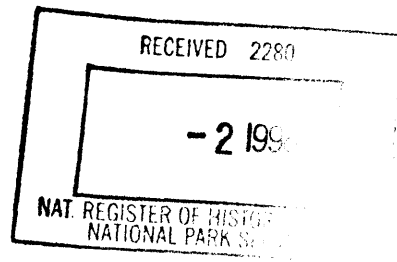


96-1736

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. Name of Property

historic name Main Street Historic District (Winters)

other names/site number Downtown Winters Historic District

2. Location

street & number 1/48 Main Street

city or town Winters vicinity

state Calif. code CA county YOLO code 113 zip code 95694-0900

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.)

David M. Hays 11/25/96
Signature of certifying official Date

California Office of Historic Preservation
State or 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 or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

Edson H. Beall 1.2.97
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Non-contributing	
13	7	buildings
1 Vacant Lot		sites
		structures
		objects
13	8	Total

Name of related multiple property listing the

N/A

Number of contributing resources previously listed in National Register

NONE

6. Function or Use

Historic Functions

CATEGORY	SUB-CATEGORY
Domestic	Hotel
Commerce	Business
Commerce	Financial
Commerce	Specialty Store
Commerce	Professional

Current Functional

CATEGORY	SUB-CATEGORY
Commerce	Restaurant
Commerce	Business
Commerce	Financial
Commerce	Specialty Store
Commerce	Professional

7. Description

Architectural Classification

Late Victorian/Italianate

Late Victorian/Queen Anne

Late 19th & 20th Century Revival/Classical Revival

Materials

foundations: Concrete, Brick

walls: Brick, Terra Cotta, Stone, Wood, Stucco

roof Wood, Tin

other

Narrative Description

(See Continuation Sheet, Section 7).

8. Statement of Significance

Applicable National Register Criteria

- Criteria A, B, C, D with checkboxes and descriptions.

Areas of Significance

COMMERCE
ARCHITECTURE

Period of Significance
1875 to 1946
(No events and activities of exceptional importance
have occurred within the last 50 years.)

Criteria Considerations

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

- Criteria A through G with checkboxes and descriptions.

Significant Dates

Significant Person

Cultural Affiliation

Architect/Builder
Various

Narrative Statement of Significance

(See Continuation Sheet, Section 8.)

9. Major Bibliographical References

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

Previous documentation on file (NPS)

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by survey, recorded by engineering record.

Primary Location of Additional Data

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

10. Geographical DataAcreage of Property Property 2.145, Street .74**UTM References**1 10 589940 4263990
Zone Easting Northing See continuation sheet.**Verbal Boundary Description**

The boundary is shown as the shaded line on the accompanying sketch map.

Boundary Justification

The boundary includes the historic resources and their immediate setting.

11. Form Prepared Byname/title Paula Boghosian, Principalorganization Historic Environment Consultantsdate 8/21/96street & number 5420 Home Courttelephone (916) 488-1680city of town Carmichaelstate CAzip code 95608

The district is comprised of two facing rows of buildings on either side (north & south) of the block on Main Street between Railroad Avenue and First Street in Winters. The district lies adjacent to railroad tracks, industrial and community buildings on the east and north, with residential buildings on the west and south.

The structures are both one and two stories in height. Eras of construction are mixed, dating from 1875-76, with successive construction in 1889-90, 1892, 1897, 1904, 1907, 1908, and 1912. Architectural styles also reflect various eras from Commercial Italianate, Eastlake, Queen Anne, and Classical Revival to contemporary alterations. Materials include stone, brick, terra cotta, stucco and various types of wood surfacing. There have been alterations, largely to the ground floor areas.

The initial buildings of the district were constructed in 1875-76, soon after the town of Winters was established. The city was founded when the Vaca Valley Railroad agreed to designate it as the northern terminus of its line. The commercial core developed quickly to provide services as the railhead for a large and vigorous agricultural region. However, many of these early vernacular structures were destroyed during a severe earthquake in 1892. With the advent of a "new" Winters, some town members wished to underline their growing sophistication and economic prosperity by the use of architects to design their buildings.

A.A. Cook of Sacramento was probably the best known of the earlier architects. He was a major architect of his era, having designed a number of both small and larger commercial buildings in Sacramento and the region, including Folsom Prison at Folsom. His Winters representative, the famed DeVilbiss Hotel, was designed in 1889, and it reflected the beginnings of the agribusiness boom that has continued to blossom to the present. The DeVilbiss Hotel is still the architectural and esthetic center piece of the district. Although altered, the building retains a strong 19th century image, and remains one of the strongest 19th century images on Main Street that reflect the City's commercial past.

