

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: 217 F Street

P1. Other Identifier: 223 F Street

***P2. Location:** Not for Publication Unrestricted

*a. County Yolo

*b. USGS 7.5' Quad Davis Date T 2N ; R 8E ; ¼ of ¼ of Sec ; B.M.

c. Address: 217 F Street

City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-242-007

***P3a. Description:**

The subject property is located on the west side of F Street between 2nd and 3rd streets. The 0.154 acre lot includes a 5,900 square foot, one story building with a rectangular footprint. The flat roof is surrounded by a parapet wall and the walls are clad in stucco. The building contains two commercial spaces. One entry is at the southeast corner and the other is on the west end of the south façade. The structural, box awnings extend out over the south, east, and west facades. The entry to the commercial space at the east end of the building is recessed under the southeast corner of the building. A square pillar supports the southeast end roof. The north façade abuts the adjacent building to the north. There are two primary facades, east and south.

The east (primary) façade is asymmetrical with the entry to the commercial space recessed under the roof in the clipped corner. The entry includes a pair of glass and aluminum frame doors flanked by plate glass windows. Four additional plate glass windows are at the south end of the façade and the rest of the wall is blank.

(Continued on page 3)

***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:
South and east façade, looking northwest,
ESA 2022

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
1964 / ParcelQuest.com

***P7. Owner and Address:**

Winger Rev Trust
1211 Hidden Meadow Drive
Weed, CA, 96094

P8. Recorded by:

Amber Grady and Vanessa Armenta, ESA
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816

***P9. Date Recorded:** June 2, 2022

***P10. Survey Type:** intensive

***P11. Report Citation:** none

***Attachments:** NONE Location Map Sketch 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 # 217 F Street
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*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: none
B3. Original Use: commercial
B4. Present Use: commercial
*B5. **Architectural Style:** Mid-20th Century Commercial
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1964. (Continued on page 5)

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

- B9a. Architect: unknown b. Builder: unknown
*B10. **Significance: Theme** Explosive Growth (1959 - 1971) **Area** Downtown Davis
Period of Significance 1964 **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 1963; 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 12)

B13. Remarks: none

- *B14. **Evaluator:** Amber Grady, ESA
Date of Evaluation: September 14, 2022

(This space reserved for official comments.)



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

The south (primary) façade includes six structural bays; three for each commercial space. The westernmost bay includes a pair of solid doors and six plate glass windows. Continuing from west to east the second bay includes a pair of glass and aluminum frame doors with a fixed transom window flanked by aluminum frame plate glass windows. The third bay includes 12 aluminum frame plate glass windows. The fourth bay includes a recessed entry with a glass and aluminum frame door with fixed transom and sidelite as well as three additional aluminum frame plate glass windows. The fifth bay is a recessed blank wall with the name of the store ("The Paint Chip"). The sixth bay is where the corner entry is located, discussed above under the east façade description, and also includes two aluminum frame plate glass windows.

The west façade includes two structural bays; a door is in the northernmost bay and a set of tripart windows is in the southernmost bay. The windows are fixed with aluminum frames.



East façade, ESA 2022



West and south facades, ESA 2022

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

The subject property is located within the original plat boundaries of the City of Davisville near the Southern Pacific Railroad tracks. The following information is excerpted from, the *Davis, California: Citywide Survey and Historic Context Update*.

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University, 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 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

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.

Subject Property

Prior to 1921, the subject property was undeveloped (**Figure 1**). However, by 1921 it was developed with a single family residence (**Figures 2 through 4**). It was redeveloped with the current building in 1964 (**Figure 4**). A 1985 permit application mentions an extension, but there was no other archival evidence to substantiate this information and no plans to indicate which portion of the building it referred to. Alterations over the years have included minor maintenance such as electrical, reroofing, and signage changes to accommodate the various tenants to more substantial remodeling of the façade. As evident from the 1988, 1989, and 1993 architectural plans (**Figures 5 through 7**) on file at the City, the exterior has been remodeled several times with the most prominent change being the addition of stucco over the brick cladding.

