

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 15

*Resource Name or #: 239 F Street

P1. Other Identifier: 233, 235, 241 and 247 F Street; 616 and 622 3rd Street

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 Location:** Not for Publication Unrestricted

*a. County Yolo

*b. **USGS 7.5' Quad** Davis **Date** 1952 **T 2N ; R 8E ; ¼ of ¼ of Sec ; B.M.**

c. Address: 239 F Street

City: Davis Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-242-008

***P3a. Description:**

The subject property is on the southwest corner of 3rd and G streets. The 0.334 acre lot includes a one story, 14,078 square foot commercial building constructed of concrete blocks. There are seven commercial spaces; two have entries on the north façade, four have entries on the east façade, and one has an entry on the west facade. A metal clad soffit wraps around the north and east facades. The south façade abuts the adjacent building and is not visible from the public right-of-way. A small portion of the west façade is visible and includes one storefront with aluminum frame plate glass windows and glass and aluminum frame doors; the remainder of the building abuts the adjacent buildings.

The east façade includes eight structural bays. From south to north the first, third, fourth, fifth, seventh, and eighth bays include half-circle openings that include aluminum frame plate glass windows. The second bay includes the entries to 233 and 235 F Street. The sixth bay includes the entries to 241 and 247 F Street. Each of the four entries are recessed and each includes a pair of glass and aluminum frame doors with a transom window.

The north façade includes seven structural bays. From east to west the second and third bays are solid walls with a shallowly recessed half circular panels. The fourth and seventh bays are narrower than the others and are solid walls. The first bay includes aluminum frame plate glass windows. The fifth and sixth bays include the entries to 616 and 622 3rd Street. Each of the entries are recessed and each includes a pair of glass and aluminum frame doors with a transom window flanked by aluminum frame plate glass windows. (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: eastern façade, facing southwest

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
 1959 / ParcelQuest.com

***P7. Owner and Address:**
 RD Ames Inc
 32 Sunny Cove Circle
 Alameda, CA, 94501

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 # 239 F Street
Page 2 of 15

*NRHP Status Code 6Z

B1. Historic Name: Winger - Norris Building

B2. Common Name: Winger Building

B3. Original Use: commercial

B4. Present Use: commercial

*B5. Architectural Style: Spanish-inspired

*B6. Construction History: (Construction date, alterations, and date of alterations)
Originally constructed in 1959. (Continued on page 4)

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

Original Location: n/a

*B8. Related Features: none

B9a. Architect: Warren K. Blodgett

b. Builder: Walter Constant, C.E. (structural engineer)

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

Area Downtown Davis

Period of Significance 1970

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 significance 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 at 224 A Street was constructed in 1963; 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 14)

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA

*Date of Evaluation: September 14, 2022

(This space reserved for official comments.)



*Recorded by: Amber Grady and Vanessa Armenta, ESA

*Date: June 2, 2022

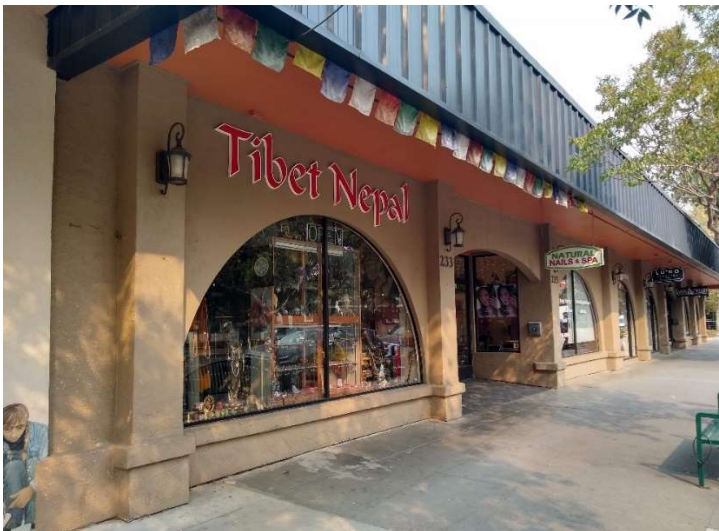
Continuation

Update

*P3a. Description: (Continued from page 1)



East and north facades, looking southwest, ESA 2022.



East façade, looking north, ESA 2022.



