

**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) 335 F Street and 612 4th 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 Location: Not for Publication Unrestricted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 335 F 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 070 214 04

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
335 F Street and 612 4th Street are architecturally similar, one-story, commercial buildings situated at the southwest corner of F and streets. Each building was designed and constructed in 1966 as part of the same commercial development project known as the Winger Building, with design by architect Harry Nyland, AIA. The buildings are constructed of concrete block, poured in place concrete columns, and are capped by flat roofs with wide overhangs supported by tapered glu-lam wood rafters. Typical storefronts are framed by poured-in-place concrete columns and pre-cast concrete spandrels forming wide, pointed arch opening. Fenestration includes aluminum-frame and plate glass systems with aluminum doors. Several storefronts have been altered with replacement doors with larger kick plates, partial infilling of the storefront openings with stucco covered walls. Original plans described redwood vertical planks that were mounted to the facade below windows facing F Street, which appear to be non-extant at all known original locations. Aforementioned columns have patterned recessed details. The overhanging roof has fascia panels with a stone or aggregate finish. Several signs of varying design and recent origin are mounted to the fascia.

The south elevation overlooks a mid-block parking lot, with a concrete sidewalk abutting and separating the elevation from the parking lot (P5a.). The west elevation abuts a neighboring building at 330 E Street. The north and east elevations face 4th Street and F Street, respectively (Figure 1).

P5a. Photograph or Drawing



- *P3b. Resource Attributes: HP6. 1-3 story commercial property.
- *P4. Resources Present:
 Building Structure Object Site District Element of District Other (Isolates, etc.)
- *P5b. Description of Photo:
March 14, 2019.
- *P6. Date Constructed/Age and Source: 1966. Original permit and plans at Davis Planning Department.
 Historic Prehistoric Both
- *P7. Owner and Address:
335 F Street
Davis Tasty Kitchen 888 Inc.
335 F Street, Davis, CA 95616
612 4th Street
Meaux Kia
2828 Ponteverde Lane
Davis, CA 95618-6507
- *P8. Recorded by:
Garavaglia Architecture, Inc.
582 Market Street, Suite 1800
San Francisco, CA 94104

*P9. Date Recorded:
March 14, 2019

*P10. Survey Type:
Intensive survey for California Register, National Register, and Local eligibility.

*P11. Report Citation: N/A

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: 335 F Street and 612 4th Street

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Figure 1. Storefronts facing parking lot at south elevation of 335 F Street, looking northwest.



Figure 2. Storefronts facing F Street and 4th Street within portion of building addressed 612 4th Street, looking west.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 335 F Street and 612 4th Street *NRHP Status Code 6Z

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B1. Historic Name: Winger Building

B2. Common Name: 612 4th Street

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular modern commercial

*B6. Construction History: The subject building was constructed in 1966. In 1972, interior remodeling resulted in alteration of two non-bearing partitions. Plumbing and electrical work for restaurant was also completed in 1972. A 1975 permit was filed for new restaurant occupancy, Peking Restaurant. Additional observed alterations include: partial infilling of several storefronts with stucco covered walls; removal of original redwood plank wood cladding below windows along the storefronts; replacement of doors and select windows in several storefronts, based on field observation and review of original building plans on file at Davis Planning Department.¹

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: N/A

B9a. Architect: Harry Nyland b. Builder: Unknown

*B10. Significance: Theme _____ Area Davis
Period of Significance N/A Property Type Commercial Applicable Criteria N/A

610 3rd Street was constructed during a period of "explosive growth" in Davis as identified in the Brunzell Historical's *Davis California: Citywide Survey and Historic Context Update*. In 1959, the University of California at Davis was officially upgraded from an agricultural school to a full university campus. This upgrade immediately preceded a half-decade of rapid growth of that saw the University's population nearly double, reaching over 11,000 students, which led to the University's construction of many new buildings within its campus west of the downtown. During the early to mid-1960s, the downtown area "continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced."² By the end of the decade, commercial developments occurred at the edges of the city, including groceries and retail strips. Brunzell notes, "Although function was emphasized for the strip-type development, Downtown and freeway-adjacent commercial structures from the era were often ambitious, architect-designed buildings."³ The subject property's development occurred at a time when many formerly residential properties were replaced by commercial properties, as the downtown modernized and the city adapted to the rapid growth of the University. This pattern of development occurred at the subject site, where pre-existing residence were replaced by the buildings addressed 335 F and 612 4th Streets in 1966. The subject building was designed by architect Harry Nyland, AIA, and is constructed of a combination of poured in place concrete columns, tilt-up concrete walls and steel reinforcement per original plans on file at the Davis Planning Department. Typical storefronts were designed with plate glass windows and doors set into aluminum frames. Pre-cast concrete spandrels span each storefront above the glass. Columns feature recessed pattern details.

(See Continuation Sheet)

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

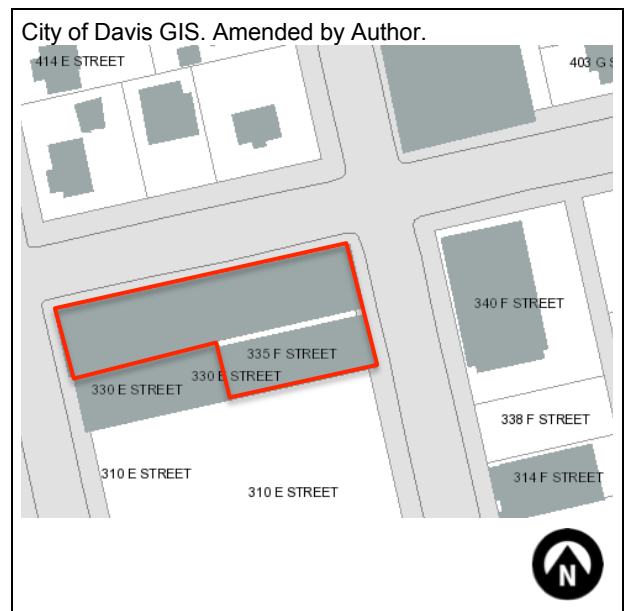
*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996). Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016). U.S. Census and City Directory data researched at Ancestry.com.