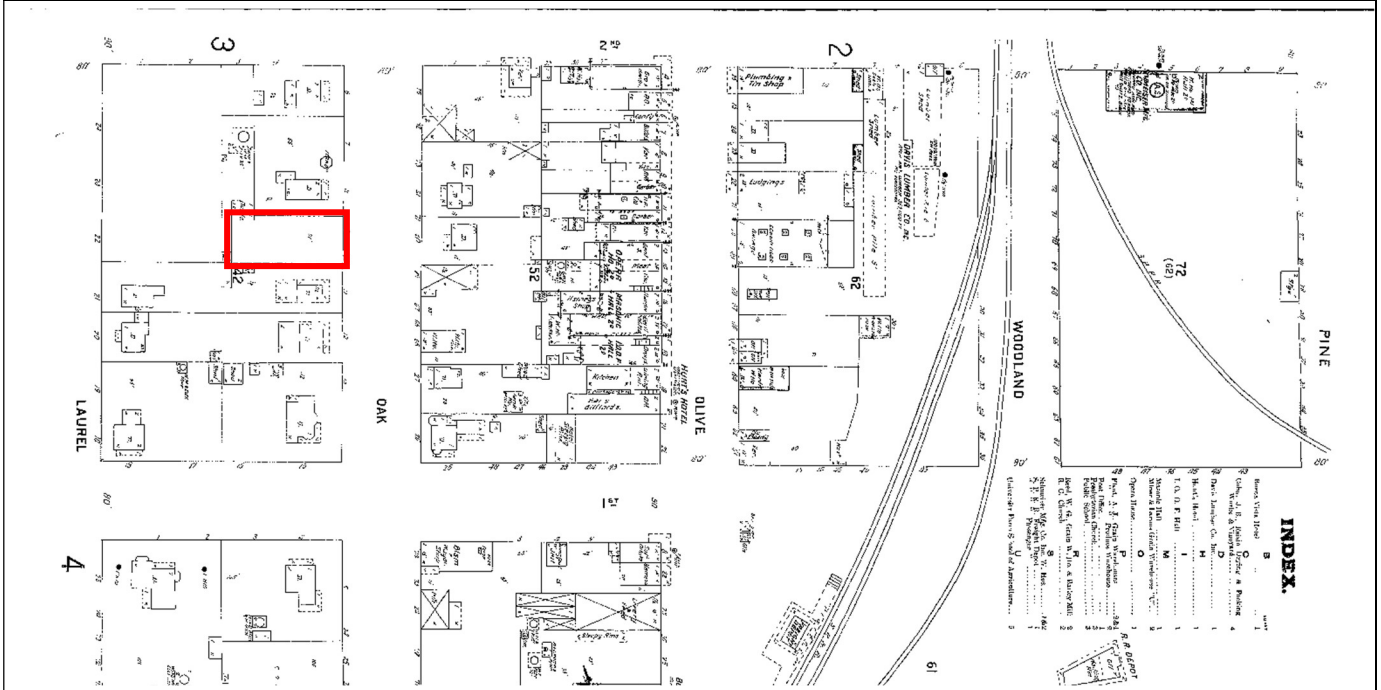
¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

TABLE 1: BUILDING PERMITS

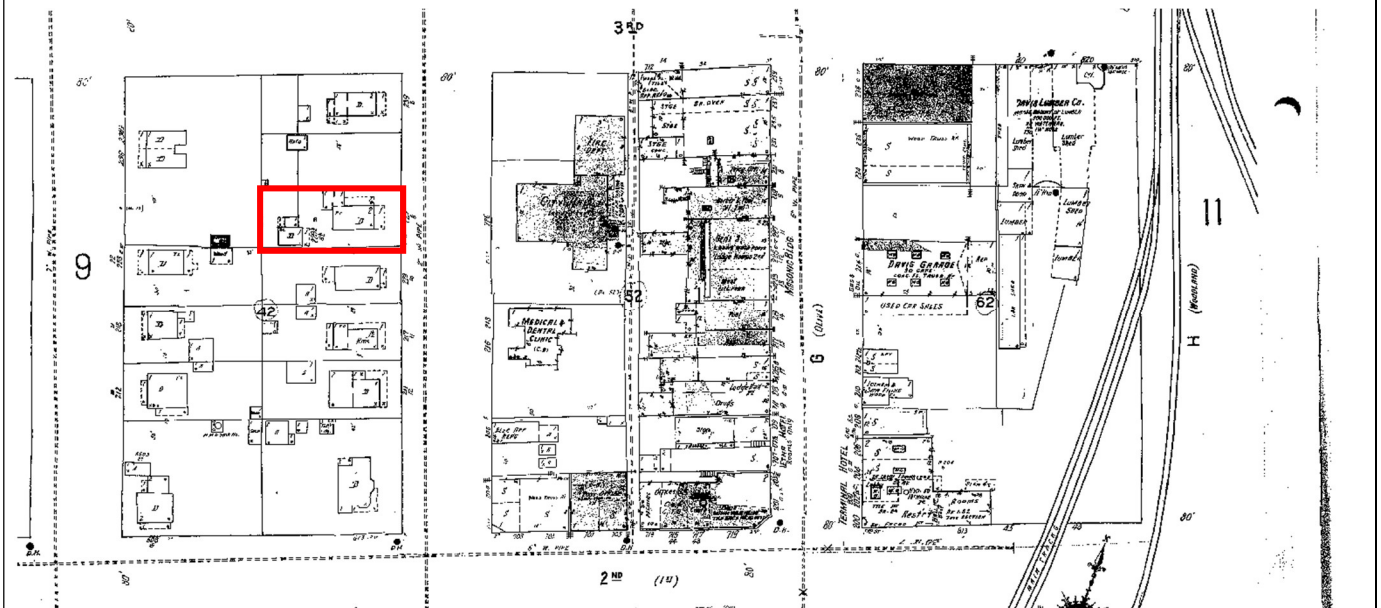
Date	Permit Number	Notes
1982	11741	Electrical and interior remodel
1982	11795	Electrical
1985	PA#22-85	Repaint exterior to match Winger's extension
1986	17759	Reroof
1986	35-86	Sign
1986/87	55-86	Revision of existing building fascia and minor revision to storefronts
1988	88-22	Demolition of ceiling and partitions
1988	88-941	Interior remodeling, Wilkinson & Hartman (architects)
1988	88-1301	Neon illuminated sign
1989	89-625	Remodel exterior, Vogt & Dossa (architects)
1993	5-93	Minor Improvement application, stucco & awning to match rest of building
1999	99-3791	New roof
1999	99-1862	Sign
2015	15-181	Reroof

