercial

*B5. Architectural Style: Vernacular bungalow (heavily altered)

*B6. Construction History: The subject property is an L-shaped parcel that is comprised of two formerly separate properties that were historically addressed 502 4th Street (common name 500 4th Street) and 328 D Street, prior to the joining of the properties in 1988.¹ The property historically addressed 502 D Street (considered the north volume of the subject building) is a ca. 1925-1930 dwelling that was first recorded on the 1933 Sanborn map as containing a one-story, wood-frame residence with a detached two-story tank house structure (non-extant). The tank house was recorded on Sanborn maps of Davis published in 1911 and 1921, but appears to have been a part of a pre-existing residential property that fronted to 339 E Street to the east; thus, the tank house was incorporated into the subject property ca. 1933, rather than being purpose-built concurrently with the residence addressed 502 4th Street. The second property, historically addressed 328 D Street, first appeared on the 1945 Sanborn map as a one-story, wood-frame dwelling with a square plan and a detached automobile garage at the rear of the lot.

(See Continuation Sheet)

*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 Commercial Applicable Criteria N/A

Review of available Sanborn maps, U.S. Census data, and maps showing property ownership in Davis ca. 1929-1945 indicates the north volume of the subject building (historically a detached residence addressed 502 4th Street) was originally constructed ca. 1925-1930, for original owner-occupants Boyd L. Harby, his wife Edith G. Harby, and daughter Nancy L. Harby. Review of maps of Davis listing property ownership in 1929 and 1940 shows the Harbys had the residence at 502 4th Street constructed on land formerly owned by Harby's father, noted Davis banker J.A. Harby. The house appears to have been built in 1925 according to an account in a historic newspaper published in July 1925, which noted in 1925 "Although the records show that young [Boyd] Harby and Miss Edith G. McNeil of Sacramento were married...on August 21, 1924, they managed to keep their wedding a secret until such time as Harby had a completed and furnished bungalow for the reception of his bride."² The 1930 and 1940 Census recorded Boyd L., Edith G., and Nancy L. Harby as occupants of fourth street residence addressed 502 4th Street.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

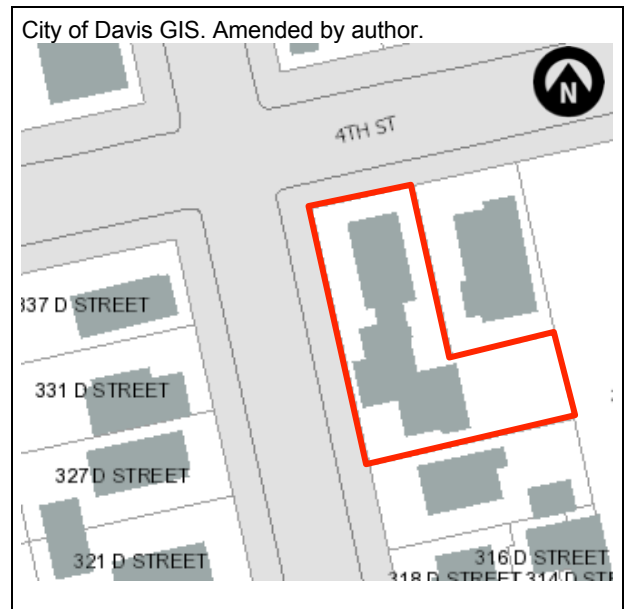
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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



¹ City of Davis building permit, plan, and property joining records provided by Davis Planning Department.

² "Wedding Year Ago Only Now Made Known," *Woodland Daily Democrat*, July 18, 1925.

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***B6. Construction History (Continued):** The 1953 Sanborn map recorded a one-story rear addition off the south elevation of 502 4th Street, but otherwise recorded similar conditions at each of the then separate properties. No major alterations are documented at either building prior to the completion of an addition to join the buildings in 1988. This also appears to have resulted in some stucco repair or painting at the exterior, construction of exterior staircases at the north elevation, and may have resulted in the addition of projecting bay windows to the first story of the building, as such window were not recorded on historic Sanborn maps. The existing landscaping, iron railings, and driveway appear to date to the period of the addition or later, based on available building permit records. The property's address was switched to 328, 334 D Street and 500 4th Street in 1995.

The south volume of the subject building, historically a detached residence addressed 328 D Street, was built on land owned by J. A. Harby ca. 1929, which was conveyed to Jacob R. Banninger, a Davis-based carpenter and home builder, by 1940. The 1940 U.S. Census recorded Banninger as a resident of his brother's house on at 218 University Avenue in Davis, while a household was not recorded at 328 D Street that year, indicating the residence was constructed between a later date in 1940 and 1945, the year it was first recorded on a Sanborn map.

