

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98001634

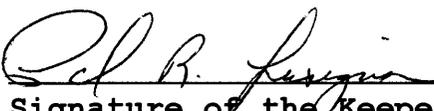
Date Listed: 1/25/99

Winters House
Property Name

Sacramento CA
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

1/25/99
Date of Action

Amended Items in Nomination:

Name of Property:
The historic name of the property should be listed as *Winters House*.

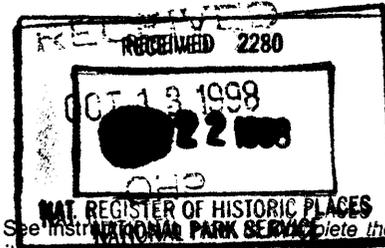
Period of Significance:
1909 should be added as a significant date and as a period of significance. [This reflects the building's major historic alterations/evolution.]

This information was confirmed with M. Lortie of the California SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of the form. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Winter House

other names/site number 2324/2326 H. Street, Sacramento CA 95816

2. Location

street & number 2324/2326 H. Street not for publication

city or town Sacramento vicinity

state California code CA county Sacramento code 067 zip code 95816

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Harold A. Beyer Nov. 30, 1998
Signature of certifying official/Title Date

California Office of Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper Paul R. Jurgian Date of Action 1/25/99

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Single Dwelling

Domestic: Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne - Eastlake

Materials
(Enter categories from instructions)

foundation BRICK

walls WOOD: Weatherboard

roof ASPHALT

other WOOD: Shingle

METAL: Copper

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1890

Significant Dates

1890

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

State Library and Archives

Winters' House
Name of Property

Sacramento, CA
County and State

10. Geographical Data

Acreage of Property less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1	10	633010	4270790
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Vickie M. Cosentino

organization N/A date September 30, 1998

street & number 2326 H. St. #B telephone 916-444-0506

city or town Sacramento state CA zip code 95816

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Patrick and Vickie Cosentino

street & number 2326 H Street #B telephone 916-444-0506

city or town Sacramento state CA zip code 95816

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Winters' House
Sacramento, CA

Summary Paragraph

The Winters' House is located in mid-town Sacramento, the State Capital of California. Part of a fine block of 19th century houses, the house is a fine example of a Queen Anne-Eastlake. The 3-story, approximately 4500 square feet house was constructed using balloon framing with heart redwood. Significant exterior features include a rich application of ornamental details including sunburst pediments, a frieze of scrollwork sunbursts, dentil work in the gables, a mansarded porch canopy, and a decorative balustrade with spindles and stick work. The house is in sound condition and alterations have not significantly detracted from the overall design, materials and workmanship.

Location

Sacramento played a significant role in the development of the West as gold miners used the city as springboard to the Sierra Nevada Mountains. The area of mid-town was developed into a residential area in the 1890s with one of the first houses built by Herman Winters on H street between 23rd and 24th street according to the Sacramento Bee, June 20, 1891. Previously several different parties including Sam Brannan in the 1850s had owned the lot.

Setting

The property, 40 feet wide by 160 feet long, consists of the house as the sheds identified in earlier plat books were eliminated at some earlier date. The original shed was used for a milk cow and chickens and was apparently not a building of any significance. The side yards are narrow and each side has the second floor oriel windows protruding over yards. Yard vegetation was limited and not maintained. However, the Sycamore tree in the front is historical as it was planted as part of the yard sidewalk landscape.

Across the street are Italianate and Gambrel houses with particularly nice yards. While next door is an exceptional Queen Anne with fabulous stained glass windows, a corner tower, and elaborate friezes, dentils, and spindlework. Further down the block are several other Queen Anne, Italianate, and early 20th century houses.

Description of House

The majestic Winters' House is a three-story, rectangular Queen-Anne-Eastlake house built in 1890 by capitalist, Herman Winters. Characteristic features are evident in the steep pitched hip and gable roof, asymmetrical front façade, two-story angled bay under

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forward gable, mansarded front porch, and second story bay windows on both sides of the house. The roof is asphalt shingles and the walls consist of heart redwood covered by pattern siding. The foundation is a brick stemwall parged with cement. The decorative brick chimneys were incorporated in a coal burning fuel system. The interior reflects Queen Anne-Eastlake influences in the mantel spindles, the ornate tile work surrounding the two fireplaces, 12 foot second-story coved ceilings and other elaborate trim details.