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1970	Mr. B's Brandin Iron restaurant (223 F Street)	
1970	Campus Bootery (shoe store) (217 F Street)	
1982	The Added Touch	Design review #54-82
1982 - 1993	Winger's Dept Store/Richard Winger/Dick Winger (owner)	
1986	Campus Futon	
1988	Citizen's Federal S&L	
1989	Greens n' Things restaurant	
1993 - 1999	RC/Diane Winger (owner)	Expired permit #93-00006130
1999 - 2015	Clint Winger (owner)	
1999 - present	The Paint Chip (217 F Street)	
2020 - present	El Burrito Taqueria (223 F Street)	



Source: Los Angeles Public Library, accessed June 3, 2022
 Figure 1: 1911 Sanborn Map (F Street was originally Oak Street)



Source: Los Angeles Public Library, accessed June 3, 2022
 Figure 2: 1921 - 1945 Sanborn Map



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, ABO-1957-46t-36, 08/01/1957, accessed June 3, 2022.

Figure 3: 1957 Aerial Photograph



Source: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_12-213, 05/18/1965, accessed June 3, 2022.

Figure 4: 1965 Aerial Photograph

*MUST BE LISTED
by Incorporated Testers
later*

SOUTH ELEVATION

Scott Architectural Graphics, Inc.
 1275 North Dutton Avenue
 Santa Rosa, CA 95404
 (707) 545-4519

Project
 CITIZENS FEDERAL
 DAVIS, CALIFORNIA

Sign Code/Description
 11 INDIVIDUAL LETTERS ON FACIA
 SOUTH ELEVATION

Quantity
 TWO SETS

Material
 1/4" ACRYLIC / 5" LET-R-EDGE

Color
 RETURNS: WHITE
 FACES: ACRYLITE (205-0 'RED')
 LOGO: GOLD LEAF / BLACK / WHITE

Legend
 LETTERSTYLE: LOGOTYPE 14"

Installation/Location
 AS SHOWN

Illumination/Voltage
 CHANNEL LITE INTERNAL LITE

Scale
 N.T.S.

Date/Revisions
 6/12/88 JT
 6/23/88 JT
 6/24/88 JT

RECEIVED
 OCT 1988

Figure 5: 1988 Architectural Plans, Scott Architectural Graphics, Inc. (shows stone veneer that was subsequently covered in stucco in 1993)