West façade, 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

By 1911, the subject property was developed with single family residences on two lots (**Figure 1 through 3**). It was redeveloped in 1959 with the Winger – Norris Building (a.k.a. Winger's Department Store) (**Figures 3 through 6**). The interior has been remodeled repeatedly over the years to accommodate various businesses even changing the number of independent stores that the building could hold (**Figures 7 through 10**). The building currently reflects the 1970 exterior remodel that completely refurbished both primary exterior facades, the north and east (**Figure 7**).

TABLE 1: BUILDING PERMITS

| Date | Permit Number | Notes |
|------|---------------|--|
| 1959 | 94 | Use permit – department store and variety store; applicants – John H. Winger, Richard C. Winger, Gerald D. Winger, and R. L. Norris, Jr. |

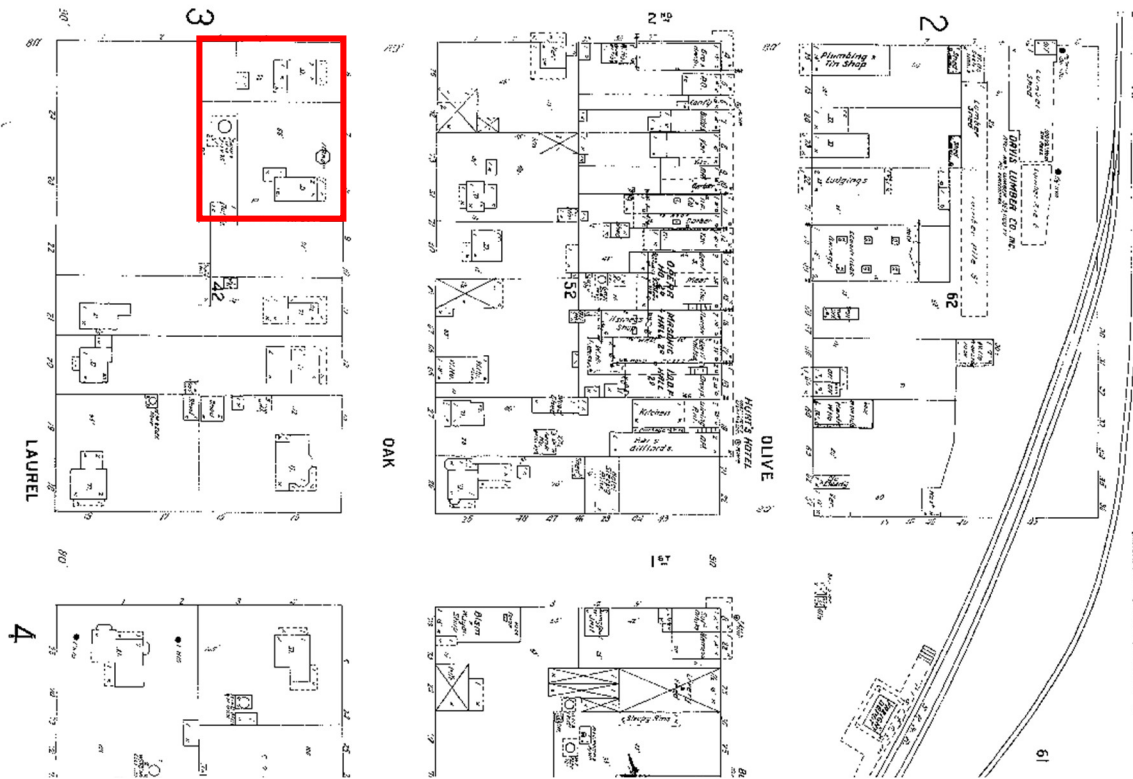
¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

TABLE 1: BUILDING PERMITS

| Date | Permit Number | Notes |
|------|---------------|--|
| 1959 | | Floor plan by Warren K. Blodgett (April 7, 1959) |
| 1959 | 114 | Building permit for retail store. Winger & Norris (owners) |
| 1965 | 5 | Remodel |
| 1969 | 2552 | Electrical |
| 1970 | 3194 | Store remodel – interior only, 229-239 F Street |
| 1970 | 3352 | Remodel front |
| 1971 | 4681 | Reroof with fire retardant roof |
| 1973 | 19-73 | Design Review – new fence and gates for trash area |
| 1976 | 10146 | Electrical |
| 1976 | 10215 | Interior remodel – build dressing rooms |
| 1977 | 386 | Interior remodel |
| 1978 | 10146 | Electrical |
| 1981 | 10456 | Reroof |
| 1987 | 18848 | Interior demolition, standing seam metal sheeting clad exterior soffit added to roofline |
| 1987 | 19482 | Remodel – Mark Vogt, architect |

