

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 5      \*Resource Name or #: (Assigned by recorder) 526 G 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 Location:     Not for Publication     Unrestricted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 526 G 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 070 193 02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
526 G Street is a one-story-over-basement, wood-frame building with generally rectangular plan, set on a concrete foundation. The building was originally occupied as a residence, but has been converted to commercial use. The building is situated on the east side of G Street between 6th Street (north) and 5th Street (south). The building has a stucco exterior and is capped by a cross-hipped roof covered in asphalt shingles. The roof eaves overhang the building footprint slightly at and are trimmed with modest fascia. A brick chimney with a corbelled stack is attached to the south elevation of the building. The residence is fenestrated with operable, steel-sash windows, which are recessed slightly into the facade. Windows are hinged and swing outward. The primary facade has a projecting south bay, and recessed in two steps further northward, including a bay containing the main entrance, and a northernmost bay with a single window (P5a.) The property contains a detached automobile garage at the northeast corner of the property. The front and side (south) yards have grass lawns. A driveway extends eastward from the street along the north property line. Additional features include a brick chimney with a corbelling at the top, at the south elevation.

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

\*P4. Resources Present:

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

\*P5b. Description of Photo:  
Facade (left) and south elevation (right)  
viewed from G Street. March 14, 2019.

\*P6. Date Constructed/Age and  
Source: 1939. Davis HRMC.

Historic     Prehistoric     Both

\*P7. Owner and Address:  
Elizabeth Quesada  
617 Beckett Lane  
Woodland, CA 95696-3608

\*P8. Recorded by:  
Garavaglia Architecture, Inc.  
582 Market Street, Suite 1800  
San Francisco, CA 94104

\*P9. Date Recorded:  
March 14, 2019

**P5a. Photograph or Drawing**



\*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) 526 G Street \*NRHP Status Code 5S3

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B1. Historic Name: 526 G Street  
B2. Common Name: 526 G Street  
B3. Original Use: Single-family residence B4. Present Use: Commercial business

\*B5. Architectural Style: Vernacular/Minimal Traditional

\*B6. Construction History: Built 1939, according to City of Davis resale inspection application records and Yolo County Assessor data. The property was recorded on the 1945 Sanborn map of Davis and was listed in the 1940 U.S. Census. Between 1993 and 1995 a garage at the rear of the property was converted to residential space. The former residence has undergone interior alterations such as HVAC upgrading and water heater replacement. The residence was also reroofed in 2000. The residence was converted to a commercial use in 2018.

\*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 N/A

The subject property was one of five residences built along the east face of the 500 block of G Street between ca. 1939 and 1945, based upon available historic photographs and Sanborn maps for Davis. The property was one of several rectangular lots located along the east face of the 500 block of G Street that were owned by F.A. Plant, et. al. prior to the early 1940s. Plant operated several grain warehouses along G Street that had easy access to the adjacent railroad to the east. The subject property appears to have been vacant land without a distinct use under Plant's ownership before it was improved with the house for husband and wife, Joseph J. and Betsy A. Truffini, who appeared as owners of the property on the Official Map of the City of Davis, published in 1940, and were recorded as occupants of the residence in the 1940 U.S. Census.

The Truffinis appear to have occupied the residence until ca. 1942, at which time they relocated to another residence further north in Davis. In 1970, the Davis City Directory listed Delbert L. Hatfield (1911-1970), mechanic at Pacific Gas & Electric, and his wife Veronica M. Hatfield (1909-1996), as owners and occupants of the residence. It appears the Hatfields sold the property by 1994, when Diane Callum Schiller was listed as owner on a building permit. Schiller appears to have owned the property

Within the broader Downtown Conservation District, which spans the area of the original town plan, neighborhoods of mixed character developed with "a few scattered Victorians, and larger concentrations of Craftsman Bungalows, Period Revivals, and Minimalist Traditional houses existing next to one another..." per the City's 2003 Historic Conservation District survey.<sup>1</sup> (See Continuation Sheet)

B11. Additional Resource Attributes: HP6. 1-3 story commercial building. HP4. Ancillary Building

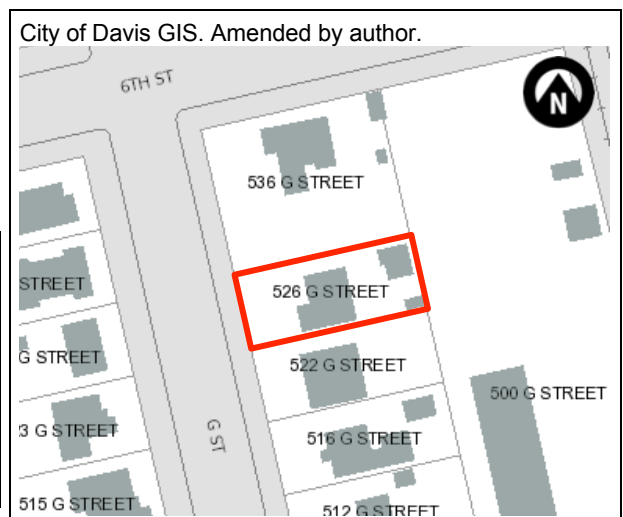
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *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> Central Davis Historic Conservation District, Historical Resources Survey, August 2003, 12. Accessed online May 13, 2019.