Overall the foundation is sound and even though the whole house was elevated in 1909 the house remains stable. The brick foundation was parged with cement at some point to reinforce the brick system. The post-and-pier system remains intact with virtually no termite damage. A 30-inch crawl space between the floor and ground provide needed access for any repairs and maintenance. Originally built as a single-family dwelling, the widow of Herman Winters, Effie Winters, had the house elevated about two feet in 1909 and had a flat built beneath the main floor. Another bathroom and kitchen was added in 1923 turning the lower flat into two apartments.

Wall cladding on the main house is a horizontal shiplap with vertical lapboard at all corners and other junctures. All the windows are framed with grooved vertical mouldings and other fancy trim work including sunbursts above the second story windows. Unfortunately many of the original windows were removed or destroyed with only representative examples remaining in the third story and a few in the second story. The upper windows were cut glass panels in jewel tones. Almost all of the 40 plus windows are single-pane, double-hung windows. The entire house also has an elaborate frieze board below the cornice. The frieze board includes scrollwork sunbursts and stars while scrolled brackets support the box gutter. The original box gutter had been severely damaged by deferred maintenance with many of the brackets and much of the trim impaired. The box gutter was replaced in 1998 with the corroded sheet metal lining replaced with a copper lining. The box gutter now functions as it was intended. The frieze board, the dentil work, bulls-eye rosettes and pyramids beneath the gables were in process of restoration with any replacements made to existing trim specifications. The cornice itself has also been replaced.

The flat topped front porch with shallow mansard and arches is impressive. One of the most striking features is the beautifully carved front doors with frosted and cut glass upper panels. One of the frosted, cut glass windows is broken and will be replaced with a

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replica. Above the doors are cut window panels in jewel tones. Framing the porch are elaborate fans, flowers, and dentils, and fancy spindlework. The delicate spindlework and stickwork of the upper porch is also repeated in the lower porch balustrade. Under the existing porch canopy, the original patterned cedar shingles were found and will be copied to replicate a new canopy. Unfortunately the porch rests on post-and-pier foundation that was insufficient to support the porch. The foundation will be replaced and the porch will be restored to the same appearance with all missing spindles and other lost details appropriately replaced. The stairs and railing leading to the upper porch have been replaced at least once over the last one hundred years. Unfortunately no evidence can be located to show the exact appearance in 1890. The stairs and railings details were chosen to imitate the existing balcony spindlework.

The roof was originally of wood shake but with the existing fire code, three dimensional asphalt shingles were used as replacement. The roof was replaced in 1998. The two chimneys themselves are no longer functional as the brickwork was sufficient only for coal burning and would not meet today's fire code. The chimneys themselves were restored to their 1890 appearance with the addition of copper caps.

The back of the house was not as fortunate as the front of the house. The original porches were enclosed at some point and additional rooms were added on in the 1950s. The additions were not particularly well done nor in keeping with the architectural style of the house and will be removed. The porches will be replaced with balustrade and other details in keeping with the architectural style.

The interior of the house has been altered significantly by the addition and removal of walls to split the second story into two flats. One of the front parlors was converted into a bedroom and a kitchen replaced a back bedroom with all connecting doorways sealed off. Luckily the front entryway remained virtually intact although doorways were altered. The second story was rich with trim, stylized brass hardware, 12 foot coved ceilings, and plaster medallions. However, the original pocket doors were removed with advent of electric wiring. The house is incredibly sound with few cracks in the lathe and plaster walls. Originally the house was lit by gasoliers and had plumbing to the one bathroom and kitchen. Virtually all the wiring and plumbing has been replaced and venting added for central air and heat. However, neither the vents nor any of the other work is obtrusive.

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Alterations and Integrity

The house is still incredibly sound with few cracks in the lathe and plaster walls, but by 1996 significant deterioration needed to be addressed immediately. The front porch was sagging and pulling away from the house. The chimneys designed for coal burning had six or more rows of bricks missing, with the remaining mortar seriously impaired. Several of the stained glass windows and pocket doors had vanished. The additional rooms added to the back of the house were pulling away from the house. The heart redwood was virtually unimpaired but the patterned siding - bulls-eye rosettes, pyramids, and dentil work - had fallen off or needed replacement. The box gutter and corresponding cornice needed full replacement. The plumbing and electrical systems needed substantial upgrading in most of the house with kitchen and bathroom renovations critical. Every window needed substantial glazing and in some cases replacement of the jambs and sashes. The brick stemwall foundation needed some remortaring. The asphalt roof over wood shingles had to be replaced.