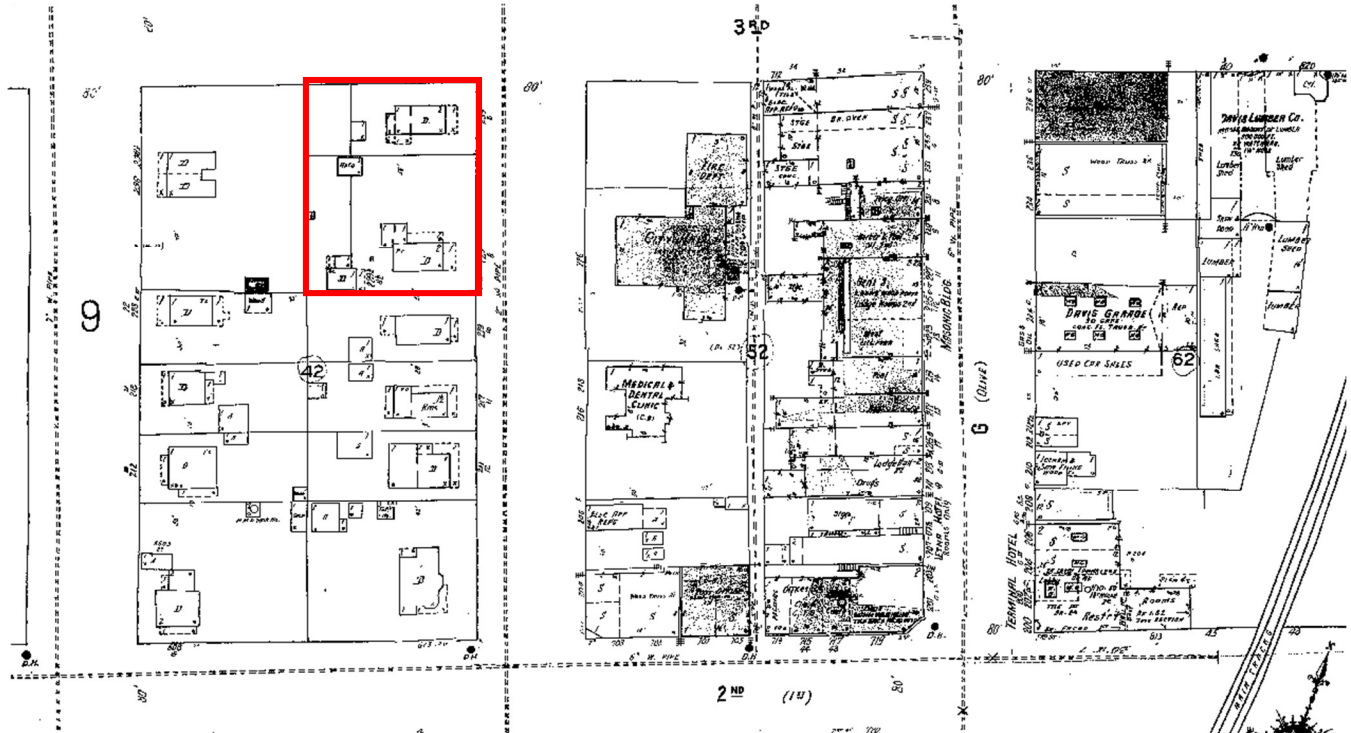
TABLE 2: OWNERS/OCCUPANTS

| Year(s) of Occupation | Occupant(s)/Business | Notes |
|-----------------------|---|---|
| 1959 | Winger & Norris (owner) | |
| 1965 | Ben Franklin Store | |
| 1970 | Winger's Department Store (239 F Street) | The entire building was likely occupied by Winger's Department Store in 1970. |
| 1959 - 1981 | Richard C. Winger (owner) | |
| 1973 | Robert N. Gale | |
| 1995 | Ames Inc., RD (owner) | Expired building permit #95-13993 |
| 1995 | Zia's Delicatessen (616 3 rd 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

