



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 314 F Street  
Page 2 of 11

\*NRHP Status Code 6Z

B1. Historic Name: Pacific Gas & Electric office building

B2. Common Name: 314 F Street

B3. Original Use: Professional offices

B4. Present Use: Restaurant (Steve's Pizza)

\*B5. Architectural Style: Modernist

\*B6. Construction History: (Construction date, alterations, and date of alterations)

See Table 1 on page 8.

\*B7. Moved?  No  Yes  Unknown Date: n/a

Original Location: n/a

\*B8. Related Features: none

B9a. Architect: James C. Gardiner (1966 design), Richard Berteaux (1978 remodel and 1985 addition)

b. Builder: unknown

\*B10. Significance: Theme Explosive Growth (1959 – 1971)

Area Downtown Davis

Period of Significance 1966

Property Type Commercial

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significant themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in 1966; therefore, it falls into the Explosive Growth (1959 – 1971) significance theme established in the 2015 historic context.

(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none

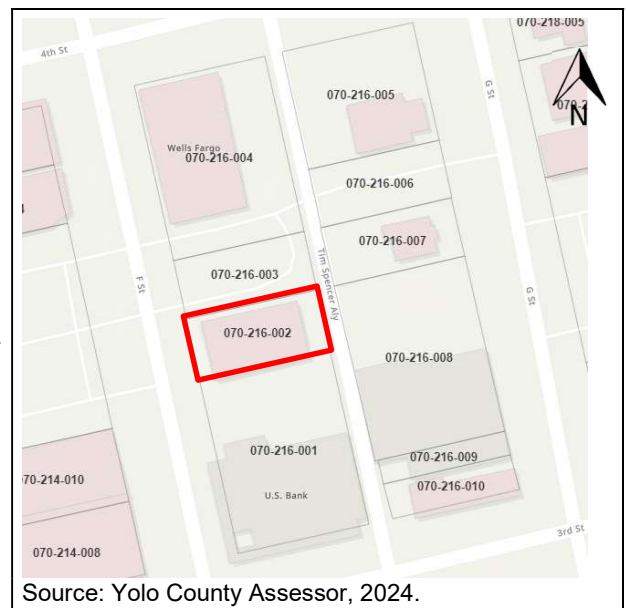
\*B12. References: (Continued on page 11)

B13. Remarks: none

\*B14. Evaluator: Johanna Kahn, ESA

\*Date of Evaluation: March 2024

(This space reserved for official comments.)



**\*P3a. Description:** (Continued from page 1)

The side (south) façade is composed of three segments, none of which feature any fenestration. The center segment, which represents the length of the original building before additions were constructed, is characterized by exposed CMUs. The east segment, which represents a rear addition, is the same height as the center segment and is clad in stucco. The west segment, which represents an alteration, is approximately two feet lower than the rest of the façade and features wood trim. The façade terminates in a parapet with metal coping at the roofline.

The other side (north) facade secondary façade is nearly identical to the south façade. The only difference is that the west segment is composed of an opening defined by a stucco-clad post and beam.

The rear façade is composed of two segments. The north segment features one flush pedestrian door and one sliding-sash window. The south segment contains a recessed, covered patio characterized by brick pavers, diagonal redwood siding, and redwood trim and featuring a glazed door with a sidelite and transom. A mural is displayed near the center of the façade.



Side (south) façade, view facing northeast. Source: ESA, 2024.



Side (north) façade, view facing southeast. Source: ESA, 2024.



Rear (east) façade, view facing west. Source: ESA, 2024.



**\*B10. Significance:** (Continued from page 2)

The following early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.<sup>1</sup>

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the "Big Five" began planning a railroad routed through Davis' ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's *raison d'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the *Davis Enterprise* began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets [three blocks west of the subject property].

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial buildings. The following excerpt is from the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)<sup>2</sup>

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 6–8.