Since work began in 1996, the interiors of all four flats were substantially completed with electrical and plumbing improved or replaced. The repaired chimneys are now as beautiful as they were originally. The East Side of the house has been refurbished with trim, cornice, gutter and windows repaired or replaced and painted with a four-color paint scheme. The front porch plan includes slight changes for safety and building code reasons and a railing scheme more in keeping with the original house was approved by the City of Sacramento's Design and Review board. (Previous drawings and photos do not clearly show the railing design and the modifications since 1890 have been substantial and numerous.) The design for replacement of the back of the house including removal of the 1950s additions, which were not in keeping with the Victorian style of the house, is substantially complete. The roof was replaced the summer of 1998 and the remainder of the improvements should be completed by spring of 1999.

Despite the neglect encountered over the years by the many owners, the Winters' house retained its architectural integrity as displayed in the materials, design, workmanship and setting. The house is slowly being restored to its former glory and is a notable representative of Queen Anne-Eastlake. Identifying characteristics remain intact, specifically its form and avoidance of flat surfaces and symmetry.

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Winters' House
Sacramento, CA

Statement of Significance

Summary Paragraph

The Winters' House, built in 1890, is historically significant under National Register criterion C as an excellent example of Queen Anne – Eastlake architecture. It was built as the showplace of Herman Winters, a well off merchant, native of Germany who required high quality workmanship. Retaining integrity of design, materials, workmanship and setting, the house embodies distinctive characteristics that typify this Victorian style. As previously discussed, the avoidance of flat spaces, asymmetrical appearance, irregular shaped and steeply pitched roof, ornate details, spindle and stick work and mansard porch canopy are characteristic of the Queen Anne – Eastlake elements.

History and Significance of Property:

The Winters' House is significant for its size, as well as Queen Anne-Eastlake style. One of the largest houses of this type still existing in Sacramento, the house retains the integrity of design, materials, and workmanship, with past alterations easily removed and not intrusive to the overall appearance.

A 1970s study of Victorian Houses by Charles Hall Page and Associates determined the house was architecturally significant and eligible for the National Register. Significant architectural features noted include the hip and gable roof, two story angled bay under forward gable, flat topped front porch with shallow mansard and arches, stained glass, etched glass in front doors, and landscaping. The architectural analysis also described the rich application of ornamental details including sunburst pediments, a frieze of scrollwork sunbursts, dentil work in the gable, a mansarded porch canopy, and a decorative balustrade with spindles and stickwork. The survey stated the house was part of a fine block of 19th century house in a predominately later neighborhood.

In 1973, the house was included with other historic homes in the Vanishing Victorians. Some of the details noted in that book include the beautifully carved wooden doors. "In the evening the hall lights shine through an intricate pattern of frosted and cut glass window panels. Two ornate colored glass windows are like jewels in the crown of this stately structure. The delicate spindlework of the upper porch is repeated in the lower porch. Wooden fans and stars form a frieze below the cornice and dentils under the eaves run the length of the gables."

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The discussion of styles in Virginia and Lee McAlester's book, A Field Guide to American Houses, lists identifying features, shape subtypes, decorative subtypes, and variants and details. The Winters House is essentially Queen Anne-Eastlake with the steeply pitched roof of irregular shape, angled bay windows, asymmetrical façade, mansard front porch canopy, spindle and stick work, stained glass windows, ornate scrollwork and other ornamental details. Eastlake influence is specifically found in the fireplace tile design and details and in the spindle and stick work in the balustrades and the mantel.

The property epitomizes 19th century development of Sacramento. Sam Brannan, influential in the development of the area, had owned the land in 1850. Two other owners held the land with no improvements prior to Herman Winter's purchase in 1886. The tax value of the land increased from \$450 to \$1400 in 1890 when this house was completed. Herman Winters built the house on the outskirts of Sacramento in the Gypsy camping grounds on the eastern end of town. According to the Sacramento Bee article dated June 20, 1891, people believed that in a few short years, the area would be covered in homes. The article describes the Winters' home as "a typical Sacramento cottage", yet the detail and trim work were extensive.