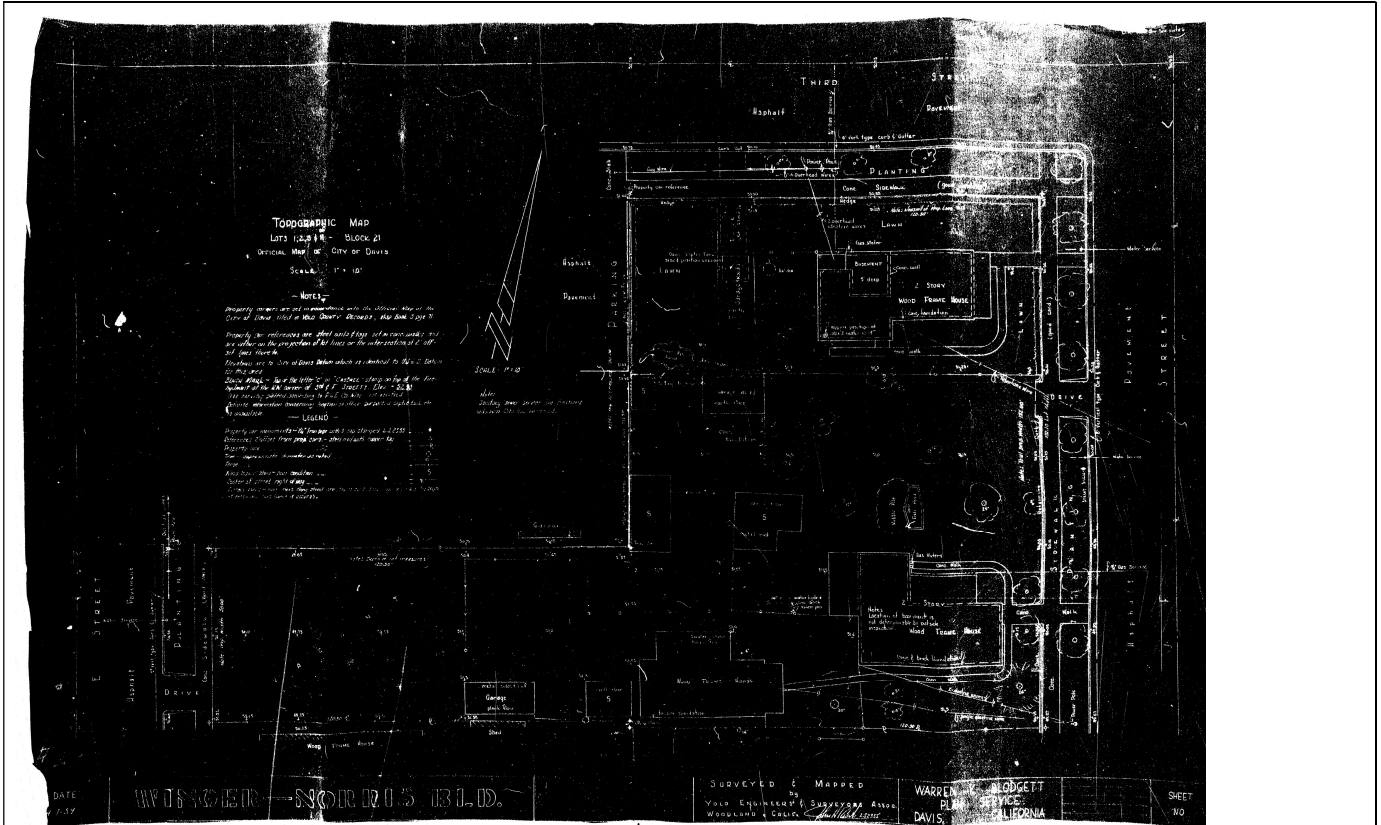


Figure 5: Existing Conditions of the subject property prior to the construction of the Winger-Norris Building in 1959.