<sup>2</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

#### Commercial Properties<sup>3</sup>

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

#### *Steve's Pizza*

Since 1978, the subject building at 314 F Street has been the flagship location of Steve's Pizza (formerly known as Steve's Place), a restaurant that is has been a Davis institution for over 40 years. The following history is from the company's official website:

In 1978, Steve Wilkinson was approached by a close friend and enticed to open a pizza parlor [at 314 F Street] in downtown Davis, California. At the time, Davis was a sleepy, rural town adjacent to the University of California, a growing agricultural and medical research campus. Word quickly spread through the community regarding the quality of his menu and the "friendly guy with the large mustache" who worked day and night to make his new venture successful. Thus was born, Steve's Pizza.<sup>4</sup>

The original Steve's [...] Pizza [...] was a very popular pizza restaurant from the day it opened in Davis [...]. The great food, warm atmosphere and friendly service made it a perfect meeting place for families, students, business groups, teams and more. [It] was so popular that Steve doubled the size with an ambitious addition in 1984, which included an expanded kitchen, additional dining area and two outdoor dining patios.<sup>5</sup>

The Steve's [Pizza] story continues to evolve. It has been in operation since its founding in 1978 and continues to produce loyal customers simply because their expectations have always been met or

<sup>3</sup> Ibid., page 40.

<sup>4</sup> "Our Story," *Steve's Pizza*, accessed March 22, 2024, <https://www.stevespizzaca.com/about>.

<sup>5</sup> "History," *Original Steve's*, January 14, 2012, accessed March 22, 2024,

[https://web.archive.org/web/20120114121736/http://www.theoriginalsteves.com/index.php?option=com\\_content&view=article&id=10&Itemid=35](https://web.archive.org/web/20120114121736/http://www.theoriginalsteves.com/index.php?option=com_content&view=article&id=10&Itemid=35).

exceeded. [In 2024,] there are [six] locations in the Greater Sacramento area. Those include the original store in Davis, El Dorado Hills, Elk Grove, [Folsom,] Woodland [, and East Sacramento].<sup>6</sup>

*James C. Gardiner, Architect of 1966 Design*

The subject building at 314 F Street was designed in 1966 by Portland, Oregon-based architect James C. Gardiner (1917-67). The following biography is from the Western Washington Chapter of Docomomo US:<sup>7</sup>

James Cecil Gardiner was born in San Francisco on June 24, 1917, and was educated at the University of Southern California (1935-37, no formal degree). During the depression years leading up to WWII, he worked for a variety of architects scattered across the PNW including the firm of Russell, Lance & Muir in Tacoma (1937); Joseph Wohleb in Olympia (1938); Van Evera Bailey in Portland (1938); Herman C. Light in Los Angeles (1939); the Austin Co. in Seattle (1939); and the McClelland & Jones firm in Seattle (1940). During the war, he worked for the U.S. Navy Bureau of Yards & Docks and for the U.S. Army Corp [sic] of Engineers serving as a project architect (1941-46).

After the war and upon receiving his architectural license in 1946, Gardiner established an independent practice in Tacoma. His work ranged from residential to commercial and stretched from Seattle to Tacoma. Many of his designs can be found in a variety of architectural journals including *Progressive Architecture*. Among his notable projects are the State Department of Game Headquarters (1948) on Fairview Ave in Seattle which was featured in *Progressive Architecture Magazine*; and Gardiner's own home in Tacoma (1945).

In 1950, he moved to the Portland area, opening a new office in Beaverton. One year later he joined the Oregon Chapter of the American Institute of Architects. Among his notable projects during the later part of his career include the Wherry Housing Project at Richland (1954), U.S. National Bank Addition – Beaverton Branch (1954), the Lowman & Hanford Co. Warehouse (1958) in Seattle; Beaverton City Hall (1958), Forest Grove City Hall (1959), the Thunderbird Shopping Center (1961) in Lakewood, and Vose Elementary School (1960) in Beaverton.

Gardiner passed away in Portland, Oregon on March 13, 1967 at the age of 49.

In a 1957 article about modern home design that was published in numerous papers across the country, Gardiner was described as a "prominent western architect" and a "well known architect."<sup>8</sup> Besides the subject building at 314 F Street in Davis, several other extant Gardiner-designed buildings in northern California are located in South San Francisco. These include the Club View Apartments (935 El Camino Real),<sup>9</sup> the Country Club Apartments (358 Alida Way),<sup>10</sup> and an office building at 363 El Camino Real).<sup>11</sup>

*Richard Berteaux, Architect of 1985 Remodel*

The subject building at 314 F Street was remodeled in 1985 by Davis-based architect Richard Berteaux (1929 – 2017). The following excerpt is from his obituary:<sup>12</sup>

Born and raised in Los Angeles, he attended East Los Angeles Junior College and UCLA. He was the first in his immediate family to attend college. Having served in the National Guard and on active duty in the Air Force, he attended the Sorbonne on the G.I. Bill for a year in 1953 where he learned excellent French and developed a lifelong love for that country and its culture. [...]