Another of the well known builders was stone-cutter Benoit Bertholet. Before coming to Winters, he helped build Folsom Prison and the Memorial Arch of Leland Stanford Jr. University. He built three stone buildings in Winters, all of which still exist and two that are within the District. His firm, B. Bertholet & Sons also produced the Hercules stone that was used to build Kimes Hardware—also within the district. During his 26 years in Winters, Bertholet was also well known for carving many tombstones which can be found in the nearby Cottonwood and Winters Cemeteries.

The other main anchor on the east end of Winters Main Street, is the Bank of Winters Business Block, directly across the street from the DeVilbiss Hotel. This two-story building has Queen Anne and classical influences, and was built in 1904 by Sacramento builders, A.D. Miller and Charles Mathews. The bank occupied the ground floor with a corner entrance and was flanked on both sides by shops and retail establishments. The second floor had offices, meeting rooms and was connected to the opera house next door.

The two surviving buildings from the initial founding of the city were both built in 1876 and adjoin each other. They are the Opera House next to the Bank of Winters Business Block and the Chulick Market (Winters Winery). Both are two story red brick commercial buildings. However, the Opera House shows Italianate design influences. The ground floor of the Opera House was historically used for sale of groceries and general merchandise. The second floor was a meeting hall utilized for civic, political, cultural and social events. It is still used for these purposes today.

The Chulick Market (Winters Winery) is an important early element of this main block of downtown Winters. Although altered, its form, proportion, and window fenestration are important components of the block face. Historically the ground floor has been a retail site for general merchandise, dry goods and later a meat market. Today it is used as a winery, where wine is aged, bottled and retailed. The second floor was used for lodge meetings, dancing and a gymnasium.

Several of the Main Street structures are from the era of 1889-1897 era: Cradwick Building (1889-90), Bertholet Building (1889), Yolo Traders (1889), Morrison Building (1892), and Masonic Building (1897). They are mixed one and two-story buildings with vernacular styles showing some Eastlake and Italianate influences. The historic uses housed in these buildings included: a bakery, saloon, general store, hotel, restaurant, ice cream parlor, drug store, office space, clothing, tailoring, hardware, sporting goods and Masonic hall.

An examination of the upper levels, sides and rear areas of the non-contributing buildings reveal their era of construction as contemporary with the contributing structures. Because they are based on older historic structures, they help preserve the imagery of the District. As you view the whole block, they preserve the rhythm and scale of the District and contribute to the overall image of the district and its era of importance, giving you a feel for what the District was like in the late 19th and early 20th century.

The next wave of building in the district contributed: Smith's Colonial Chapel (1907), Kimes Hardware (1906-07), Greenwood's Department Store (1908) and First Northern Bank of Dixon (1912). These buildings have Classical Revival influences. The only exception is the Colonial Chapel which, though substantially remodeled, exhibits Eastlake design elements in its parapet and cornice. However, the most impressive building of the group and one of the more visually striking buildings in the district is the First Northern Bank anchoring the East end of the district. This large two-story building is a fine example of Classical Revival design and remains relatively unaltered. The historic uses of the structures include: pharmacy, funeral chapel, dry goods, hardware, lodge meeting hall and banking.

DETAILED DESCRIPTIONS OF THE ELEMENTS IN THE DISTRICT FOLLOW.

**2-10 Main Street — DeVilbiss Hotel (Buckhorn Bar and Cafe)
Contributing - 1889-90**

The two-story brick commercial building reflects Italianate influences and Queen Anne stylistic influences. The first floor contains large show windows, decorative cast-iron columns with capitals and some cast-iron grill work. Large show windows, recessed entries, and clerestory windows, evenly spaced, penetrate the second floor level. A projecting pattern of brickwork echoes their arched shapes. There are recessed brick panels in the roof parapet. A banding of small panels of brick extends along the facade beneath the parapet.

Architect A.A. Cook of Sacramento designed the building. The second story had forty sleeping rooms and a parlor. The ground floor lobby and two business rooms contained, over the years, a drug store, gent's furnishings, a real estate office, a grocery and produce store and a hardware store.

