

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 4 *Resource Name or #: (Assigned by recorder) 533 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 Location: Not for Publication Unrestricted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 533 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 070 194 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 533 G Street is a one-story-over-basement, Minimal Traditional style duplex, situated on the west side of G Street, between 6th Street north, and 5th Street south (P5a.) The building has a wood-frame structure, and appears to rest on a concrete foundation. The building is linear in plan with a primary gabled roof extending east to west, connecting cross-gabled sections at the front and rear of the building. The roof is covered with asphalt shingles. One visible entrance door at the southeast corner of the building was a six-panel wood door with modest wood casing. The entrance is set into a recessed corner porch. Windows appear to be wood-sash and are set into single and tripartite arrangements. The building appears to be in good condition. The building is set back from the street roughly 15 feet and has a small front yard area and a concrete pathway leading along the south property line toward the rear of the duplex. The property has several trees and plantings planted around the building.

*P3b. Resource Attributes: HP3. Multiple family property.

***P4. Resources Present:**

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

***P5b. Description of Photo:**

Oblique view of front of subject building from west side of G Street, looking northwest.

March 14, 2019.

*P6. Date Constructed/Age and Source: ca. 1953. Appears on 1953 Sanborn map, but not present on 1945 Sanborn map.

Historic Prehistoric Both

***P7. Owner and Address:**

Ellen Kathleen Martinich
 139 Comstock Road
 Redwood City, CA 94062

*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.

P5a. Photograph or Drawing



*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) 533 G Street *NRHP Status Code 6Z

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B1. Historic Name: 533-35 G Street

B2. Common Name: 533 G Street

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

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: The subject building was constructed in around 1953. The building did not appear on the 1945 Sanborn map of Davis, but does appear on the 1953 Sanborn map. The building does not appear to have undergone any major alterations.

*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. 1953 on a rectangular lot in the 500 block of G Street. Between the 1930s and 1950s, this block of G Street was built out lot-by-lot with single- and multiple-family residences, most of which were design in a Minimal Traditional style. 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.¹

Early occupancy and ownership information is not known, as Census data and City Directory information prior to 1970 is not available. The 1970 Davis City Directory listed owner John Candelo and his wife Antoinette as occupants of 533 G Street, while the address 535 G Street within the building was listed as vacant. John Candelo was listed as retired in 1970. Antoinette Candelo did not list an occupation in the directory.

(See Continuation Sheet)

B11. Additional Resource Attributes:

HP6. Multiple family property

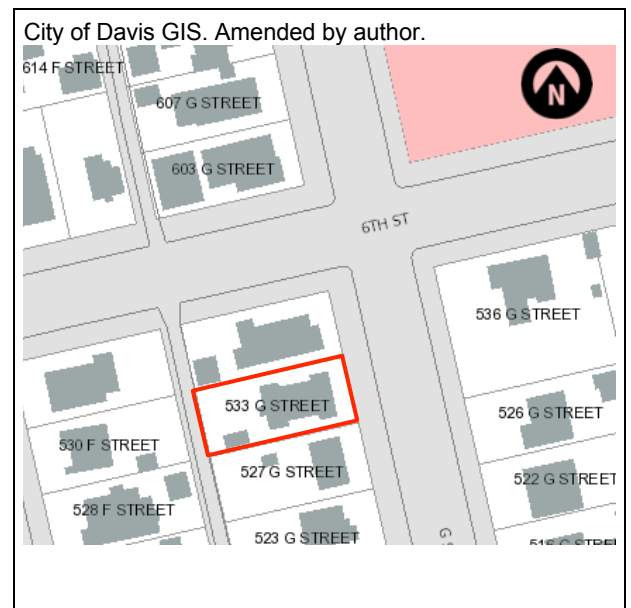
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group,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

CONTINUATION SHEET

Property Name: 533 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.² 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.”³ 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.”⁴

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.⁵

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

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. The subject property was developed ca. 1953 as a duplex residence in a neighboring undergoing lot-by-lot development that began during the Great Depression and continued into the 1950s. Within the context of post-World War II development in Davis, the property does not stand out for having played a significant role within that development pattern. Research did not find evidence that the subject building was the site of a singular event of historic importance.

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

³ McAlester, 587

⁴ *Ibid.*, 588.

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

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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 building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or the local register. 533 G Street is a vernacular duplex residential typology designed in Minimal Traditional style. Research of building permits and property ownership did not identify a builder or developer of the building. The building embodies several characteristics of the Minimal Traditional style including one-story, gabled massing, wood drop siding at the exterior, wood-sash windows, and minimal exterior ornamentation. The building's design does not appear to stand out, as a distinct example of a type, period, or method of construction as it was completed ca. 1953 at the end of the Minimal Traditional style's period of construction and was not able to be associated with a prominent builder or designer. The building does not express high art 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.