He married in 1956 and in 1957 enrolled in the architecture program at UC Berkeley. Graduating in 1962, he and his wife thereupon embarked on a three-year adventure around the world. [...] In Rome, they purchased

<sup>6</sup> "Our Story," *Steve's Pizza*, accessed March 22, 2024, <https://www.stevespizzaca.com/about>.

<sup>7</sup> Michael C. Houser, "Gardiner, James C.," *Docomomo US/WEWA*, accessed March 22, 2024, <https://www.docomomo-wewa.org/architect/gardiner-james-c/>.

<sup>8</sup> "Man's Desire to Escape Greatest Single Factor Influencing Modern Home Design," *National City Star-News* (National City, CA), August 8, 1957, 6C.

<sup>9</sup> "Apartments on Golf Club Land," *San Francisco Examiner*, July 12, 1964, 24W.

<sup>10</sup> "Northern Peninsula Rental Apartments," *San Francisco Examiner*, February 27, 1966, Real Estate section, 22.

<sup>11</sup> Ad for El Camino Office Building, *San Mateo Times*, September 27, 1963, 21.

<sup>12</sup> "Richard Berteaux" (obituary), *Davis Enterprise*, April 3, 2017.

a car and drove to Paris, where their first son, Marcel, was born and Richard worked in an architectural office.

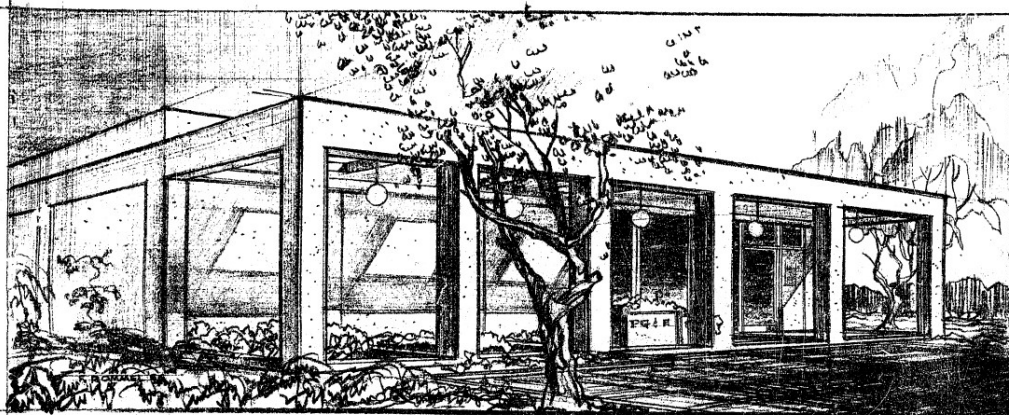
Richard returned with wife and son to the United States in August of 1965. He worked for two years in the office of Wurster, Bernardi and Emmons in San Francisco. His son, Anton, was born in February of 1966. In 1967, the family moved to Seattle where Richard taught architecture at the University of Washington. In 1973, he obtained a master's degree in urban planning from Stanford University and moved back to California to teach design at UC Davis; he retired from teaching in 2003.

During his years in Davis, he continued to practice architecture and became famous (or notorious?) for his use of color. He certainly will be remembered for, among other things, the controversy stirred by the paint jobs on his office, the "popsicle" mall in East Davis and Orangecourt. He practiced sustainable and environmentally sound architecture before it became fashionable and took pride in working with rather than against the climate.

#### *Subject Property*

The subject block first appears in Sanborn maps in 1888, during which time the subject property was vacant. By 1891, the subject property contained a cistern, a windmill, and a shed associated with a dwelling immediately to the north, and these structures were demolished by 1921. According to Sanborn maps, the property remained vacant until at least 1953.