B13. Remarks:

*B14. Evaluator: Garavaglia Architecture, Inc.

*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



¹ Building permit and plan records provided by Davis Planning Department.

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015 40

³ Ibid., 40.

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*B10. Significance (Continued):

The subject building was permitted for construction in 1966. The original building permit listed James Adams as the permit applicant and Richard Winger as the property owner of 335 F Street. The permit was filed for construction of a department store.

In 1970, four years after the Winger Building was built, it was occupied by several businesses, including: Gem and Aquarium Sales and Supplies (612 4th); Fran S Currier, accountant (620 4th); Mona Lisa Salon of Beauty (624 4th); Lamco Appliance & TV Sales (628 4th); College Life Insurance Co. (632 4th); Hamilton Jewelers (636 4th); Canterbury Fish N' Chips (333 F); Topper's Steak House No. 29 (335 F). Since the 1970s, the building has continued to be occupied by restaurants and retail businesses.

Richard "Dick" Carlyn Winger

According to an obituary for Winger (1932-2014) published in the *Davis Enterprise*, Winger was born in Missoula, Montana in 1932, but relocated to Sacramento by the 1950s, where he graduated from C.K. McClathcy High School. Winger later attended Sacramento State University and served in the U.S. Air Force, relocating to Davis thereafter. Winger was the owner of Winger's Department Store in Davis, which opened in 1959 and closed in 1986. The store does not appear to have been located within the subject building, and predated its construction in 1966. It appears that Winger commissioned the construction of the subject building as an additional commercial investment property.

Outside of commercial real estate, Winger was the owner-operator of the Dos Pinos Ranch at Cactus Corners, where Winger pursued his passion for cutting horses (a western-style equestrian competition). Winger was a member of the Pacific Coast Cutting Horse Association (PCCHA) and was inducted into the PCCHA Members Hall of Fame in 2002.⁴

Harry Nyland, AIA

Harry Theodore Nyland, AIA designed the Recreation Pool Lodge at UC Davis in 1964.⁵ Nyland was born in Lakewood, Ohio in 1923, and served in the United States Air Force during World War II, achieving the rank of Lieutenant. Nyland studied architecture at the University of Oregon, and graduated in 1950. Nyland joined the American Institute of Architects Central Valley Chapter in 1957, and maintained an office in Sacramento. Prior to establishing his own eponymous practice in 1959, Nyland was a draftsman with Leonard Starks (1951), Rickey & Brooks (1951-1953), an associate architect with Cox & Liske (1954-1959). The AIA's Directory of Architects listed Nyland's principle works as houses on Elmwood Drive in Davis (1959), Del Dayo Estates in Sacramento (1959), Hidden Valley residences in Loomis (1960), Shops for University of California (1960), and facilities for the Study of Biology of the Large Animals by UC Davis in 1962.⁶

Criterion A/1 (Events)

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register for its association with the period of rapid development in downtown Davis during the 1960s. Built in 1966, the subject property was developed during a period of explosive growth in Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized and the city adapted to the growth of the University. The Winger Building as it was originally known is not known to have been the location of a singular historic event. Research did not find evidence to support that the building was individually important to the pattern of rapid downtown development, such as being the first building to start the trend, or for representing a major milestone or achievement.

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 original owner Richard Winger, who was also the owner of Winger's Department Store between 1959 and 1986. Although Winger was a prominent commercial property owner in Davis, and a horse ranch owner, Winger's contributions to local, State, and national history do not appear rise to a level of significance. The subject building does not bear a strong association with Winger, whose career is more strongly associated with Winger's Department Store and his ranch. Research did not find evidence that any businesses housed within the building since 1966 are significant in local, State, or national historic contexts.

⁴ "Richard 'Dick' Carlyn Winger," *Davis Enterprise*, November 14, 2014.

⁵ "Buildings, P-T," UC Davis Library website. Accessed July 19, 2019.

<https://www.library.ucdavis.edu/special-collections/historical-information-uc-davis-campus-buildings/>.

⁶ American Institute of Architects, *American Architects Directory*, 519, accessed July 19, 2019,

http://content.aia.org/sites/default/files/2018-09/Bowker_1962_N.pdf; and, "Architect Appointments," *University Bulletin: A Weekly Bulletin for the Staff of the University of California*, Volume 11, 1962. Accessed online July 19, 2019.

https://books.google.com/books?id=SvE2AQAAMAAJ&dq=Harry+T+Nyland&source=gbs_navlinks_s.

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Criterion C/3 (Architecture-Design)

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. 335 F Street and 612 4th Street was designed by architect Harry Nyland, AIA as "The Winger Building" in 1966, and is designed in a commercial modern style with some elements of New Formalism, a modern interpretation of formal, Classical architecture; particularly, the building's pointed arch storefront bays are typical features of the style. The building's design, however, does not appear to stand out as a particularly important example of modern architecture in Davis, and was not identified in available historic contexts of Davis as an individually important example of its period. The building's designer, Harry Nyland, practiced architecture in the Central Valley/Sacramento region in the 1950s and 1960s, gaining several commissions for work at UC Davis. Existing scholarship on Nyland's career is extremely limited. Research did not find evidence that Nyland was a particularly innovative or influential design professional such that he would be considered a master. As such, the subject building does not appear to be eligible under architectural criteria.

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.