***B 10. Significance (Continued):**

The subject property, comprised of two formerly separate residential properties, was developed with residences between ca. 1925 and 1945. During the period 1925 to 1945, the City of Davis was experiencing gradual residential growth, as larger tracts containing several lots were subdivided lot-by-lot as houses were constructed. This pattern of side-by-side development first began to be discernable in the 1930s. The residences at 502 4th Street and 328 D Street were developed within this general pattern, as a larger tract owned by banker and farmer, J.A. Harby was subdivided first to enable the construction of a home for Harby's son at 502 4th Street ca. 1925 and again ca. 1940 when the lot addressed 328 D Street was sold to builder Jacob R. Banninger. The larger number of homes constructed during the 1920s and 1930s were designed in Craftsman Bungalow and Period Revival styles, with most of the residences in the downtown area being modest homes that are not considered high style examples, and are not architect-designed (**Figure 3 and Figure 4**).³

Limited information is available relating to occupancy of each former residence between 1940 and the late 1960s. By 1970, 502 4th Street was owned and occupied by Rene Carrere. Concurrently, 328 D Street was occupied by a tenant named David Van Hoogstraten. Property resale inspection forms show 328 D Street was sold in 1976, and may have been owned by John Brinley, a Davis-based real estate agent. In 1979, Rene Carrere sold 502 4th Street. By the early 1980s both properties were owned by an entity related to an insurance agency known as Stehli & Purves Insurance. The separate buildings were combined by an addition in 1988 to accommodate the insurance business. Similar uses have continued within the combined building since that period, based on available occupancy information.

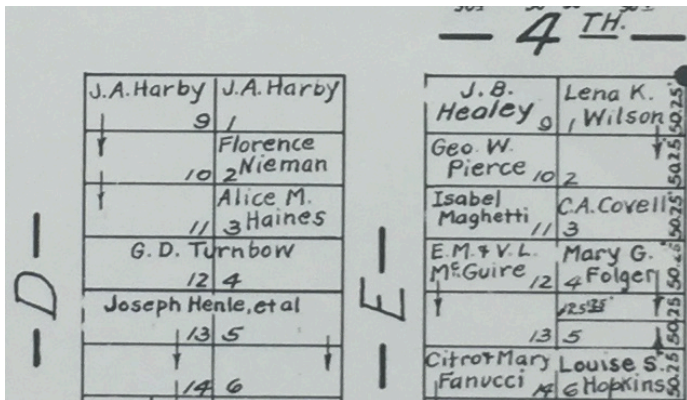


Figure 3. 1929 map of City of Davis, showing J.A. Harby as owner of land contained within subject property. Red-dashed line indicates approximate future boundary of subject property.

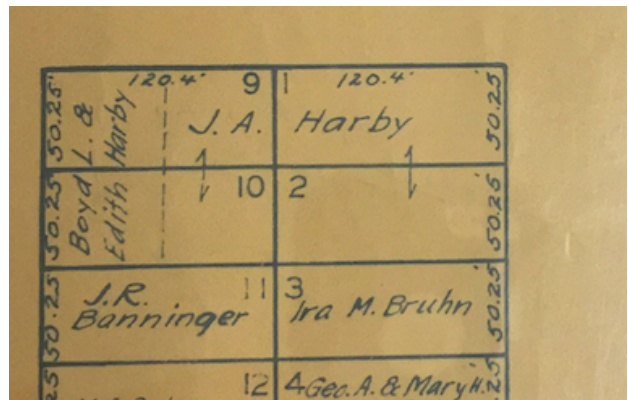


Figure 4. 1940 map of City of Davis, showing Boyd L. and Edith Harby as owners of a portion of lots 9 and 10, formerly under J.A. Harby's ownership.

³Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996), 21.; and Central Davis Historic Conservation District, *Historical Resources Survey*, August 2003, 12.

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Boyd L. and Edith G. Harby

The Harbys were the original owner-occupants of 502 4th Street ca. 1930-1940s. Boyd L. Harby (1897-1958) was born in California to James A. and Ruth E. Harby, who were natives of New York state, and resided in the vicinity of Davisville by 1900. Boyd's father was a butcher ca. 1900 but and transitioned to farming by 1910. The family resided at residence at 339 3rd Street, just east of the subject building. Boyd and his older brother Joseph, too, listed their occupation as farmer by 1920, and continued to reside at the Harby family home in Davis. By 1925, J.A. Harby and Boyd L. Harby were actively involved with the Bank of Yolo, serving as manager and assistant cashier, respectively. By 1927, J.A. Harby, served as bank president of the Davis branch of the Bank of Yolo.⁴ No additional information was found relating to the life and career of Boyd L. Harby during the 1930s and 1940s. By 1956, Boyd L. Harby had acquired a 100-acre site in Davis that was sold that year to Hunt Foods for the purpose of constructing a food processing plant.⁵

Edith G. Harby (1897-1965) was born to William and Mary McNeil of Plumas, California. By 1920, Edith resided in Sacramento and worked as a stenographer for a telephone company, per 1920 U.S. Census. In 1925, Edith married Boyd L. Harby of Davis, and appears to have resided in Davis for the remainder of her life. Edith Harby did not list an occupation in the 1930 or 1940 U.S. censuses.