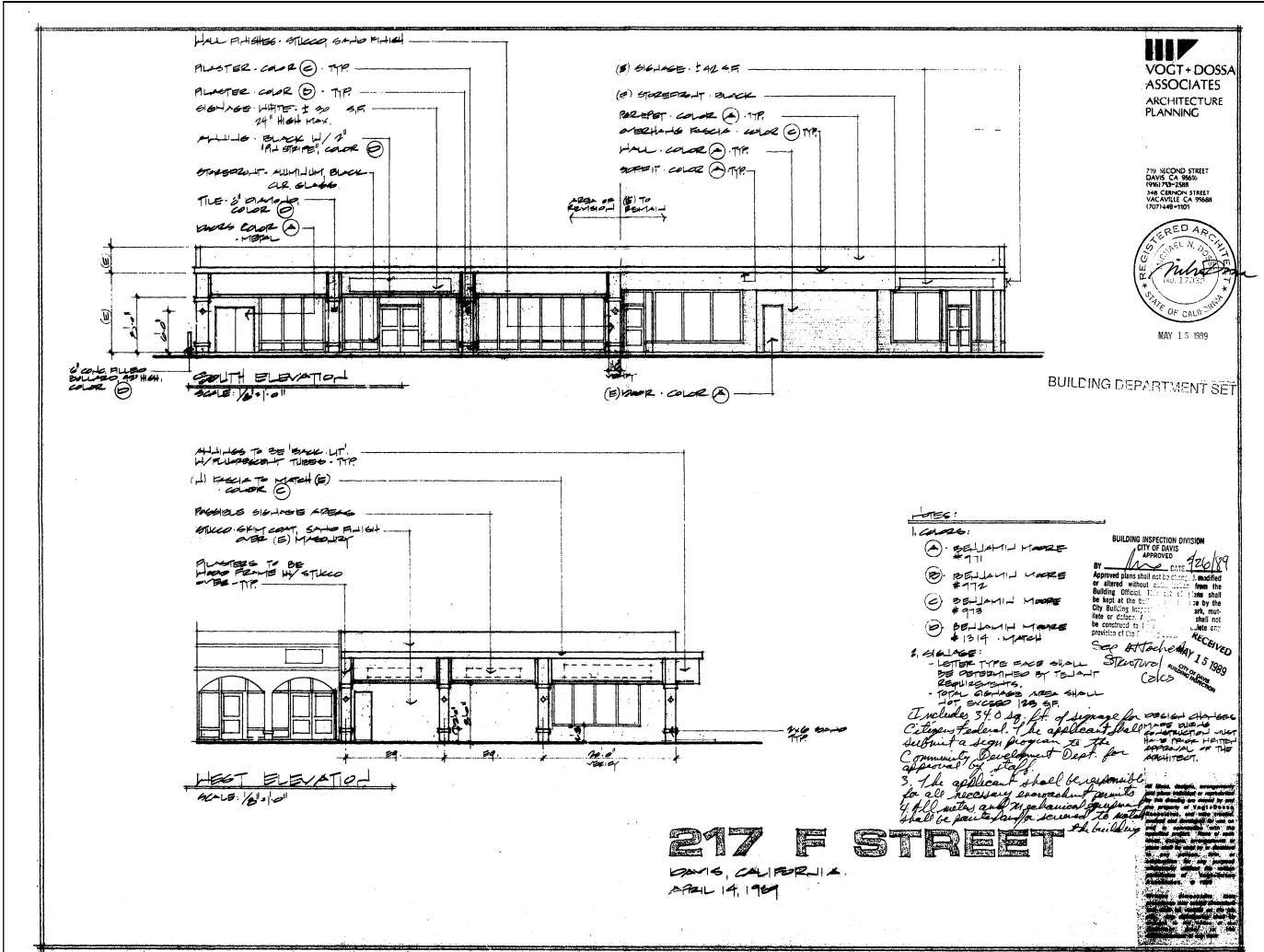


Figure 6: 1989 Architectural Plans

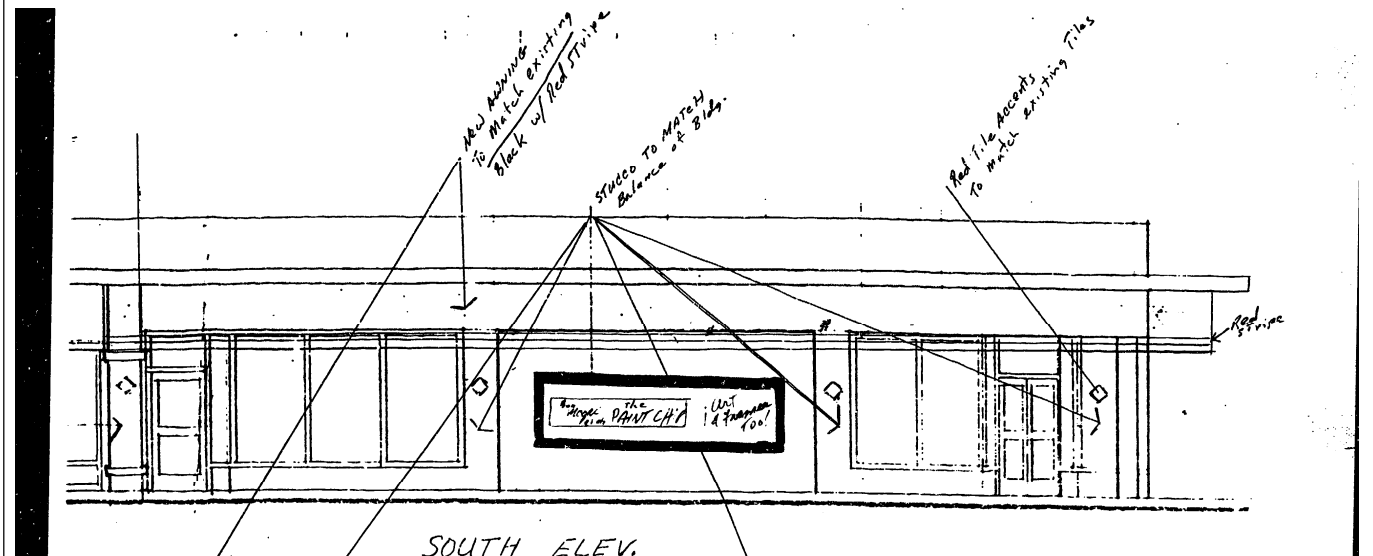


Figure 7: 1993 Architectural Plans, exterior renovation to add stucco and awnings to match existing.

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 a 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 217 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 building at 217 F Street is a commercial building constructed in 1964. With two commercial storefronts, it has continued to function as a commercial building since it was constructed, and it has been associated with a variety of businesses (Table 2). Its association with the commercial development of Davis does not appear to be historically significant, and no significant events or trends are associated with the subject property. Known occupants do not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Rather, it appears to be a typical commercial building and is not associated with a particular period or area of expansion of the city. Likewise, it does not have historically significant associations with trends in commercial development in Davis. It is for these reasons that 217 F Street is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Known occupants have included a variety of community serving business as listed in Table 2. It does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. As research does not indicate that 217 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 217 F Street does not appear to embody the distinctive characteristics of a type, period, region, or method of construction. The building is commercial in nature, designed in a typical 1960s style. The building is now largely devoid of decoration or other defining features of a particular style or period of architectural design and does not possess high artistic values. The building's relatively simplistic design does not appear to be the work of a master designer. Additionally, After 1993, one of the most prominent features of its 1960s design, the brick cladding, was covered with stucco. For these reasons, 217 F Street is recommended ineligible under Criterion 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." 217 F Street does not meet this criterion and therefore 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. The seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