## CONTINUATION SHEET

Property Name: 526 G 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

<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.

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Joseph J. and Betsy A. Truffini, Original Owners/Occupants

Joseph J. Truffini (1907-1984) was born in Dixon, California in 1907 and by 1930, worked as an operator of an automobile service station in the rural town of Silveyville, California near Dixon.<sup>6</sup> In 1938, Truffini and his wife, Betsy (1912-2002), a native of relocated to Davis, where they owned and occupied the subject residence until ca. 1942.<sup>7</sup> That year, Joseph enlisted in the U.S. Army, returning to Davis in 1943. Upon returning from war, The Truffinis rented a house near 8th and G streets on the northern outskirts of Davis, and Joseph obtained a job managing Shell Station at 1st and B streets. According to biographer Edward B. Roessler, "In 1944, the couple bought three lots at 4th and G streets, and established a Flying A service station, which served as an automobile service station and as a place for local farmers to meet with buyers to sell their crops.

The Truffinis soon became very engaged citizens in Davis who worked to pass bonds for West Davis School and East Davis School, established Truffini Kids, a network of baseball teams ca. 1952-1953. Joseph also served as an honorary highway patrolman in Yolo County, was a member of the Chamber of Commerce for 30 years, which included two year on the board and president in 1957, as well as a member of the Boy Scout Council and the Planning Commission. In 1958, Joseph was awarded the C.A. Covell Award, given annually to Davis' Citizen of the Year.<sup>8</sup> In 1980, Betsy received the same honor from the City, having served as Chairman of the Committee for Better Schools in Davis, secretary of the Yolo County Grand Jury, a 4-H leader, Chairman of the Davis Recreation Commission, which helped to establish bike lanes in Davis, and as a member of the Davis Election Board, among other activities.<sup>9</sup> Another major achievement, the Truffinis were instrumental in building a senior center in Davis, which commenced construction in 1984, immediately prior to Joseph's death.

### Evaluation

#### 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. 1933, the subject 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. The subject property was developed within this pattern as it was sold out of the ownership of F.A Plant, et. al. among several lots along the east side of G Street between 5th and 6th streets. Within this context, the property does not stand out for having a significant association. 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. The first known occupants of the property were Joseph and Betsy Truffini, well-known Davis residents who were very engaged citizens active in local business and charity. Truffinis resided at 526 G Street for a few years before relocated to a different Davis residence, and appear to have occupied other residences for longer periods during their careers. Thus, the subject building does not serve as a building with significant association to the Truffinis.

#### 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, but does appear to be eligible for the local register. 526 G Street provides an example of its style and period of construction given its one-story massing, generally rectangular plan, hipped roof form with minimal eave overhang, stucco exterior cladding, and steel windows. The building is minimally adorned, with a brick chimney visible at the south facade. These features align with identified character-defining features of the Minimal Tradition style, which was popular between 1939 and 1950, placing the subject building's construction within the primary period of the style's usage. The period of significance for the building is 1939, the year the building was constructed. The builder of the residence was not able to be identified through review of building permit records or available primary sources and secondary sources. 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.

<sup>6</sup> Ancestry.com. *U.S. WWII Draft Cards Young Men, 1940-1947*.

<sup>7</sup> Ed Roessler, "Joseph J. Truffini – 1958 (Covell)," Covell & Brinley Awards.org. Accessed online, June 17, 2019.

<sup>8</sup> "Covell Award Recipients," City of Davis website, 2019. Accessed May 1, 2019. <http://www.covellbrinleyawards.org/joe-truffini-covell-1958>.

<sup>9</sup> "Betsy Truffini – 1980 (Covell)," Covell & Brinley Awards.org. Accessed online, June 17, 2019.

<http://www.covellbrinleyawards.org/betsy-truffini-covell-1980>.

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### 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:

The following seven aspects define historic integrity:

- 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.

### Summary of Integrity

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1939.

Design. The subject property retains integrity of design. The building's overall design has been retained through minimal alteration of the building's exterior. The building retains its hipped roof, original height, original cladding materials, steel windows, and brick chimney.

Setting. The subject property retains integrity of setting. 526 G Street retains the setting of a rectangular residential lot with a detached residence. The property retains front and rear yards, and the residence retains its original setback. The vicinity remains a primarily residential area despite conversion of several former residences, including the subject building to a commercial use.

Materials. The subject property retains integrity of materials. The building's original material palette and modest ornamentation has not been altered, resulting in retention of integrity of materials.

Workmanship. The subject property retains integrity of workmanship. The building retains original steel windows, exterior stucco covering, and brick chimney, providing evidence of period constructions materials and methods.

Feeling. The subject property retains integrity of feeling. The building retains the feeling of a Minimal Traditional style residence and that of the 1939 property as location, setting, and design have been retained.

Association. The subject property retains integrity of association. The property is not significant for association with a pattern of events or a person, however, it remains strongly associated with its Minimal Traditional style as the building retains integrity of design, materials, and workmanship.

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