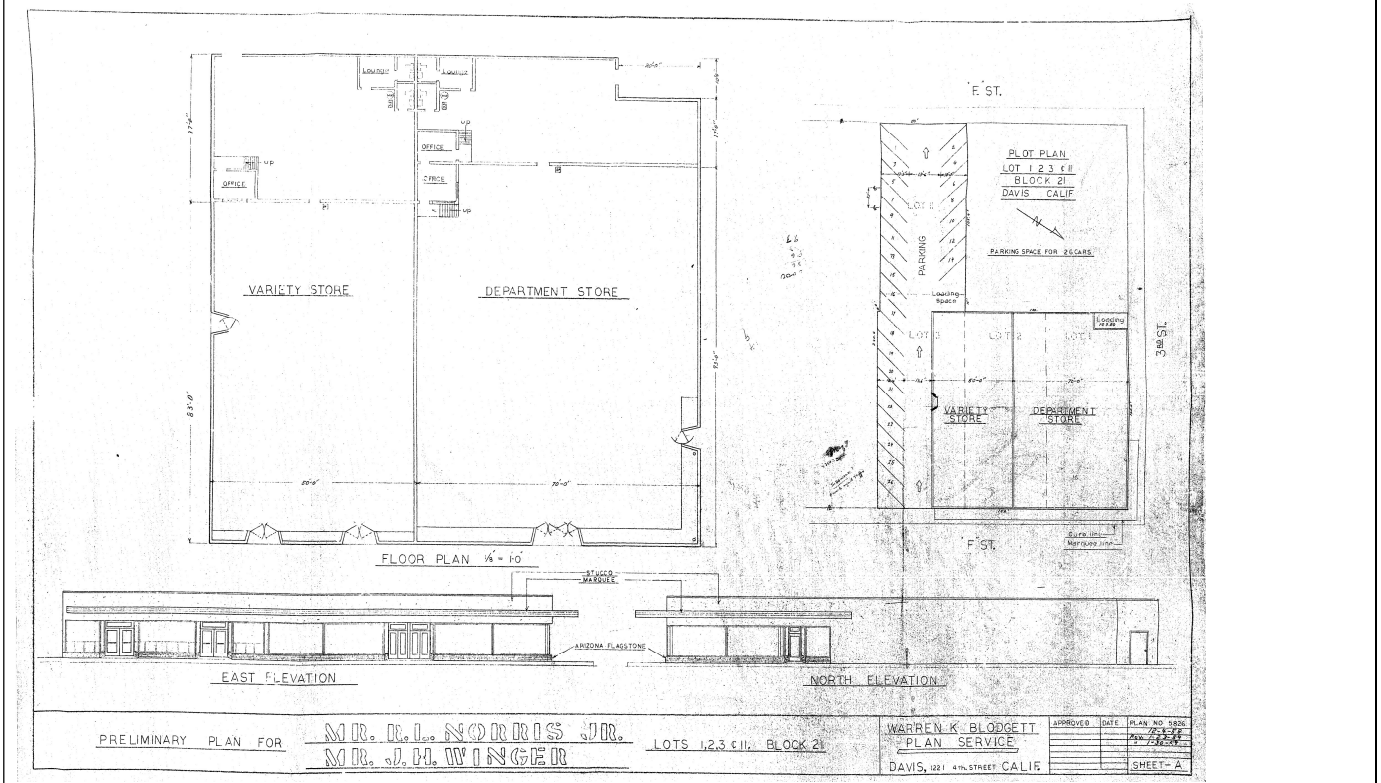


Figure 6: 1959 Architectural plans for the Winger – Norris Building