The original owner/builder, Hermann Winters (1834-1904), traveled to Sacramento from Germany via New York to make his fortune in the gold rush. According to the 1858 City Directory, Herman and his partner, John Batcher, had established a grocery store on 2nd and M streets not far from the river or the capital. They prospered and by 1869 split the partnership with each owning a grocery store thereafter. His first wife, Catherine, was first referenced in 1860. Their surviving children, Anna and John, were born in 1861 and 1864, respectively. In 1866, a third child did not survive infancy. Catherine died in 1886. Herman did not wait very long before taking a second wife, Effie Parke (1863-1911). His second wife was his children's age. Evidently they had a rather tumultuous relationship.

On October 24, 1889 Herman filed a petition to deny his wife's debt to local merchants. Evidently, Effie had moved back in with her mother after a marital spat. She then proceeded to go on a spending spree of almost \$1000. Herman claimed that she "was not at the time of the purchase of the goods, or any time prior thereto during their marriage in need of wearing apparel; that she had at the time she abandoned him as aforesaid a large quantity, and a great variety of wearing apparel of an excellent quality and of costly material. She had at that time no less than 12 dress - All of which she took

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away with her. She also took seven trunks besides the trunk of her maid in some of which she packed property of the defendant...he has reason to believe and does believe that said trunks were all filled and heavily loaded: the Expressman who conveyed them away was obliged to get another man to assist him in placing them in his wagon". There were no records of how the court case ended but obviously they reconciled as Effie lived with him until his death in 1904.

By his death on March 15, 1904, his entire estate exceeded \$38,000. He owned several stocks and considerable properties. He evidently wasn't very free with his money, because soon after his death, the three beneficiaries, Effie, Anna, and John proceeded to spend money upgrading their establishments and material possessions. Effie received this house valued at \$3500 (given the value of cloth and furniture, the house value seemed disproportionately low) and other assets of \$7854 plus personal property. Anna received the store and other properties totaling \$5100 and other assets of \$7328. John received \$10,028. His wife (who was later declared incompetent by the court) and his daughter inherited their share without any stipulations, yet his son's inheritance was placed in trust under Herman's nephew, Arend Schaden. The records indicate John was an invalid unable to support himself, but John had a wife of many years and two children, which indicates there may be more to the story. Arend Schaden administered the trust until John Herman Winter's death May 29, 1908.

Herman Winters had been involved in the community. He was a founding member of the Knights of Pythias in 1869. He also was on the board of trustees for the German Lutheran Church at the time when it was legally incorporated in 1868. In addition, he joined the Order of Red Men and was the Treasurer for the organization in 1880. The German Lutheran Church of Sacramento also benefited by Herman Winter's will. The court denied the bequest for \$500 to the church, but the heirs upheld Herman's will and split the expense between them.

Herman's cemetery monument was quite elaborate ensuring his family's place in history with the purchase of a family plot, through his involvement in the Order of Red Men, in the Sacramento City Cemetery. His elaborate funeral cost more than \$300. His first wife Catherine was interred there, as were his daughter, Anna and grandson, Samuel. Its interesting to note that the second wife Effie and son John were not interred there as well, for they were all left the plot as tenants in common.

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The widow, Effie was quite eccentric and perhaps insane. At age 40 she was in possession of a substantial inheritance including this house. She obviously cared about the place given her expenditures on maintenance. It was also her idea to elevate the house two feet and establish a flat below her house. However, by May of 1911 her brother Frank Parke petitioned the court to declare her incompetent. In June, the courts ruled in Effie's favor by looking at her success in managing her inheritance.

That setback obviously did not deter Frank from contesting her will when she died a month later on July 1, 1911 at the age of 48. L.S. Jones, Effie's Methodist minister and a primary beneficiary of her new will, demurred as he said she was of sound mind. The testimonies given in response to the controversy were quite illuminating.

The court ruled Effie was of sound mind prior to an accident in late 1901, when she was thrown from a buggy, in which she was riding and struck her head upon a street car rail track. The accident rendered her unconscious for a few days. After she had been found wandering far from her home in a state of both physical and mental collapse, the physicians at Detention Hospital pronounced her insane based on her visions. Then for a brief time she was institutionalized in an asylum in Stockton. An inmate suggested that she wouldn't get out if she kept writing letters to Christ and signing her name as the bride of Christ, thus she stopped doing so. This indicated Effie appreciated somewhat her impaired mental condition and situation. Other manifestations included intense Bible study, spiritually communicating with visions and through domestic animals, speaking telepathically with people (although they never heard her), and beliefs that she made the stars move and was the bride of Jesus Christ. At the same time her fondness for society and liking for friends abated as many of her friends were "nymphs of the devil". In fact she avoided meeting people, as they were "impure".