Recommendation

ESA recommends 217 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)

1911 Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library.

https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2199/2241/22450?accountid=6749

1921-1945 Sanborn Map. 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

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

City of Davis. Design Review #54-82. 1982.

City of Davis. Expired permit #93-00006130. 1993.

City of Davis. PA#22-85. 1985.

City of Davis. Permit #11741. 1982.

City of Davis. Permit #11795. 1982.

City of Davis. Permit #17759. 1986.

City of Davis. Permit #35-86. 1986.

City of Davis. Permit #55-86. 1986.

City of Davis. Permit #88-22. 1988.

City of Davis. Permit #88-941. 1988.

City of Davis. Permit #88-1301. 1988.

City of Davis. Permit #89-625. 1989.

City of Davis. Permit #5-93. 1993.

City of Davis. Permit #99-3791. 1999.

City of Davis. Permit #99-1862. 1999.

City of Davis. Permit #15-181. 2015.

Google Streetview, August 2007, May 2012, May 2014, April 2015, May/December 2016, June 2017, May 2018, May 2019, December 2020, and February 2022.

R.L. Polk & Co. Polk's Davis, Yolo County, California, City Directory. 1970.

CONTINUATION SHEET

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*Resource Name or # 217 F Street

*Recorded by: Amber Grady and Vanessa Armenta, ESA

*Date: June 2, 2022

Continuation

Update

Scott Architectural Graphics, Inc. Architectural plan for 217 F Street. 1988.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-1957, 05/21/1957. Accessed June 3, 2022.

UC Santa Barbara Library. Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965. Accessed June 3, 2022.

Vogt + Dossa Associates Architecture Planning. Architectural plans for 214 F Street. 1989

Yolo County Assessor's Parcel Data. ParcelQuest.com. Accessed June 10, 2022.