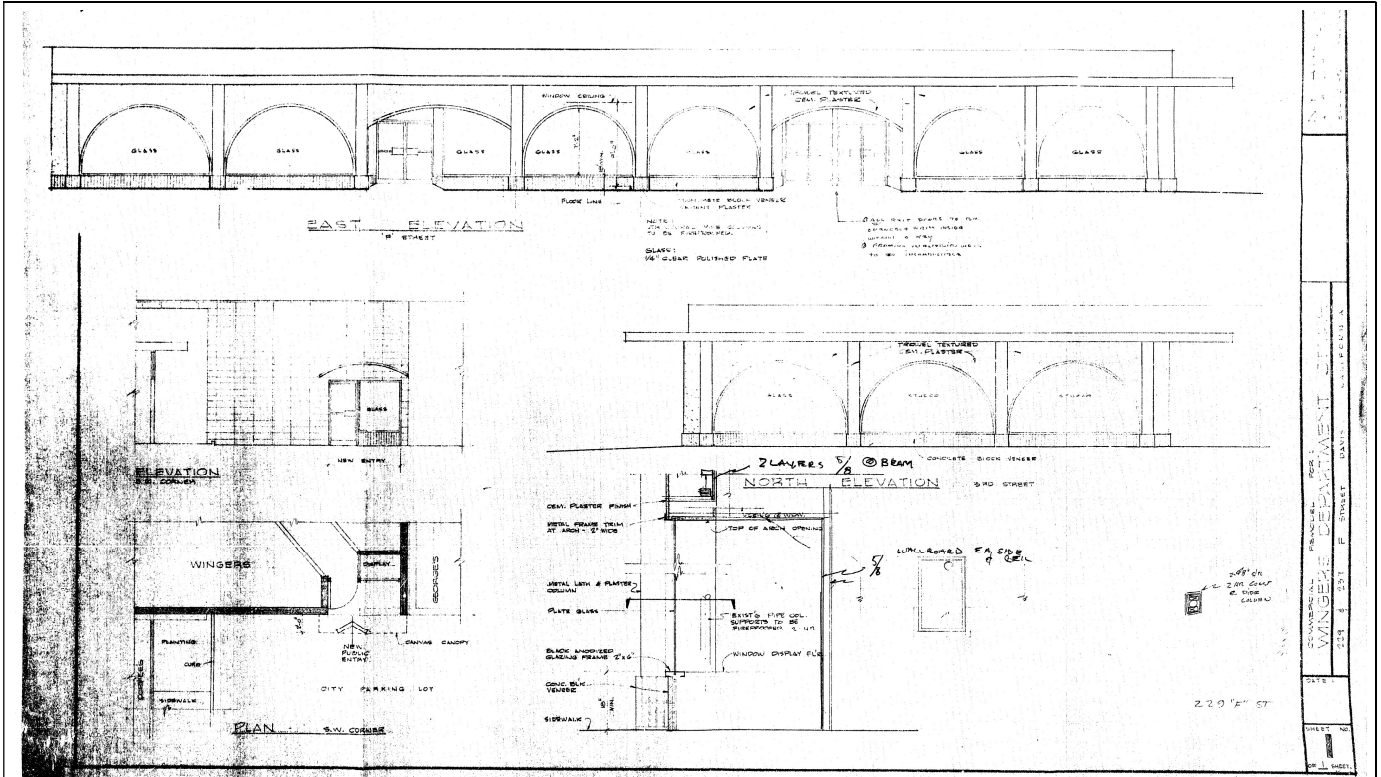


Figure 7: 1970 Architectural plans for the Winger Building Remodel