According to the original building permit and architectural drawings on file at the City of Davis, the subject building at 314 F Street was constructed in 1966 as an office building for the Pacific Gas & Electric Co. (PG&E) (**Table 1**). The building's architect was James C. Gardiner, and the property owner was William B. Stenwick, a San Francisco-based commercial developer (**Table 2**).



Rendering of PG&E Office at 314 F Street by James C. Gardiner, 1966. Source: City of Davis.

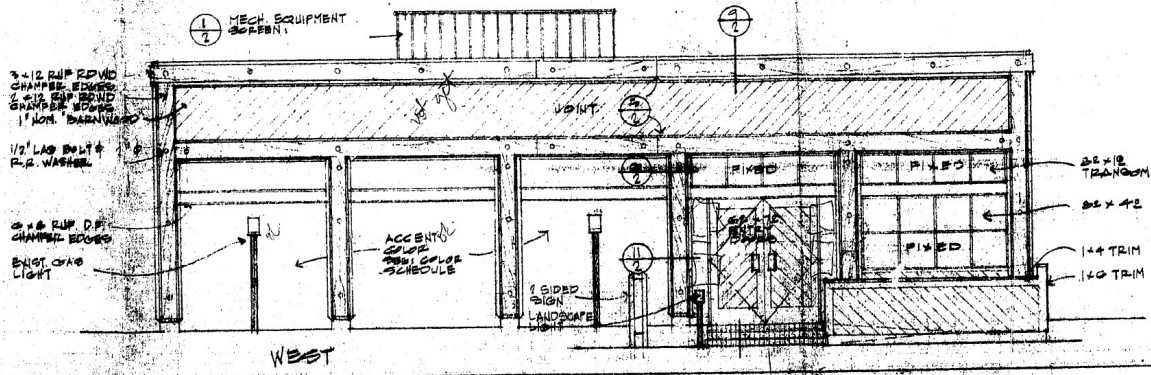
In late 1977 and early 1978, the building was remodeled as a restaurant by a firm called Design Services based in Menlo Park, California (Table 1). Known as Steve's Place, the interior design concept was to "basically duplicate the interior design and layout of Skip's Place in Sunnyvale [, California]. The concept will revolve around a natural atmosphere with barnwood as the central material."<sup>13</sup> Additionally, "In order to compliment the interior design, it is proposed that a wood facial [*sic*] be installed in the front to take away the modern appearance. The pillars could also be lined with wood. A type of awning or trellis could extend from the front to shade the patio and windows as well as add to the décor. [...] The entrance area is proposed to be expanded out to the pillars to create more seating in the southwest corner of the building."<sup>14</sup>

In 1978-79, the primary façade was modernized and a new deck and landscaping were added at the front of the building. The design was by local architect Richard Berteaux, and the project was built by Garrett Landscape Construction of Davis (Table 1). The building was reroofed for the first time in 1983. In 1985, the restaurant nearly doubled in size when a large rear addition was constructed. The addition was designed by Berteaux (Table 1).

<sup>13</sup> "A Presentation for Steve's Place, Davis, California," November 15, 1977, page 4, included in the file titled "314 F 2.pdf," on file at the City of Davis.

<sup>14</sup> *Ibid.*, pages 5-6.





**West Elevation of 314 F Street by Richard Berteaux, 1978. Source: City of Davis.**

In 1995, a discrete area of the bar (interior space) was reconfigured by Michael Jernigan Drafters & Planners of Santa Rosa, California (Table 1). The building was partially reroofed in 2009 and 2011 (Table 1).

While the building has been occupied by just two businesses (PG&E and Steve’s Pizza), it has had an unconfirmed number of owners. After Stenwick, the property was owned by Elaine and Edward Vargo during a portion of the 1980s (possibly longer), and the current owner is the Wilkinson Revocable Family Trust (Steve Wilkinson is the eponym of Steve’s Pizza) (Table 2).