George E. Purves

The subject building has been occupied by Purves Insurance agency under the direction of George E. Purves, since the early 1980s, based upon building permit records and online information. According to the Purves and Associates Insurance Agency's website:

Purves and Associates Insurance Agency is an independent California insurance agency located in Davis, CA. [...]

George Purves entered the Independent Insurance Agency business in 1972 when he joined Brinley's Real Estate & Insurance in Davis, CA. Mr. Brinley, a friend and local businessman with a reputation for integrity and generosity, mentored George and eventually sold him the Insurance arm of the business. Since then Purves & Associates has been the Independent Insurance Agency in Davis, working with families and businesses in Davis and throughout Northern California. every kind of new business that springs from the minds of UC Davis researchers/entrepreneurs. [...]

George grew up in Hollister, California. He is a veteran of the U.S. Army and received a Bachelor Degree in Economics at Chico State University and did graduate studies of Economics at Fresno State. George began his insurance career with the Insurance Company of North America (INA) in their Marketing Department. George left the company to enter the Agency business with John Brinley in 1972 in Davis. He has served as President of both the Yolo County and Sacramento County Independent Insurance Agency Brokers Association and on the California Board of Directors of the Independent Insurance Agents and Brokers Association. George was voted the "Outstanding Insurance Professional" by his fellow Northern California Insurance Brokers in 1994 and still serves on the prestigious study group, "McAllps Forum of Insurance Issues".⁶

Jacob R. Banninger

Jacob R. Banninger (1894-1976) was a Davis-based carpenter and house contractor who is listed as contractor for two residence in Davis, both of which were owned by Banninger, in 1937-1938.⁷ Banninger also owned the property historically addressed 328 D Street ca 1940. Banninger was born in Kansas in 1894 and continued to reside in his home state into the late 19teens. By 1930, Banninger resided in Marysville, California, and worked as laborer. By 1934, Banninger relocated to Sacramento, California. Banninger began working as a carpenter in Davis around 1936, during the later years of Great Depression.⁸ By 1940, became a property owner. Archival research did not find additional information related to the life and career of Banninger.

⁴ "Two Youths Bind 4 in Vault, Rob Bank of \$7,000," *San Francisco Examiner*, December 3, 1927, 7.

⁵ "Hunt Food Slates New Plant at Davis," *The San Bernadino County Sun*, August 31, 1956, 13.

⁶ "George Purves," Purves & Associates Insurance Agency, website. Accessed May 22, 2019. <https://purvesinsurance.com/team/george-purves/>.

⁷ E.S. McBride, "Little Black Book," Hattie Webber Museum collections, Davis, CA.

⁸ "Davisites Entertain Kansas Visitors," *Woodland Daily Democrat*, August 23, 1936, 2.

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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 for its association with residential development patterns in downtown Davis during the period of residential development between 1900 and the early 1940s. The subject property continued to develop after early 20th century as a commercial property beginning in the late 1970s. The property combines two formerly separate residential properties that as combined, do not reflect the early period of development, despite retaining portions of the formerly separate residences.

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. 502 4th Street was built as the home of Boyd L. and Edith G. Harby ca. 1925. Harby's career in farming and banking does not appear to stand out regarding to other professionals in Davis, State, or national history. Further, Harby's career as it related to the Bank of Yolo would typically be tied to the bank or office location he occupied, rather than a personal residence. Information relating to the residents of 328 D Street was extremely limited. Later owners and occupants of the subject building include insurance and real estate professionals associated with the Purves Insurance Agency. Information related to the company and its employees notes that George Purves has been associated with the real estate and insurance fields in Davis since around 1972, and appears to have occupied the subject building since the early 1980s. Although the agency is a notable, independent local business, its role in the historic development of the subject property does not appear to be significant, given the property originated within a pattern of residential development prior to the business's establishment.

Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. The subject building combines portions of two pre-existing, one-story residences with historic addresses 502 4th Street and 328 D Street. Available information suggests the former residence at 502 4th Street was a bungalow typology, however, the dwelling's builder and specific stylistic characteristics are unknown. Based upon existing conditions, the building may have been designed in a Minimal Traditional style. Similarly, 328 D Street was a one-story bungalow type cottage with a hipped roof built ca. 1940-1945, potentially by local carpenter/contractor Jacob R. Banninger. Research does not support a finding that Banninger was a particularly important builder in Davis or considered a master in his field. The building's early form and type place it among many similar residences built during the period. The subject building as a commercial building combining two former residences with a 1988 addition does not stand out as an individually important commercial building in Davis, and does not embody distinct characteristics of a particular period, but rather elements or features of buildings constructed in differing periods.

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.