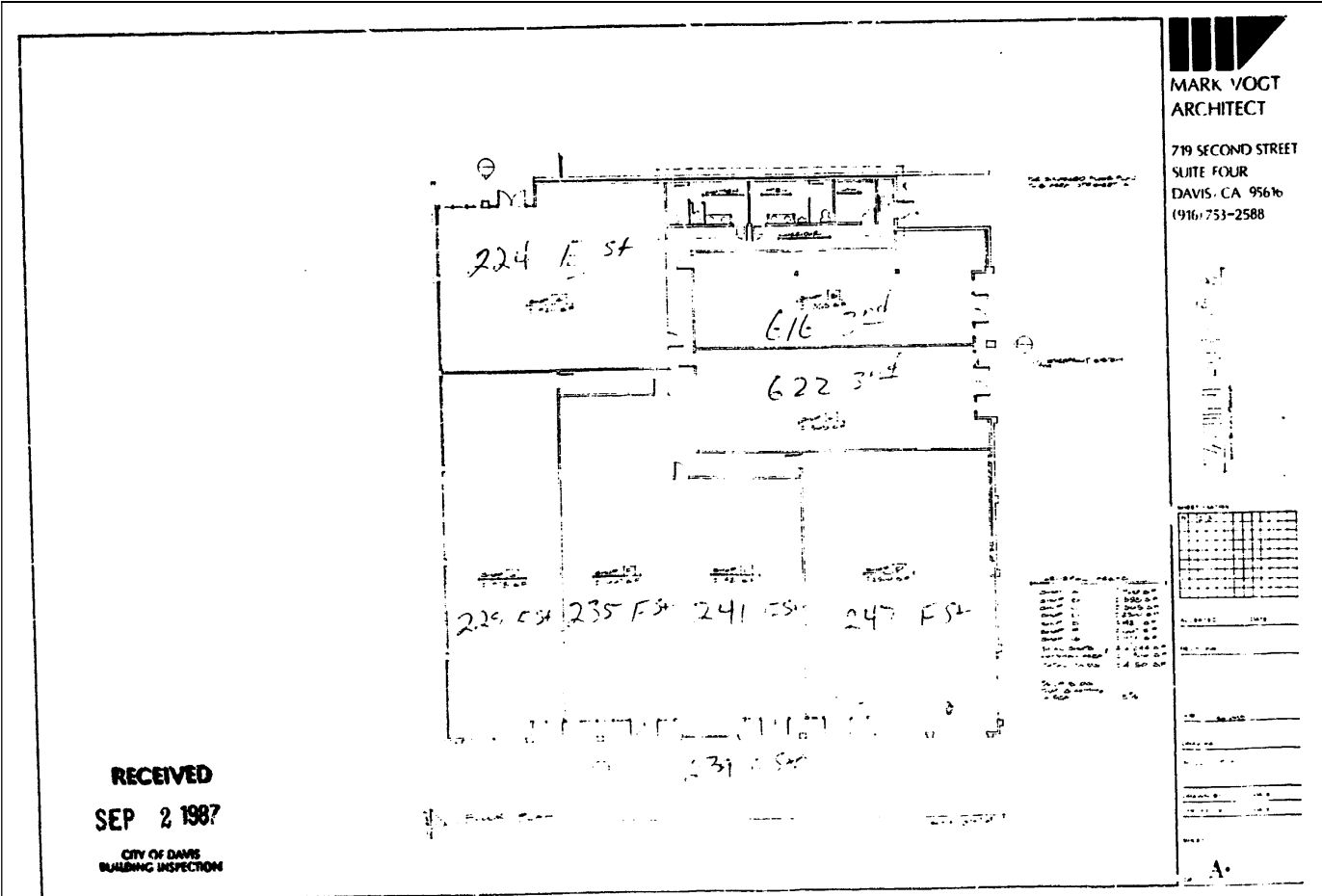


Figure 9: 1987 Architectural plans (shows seven commercial spaces)