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
1966	785	Building constructed as an office building for PG&E
1978	2282	Remodeled as a restaurant
1979	5462	New deck and shade structure built at front of building
1983	13252	Reroofed
1985	15706	Façade remodeled, 1,422-square-foot rear addition constructed, and accessibility upgrades completed
1985	n/a (drawing only)	Rear patio designed and landscaped
1995	95-12103	Interior reconfigured (partial)
2009	09-2253	Reroofed (partial)
2011	11-2043	Reroofed (partial)

**TABLE 2: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
ca. 1966	William B. Stenwick (owner)	Listed on original building permit and architectural drawings
1966-76	PG&E (occupant)	Melissa Milich, “Solar Heated Office for PG&E,” <i>California Aggie</i> , January 24, 1977, page 2.
1978 – present	Steve’s Place a.k.a. Steve’s Pizza (occupant)	Advertisement, <i>California Aggie</i> , March 1, 1978, page 4.
ca. 1984 – unknown	Elaine and Edward Vargo (owners)	
Unknown – present	Wilkinson Family Revocable Trust (owner)	Assessor data available at Parcel Quest, <a href="https://www.parcelquest.com">https://www.parcelquest.com</a> .



Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

*California Register of Historical Resources*

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important to prehistory or history.

*City of Davis Landmark Resource*

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

*City of Davis Merit Resource*

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

Evaluation

The subject property at 314 F Street was evaluated for potential historic significance under National Register Criteria A through D, California Register Criteria 1 through 4, Davis Landmark Criteria 1 through 4, and Davis Merit Resource Criteria 1 through 4. While the wording is slightly different for each of the four criteria for the National Register, California Register, Davis Landmark, and Davis Merit Resource eligibility, they each align to cover the same potential significance criterion. A/1/1/1 covers associations with significant historical events, B/2/2/2 covers significant people, C/3/3/3 covers significant architecture, and D/4/4/4 covers the information potential of a site.

A/1/1/1 - Events

The subject property falls under the Explosive Growth (1959 – 1971) significance theme. It was built as an office building, and it does not appear that there are any significant associations between 314 F Street and important events or patterns in history. It does not appear to rise above the typical associations with small-scale commercial development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

As stated in the 2015 *Davis, California: Citywide Survey and Historic Context Update*, "A commercial [...] property [constructed during the Explosive Growth (1959 – 1971) period] is unlikely to be significant for its association with a person important to Davis history."<sup>15</sup> 314 F Street has operated as the flagship location of Steve's Pizza, a regional chain of restaurants, continuously since 1978, and its legacy is limited to the Sacramento region. While Steve's Pizza is a long-running business, research does not indicate that the eponymous founder Steve Wilkinson qualifies as a significant person in the history of Davis, California, or the nation. As research does not indicate that 314 F Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 314 F Street was constructed in 1966 as an office building in a boxy, Modernist style. The architect was Oregon-based James C. Gardiner, who designed several other residential and commercial buildings in northern California but whose best-known projects are located in the Pacific Northwest (namely Tacoma, Seattle, and Portland). By comparison, the subject building appears to be a minor example of Gardiner's work. The 1978 conversion of the building into a restaurant was designed by noted local architect Richard Berteaux; however, this occurred within the last 50 years, and sufficient historical perspective does not yet exist to determine that the subject property is exceptionally important for its association with Berteaux. For these reasons, 314 F Street is recommended ineligible under Criteria C/3/3/3.

<sup>15</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 48.

D/4/4/4 – Information Potential

Criterion D/4/4/4 applies to properties that have the potential to inform important research questions about human history. According to National Register Bulletin 15, to qualify for listing, the property must “have or have had information to contribute to our understanding of human history or prehistory and the information must be considered important.” 314 F Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

ESA recommends 314 F Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

**\*B12. References:** (Continued from page 2)

1888, 1891, 1900, 1907, 1911, 1921, 1945, and 1953 Sanborn Maps. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. [https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse\\_maps/5/499/2201/2243/22471?accountid=6749](https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749).

Advertisement. *California Aggie*, March 1, 1978.

Advertisement for El Camino Office Building. *San Mateo Times*, September 27, 1963.

“Apartments on Golf Club Land.” *San Francisco Examiner*, July 12, 1964.

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

Building permits and architectural drawings for 314 F Street. On file at the City of Davis Planning and Building Department.

City and County of San Francisco. “Apply to Join the Legacy Business Registry.” Accessed March 29, 2024, <https://www.sf.gov/step-by-step/apply-join-legacy-business-registry>.

City of Davis. “About Davis: Community.” Accessed March 12, 2024. <https://www.cityofdavis.org/about-davis/community>.

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