Given these hallucinations, it was easy for the court to rule in her brother's favor citing general paralysis and obvious eccentricities. However, the minister and supporting testimony clearly supported the fact that even if she was peculiar it couldn't be from general paresis (stroke) as the only supporting evidence was autopsy of the brain. Furthermore, she was clear in her speech, scrupulously neat in her dress, and exercising frugality in the use of her funds even in the last days of her life. Yet, prior to her death she changed her will as she was upset that her brother tried to have her declared incompetent a month earlier. One of the most striking and interesting features of the case

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was testimony from medical experts. As the judge stated "seldom presented in Will contests, at least no case had previously been called to the attention of the court when the condition of the brain has been presented as evidence of the mental capacity of the decedent prior to dissolution... Five experts, among them some having to do with the care and custody of the insane, notably Dr. Hatch, were summoned to testify... All five of the physicians, who testified concerning the brain of Mrs. Winters came to the conclusion that it was a diseased brain, and all of the expert witnesses who were allowed to testify on the question also came to conclusion that Mrs. Winters was of unsound mind.... The brain was unusually light, even for the brain of a woman..."

Reviewing the records for both sides it did not appear the brother or the minister were deserving of the inheritance. Frank did not keep the property very long and the house changed hands many times. Subsequent owners also did not care for the house as well as they should have, probably because of the decline of inner Sacramento City.

Verbal Boundary Description

Parcel number 007-0025-006 in the city of Sacramento. Otherwise known as the West one-half of lot 4, in the block bounded by "H" and "I" and 23rd and 24th streets, of the city of Sacramento.

Verbal Boundary Justification

This is the parcel historically associated with the property. The nominated property includes just the house and yard shown as Parcel number 007-0025-006 in the city of Sacramento. Otherwise known as the West one-half of lot 4, in the block bounded by "H" and "I" and 23rd and 24th streets, of the city of Sacramento according to the official map or plan thereof.

Photographs/Slides

1-4 were taken by Vickie and Patrick Cosentino on March 23, 1997.

- 1 – Front/North side of the house
- 2 – East side of the house
- 3 – South side of the house
- 4 – West side of the house

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Winters' House
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Bibliography

- I. City Assessor Rolls and Map Books, 1849-1955.
- II. City Directories, 1858 to 1900.
- III. City Building and Plumbing Permits, 1894-1924. Established dates of improvements.
- IV. Superior Court of the County of Sacramento, State of California Records:
 - A. Civil Action between Effie T. Winters and Herman Winters. Oct. 24, 1889
 - B. Probate Records of Herman Winters, 1904-1905. Describes the elaborate funeral and the division of Herman's estate to the three heirs. Also documents the way the Winters family lived.
 - C. Incompetence Petition filed for Effie Winters by her brother, 1911. Describes the widow's management of the estate inherited from Herman Winters.
 - D. Probate Records of Effie Winters, 1911-1917. Testimonies given by friends and relatives evidence changes in the lives and home of the original owners.
- V. City of Sacramento Business Licenses, 1869-1889.
- VI. Sacramento Bee and Sacramento Union Archival Records, 1891 to 1915. Articles featured the building of the Winters house and the probate of Effie Winters estate. The will was hotly contested with charges of fraud, theft and insanity made between the two contestants.
- VII. The Old City Cemetery, Sacramento Records, 1866 to 1915.
- VIII. Thompson West, 1800s. Listing of organizations of which Herman Winters belonged to such as the Knights of Pythias, Order of Red Men, and the German Lutheran Church.
- IX. Sacramento Old City Residential Building Survey, 1976, Charles Hall Page and Associates. The survey of residential homes within the old city boundaries built before 1920 meeting historical/cultural, architectural and environmental significance. Information includes date of construction, original and present owner, additions and alterations, architectural analysis, and historical background. The Winters House was included in the survey.
- X. Vanishing Victorians, 1973. American Association of University Women. The book includes historic homes including the Winters' house.
- XI. Hefting Photo Collection included photographs of the Boulevard Park and surrounding area as well as photographs of Herman Winter's store.