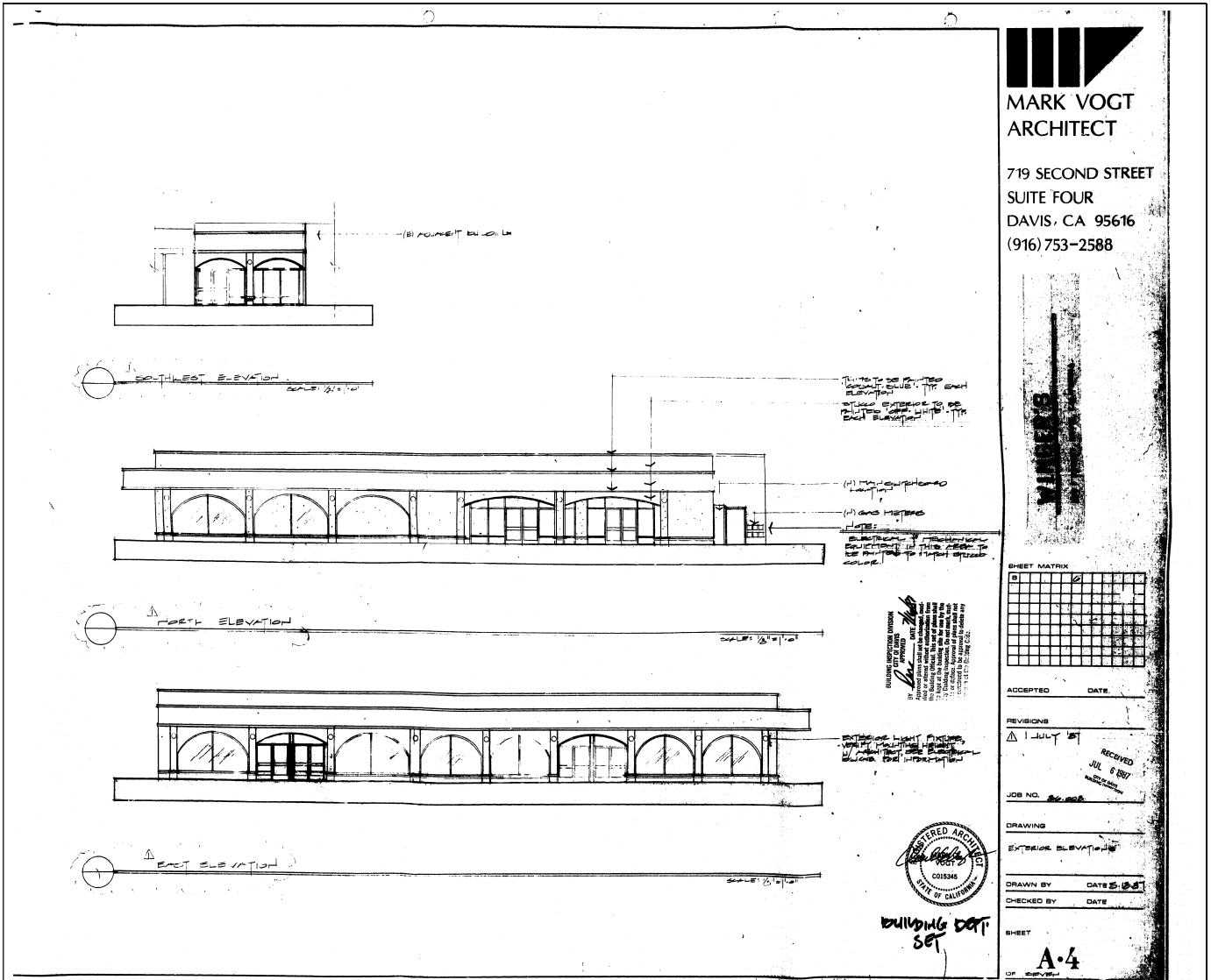


Figure 10: 1987 Architectural plans (showing existing elevations)

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 239 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 239 F Street is a commercial building constructed in 1959. The number of commercial spaces has fluctuated, but 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 239 F Street is recommended ineligible for listing 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 239 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 239 F Street does not currently reflect its 1959 design, but its 1970 remodel. The building is commercial in nature, reflects a typical 1970s style Spanish-inspired commercial architecture. Warren K. Blodgett was the architect/designer and Walter Constant, C.E., was the structural engineer for the original 1959 design. Since the building currently reflects its 1970 remodel the original architects/designers/engineers are irrelevant. Eligibility under Criterion C/3/3/3 is determined by the significance, or lack of significance, of the 1970 design. The architect for the 1970 remodel is unknown and the building's relatively simplistic design does not appear to be the work of a master designer. For these reasons, 239 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." 239 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. 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 239 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

1970 Architectural Plans for Wingers Department Store at 229 & 239 F Street. On file at the City of Davis.

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

City of Davis. Expired Permit #95-13993. 1995.

City of Davis. Permit #114. 1959.

City of Davis. Permit #5. 1965.

City of Davis. Permit #2552. 1969.

City of Davis. Permit #3194. 1970.

City of Davis. Permit #3352. 1970.

City of Davis. Permit #4681. 1971.

City of Davis. Permit #19-73. 1973.

City of Davis. Permit #10146. 1976.

City of Davis. Permit #10215. 1976.

City of Davis. Permit #386. 1977.

City of Davis. Permit #10146. 1978.

City of Davis. Permit #10456. 1981.

City of Davis. Permit #18848. 1987.

City of Davis. Permit #19482. 1987.

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

Mark Vogt Architect. Architectural Plans for Winger's at 239 F Street. May 18, 1987.

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

Store Kraft. 1979 Architectural Plans for Wingers Department Store. May 25, 1976.

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.

Warren K. Blodgett Plan Service. Existing Conditions for Winger-Norris Building site. 1959.

Warren K. Blodgett Plan Service. Preliminary Plan for Mr. R.L. Norris Jr. / Mr. J.H. Winger for Lots 1, 2, 3, & 11 of Block 21. January 20, 1959.

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