

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 437 F Street
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*NRHP Status Code 6Z

- B1. Historic Name: 437 F Street
- B2. Common Name: 437 F Street
- B3. Original Use: Single-family residence
- B4. Present Use: Professional offices
- *B5. **Architectural Style:** Altered Minimal Traditional
- *B6. **Construction History:** (Construction date, alterations, and date of alterations)
See Table 1 on page 6.

*B7. **Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a
 *B8. **Related Features:** none

B9a. Architect: unknown (1966 design), Richard Berteaux (1978 remodel) b. Builder: unknown
 *B10. **Significance: Theme** Explosive Growth (1959 – 1971) **Area** Downtown Davis
Period of Significance 1966 **Property Type** Residential/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.

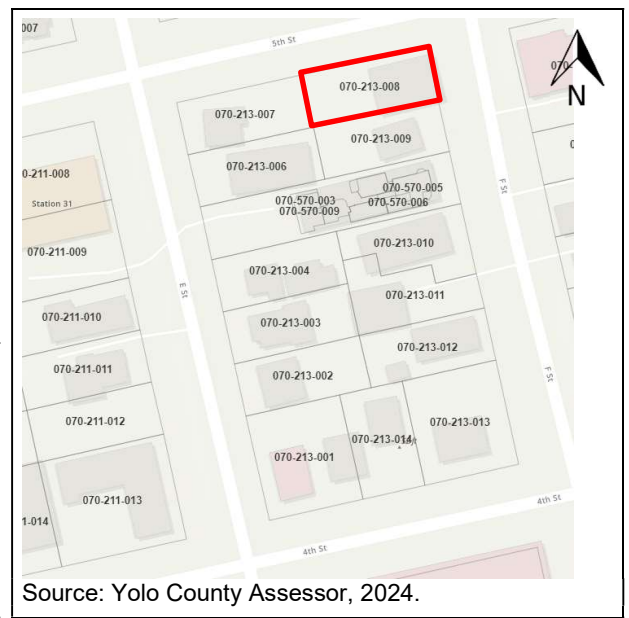
(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none
 *B12. **References:** (Continued on page 8)

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)



North façade, view facing south. Source: ESA, 2024.



West façade, view facing southeast. 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*.¹

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

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

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)²

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 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

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

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.[...]

Residential Properties³

Because of the vast expansion of Davis residential neighborhoods in the 1960s, most of the current housing stock in town was constructed during this period. Property types include apartment buildings in a wide range of sizes, duplexes, single-family dwellings with shared walls, and free-standing single-family homes. Although some neighborhoods close to the University and Downtown were developed during this period, few empty lots were available for infill construction by this time, so most residential development took place at the edges of town.

Richard Berteaux, Architect of 1978 Remodel

The following excerpt is from the obituary for Richard Berteaux (1929 – 2017):⁴

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 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 on Sanborn maps in 1900. By that time, a one-story dwelling had occupied the subject property for an unknown length of time, and the same building appears in the 1953 Sanborn map. According to the Yolo County Assessor, the subject building at 437 F Street was constructed in 1966 as a single-family residence, replacing the earlier dwelling on the property (**Table 1**).

From 1966 to 1978, the subject building was used as a single-family residence. Archival research identified one resident during this period (**Table 2**). The primary façade on F Street featured an entry porch accessed by a short, paved walkway, and a detached garage and garden were located at the rear (west side) of the property (Table 1).

³ Ibid., page 42.

⁴ "Richard Berteaux" (obituary), *Davis Enterprise*, April 3, 2017.

In 1978, new property owners converted the building into offices. This entailed reconfiguring the interior layout, enclosing the entry porch, removing several original windows and reinstalling them in different locations on the building, demolishing a rear addition and the detached garage, and replacing the rear garden with a parking lot (Table 1). The alterations appear to have been substantial.

Besides being reroofed in 1998, there are no building permits on file for subsequent alterations. Other alterations observed during the March 2024 survey include the replacement of all original wood-sash windows with vinyl-sash windows, which occurred at an unknown date, and either repairs or alterations being made to the south façade (some windows boarded up and a tarp covering part of the roof and wall) (Table 1). The building has been occupied by several professional offices since 1978 (Table 2).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	n/a	Building constructed as a single-family residence (per Yolo County Assessor)
1978	2475	Demolition of rear addition, garage, and garden and replacement with parking lot
1978	3430	Conversion of residence to offices, which included enclosing the original entry porch on F Street, relocating the main entrance to the south façade, and adding stairs and ramp to the south façade
1998	98-9626	Reroofed
Unknown	n/a	All wood-sash windows were replaced with vinyl-sash windows
2024	n/a	Unknown repairs being made to south façade

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1966-78	Private residence	See building permit 3430
1970	Arthur Babalola	1970 City Directory
1978-98	Mazelis-Ramey Law Offices	Noreen Mazelis and Felicenne Ramey (partners); Mazelis, Mendel Trust et al. (owner in 1998)
1998	Tom Phister Insurance Agency	
2006-24	Greg Phister (Allstate)	
2010	Ken Zukin Productions	
2012-22	Marc Thompson (mortgage agent)	
2014-24	Z1 Properties	

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 437 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 a single-family residence and it does not appear that there are any significant associations between 437 F Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 437 F Street and significant persons or businesses. Additionally, its modern office use has occurred within the last 50 years and would not fall within any potential period of significance. As research does not indicate that 437 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 437 F Street was constructed as a single-family home in a Minimal Traditional style. No design professionals were identified as being associated with the original construction in 1966. The 1978 conversion of the building into offices 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, 437 F Street is recommended ineligible under Criteria C/3/3/3.

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." 437 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 437 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)

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.

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Building permits for 437 F Street. On file at the City of Davis Planning and Building Department.

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

"Richard Berteaux" (obituary). *Davis Enterprise*, April 3, 2017.

Yolo County Assessor's Parcel Data. Accessed March 12, 2024. <https://www.parcelquest.com>.