The windows and doorways have been altered. The Queen Anne style cupola on the original building was destroyed by fire in 1915. Alterations have occurred on the ground floor and cornice area.

**3-5-7 Main Street (Bank of Winters Business Block)
Contributing - 1904**

This two-story commercial building has Queen Anne & Classical Revival stylistic influences. The building is constructed of brick and the first story is painted while the second story is unpainted. The second story has a projecting round corner tower and a terra cotta cornice. A projecting brick beltcourse and banding separates the first floor from the second. There are both shallow and flat arched windows on the second floor, covered with plywood panels. The central portion of this level is recessed slightly and small bands encircle the tower below its missing cornice.

The ground floor contains several businesses on both streets. The basement once extended beneath the sidewalk to the east to allow coal deliveries for the furnace. The metal spire once atop the corner tower was removed between 1911 and 1921. The ornate swinging doors were also removed. Ground floor storefronts facing Main Street were remodeled in recent years, while those on Railroad are essentially intact. In 1975, structural repairs to meet earthquake standards were made and additional offices converted to apartments. A corrugated metal shed has been added to the rear. The building shares a common wall with the adjacent Opera House.

11 Main Street — Seaman's Opera House (Vasey Building) Contributing - 1876

This two-story red brick commercial building of vernacular Italianate design has a stepped parapet front facade. The building format and series of shallow arched windows reflect commercial Italianate style elements. Seven arched windows, equally spaced, form a rhythmic line across the second floor level. The street level has two recessed entry doors, servicing the first floor shops, and the left side door, the second floor. A clerestory band of glass panes extends across the facade above the show windows.

Original cornicework has been removed, probably as a result of the 1892 earthquake. The ground floor show windows have been changed, and wood siding applied to the bases. Arched windows are currently boarded.

In 1931 Vasey Brothers had a modern stucco front added to the building, but they restored it to the natural brick in 1970. The doorways have been altered to accommodate the various businesses, and a corrugated tin warehouse built adjoining the rear of the building, but basically it has remained the same.

15 Main Street — Chulick Market (Winters Winery) Contributing - 1876

This two-story brick commercial building reflects the size and scale of buildings typical of the downtown area. Now altered, it originally reflected commercial Italianate style influences—common to small downtown district of rural settlements of the era throughout California. The upper level brick facade has been covered over with stucco. The windows are 1/1 double hung and trimmed with simple molding. The first floor has been resurfaced with wood paneling, and contains an entry and five tall narrow windows. There is a large meeting room on the second floor. There was originally a common stairway to the Vasey Building next door. The upper facade has been stripped of any ornament, and stuccoed. The windows have been framed by wooden trim. The ground floor facade has been changed by wood paneling and new windows.

A metal Quonset hut-type structure has been added on the rear.

16 Main Street — Day's Drug Store (Smith's Colonial Chapel)
Non-contributing - 1907

Some Eastlake and Classical design elements remain in the upper portion of the remodeled building. The parapet atop the roof contains a centralized gable, and a Classically-derived cornice with dentils. Bracketing topped with an ornament suggestive of Classical acroteria supports the cornice. Incised and applied ornament suggest Eastlake design. The first floor level of the two buildings has been altered by the application of used brick and small paned windows and projecting bays of French Colonial influence. The doors have been remodeled to include decorative pediments above and ornamental wooden shutters at the sides.

The appearance of the rear of the building on the alley reflects the age of the structure more than does the facade.

17-23 Main Street — Cradwick Building
Contributing - 1889-90

The brick commercial building is two stories in height, and stands near the middle of the downtown Winters District. A series of shallow arched windows penetrate the second floor facade. The ground floor contains three shop fronts with show windows and recessed entries. The surface of the building has been stuccoed in a strip that extends along the top of the facade and once contained a bracketed cornice. Ground floor shops have been altered through resurfacing, addition, and the re-arrangement of doors and windows.

18 Main Street — PG&E Building
Non-contributing

The 1 1/2 story structure is brick, surfaced with stucco above the wood, glass and brick ground floor. The show windows are fixed in wood frames with a brick base, and diagonally paneled wood siding above. Brick piers flank the recessed entry and angled show windows.

The original brick portion of the building is still visible at the rear. The scale and size of the original structure has been retained. However, the facade of the building has been substantially altered and no longer contributes to the character of the district.

22 Main Street — Chris' Flowers
Non-contributing

The upper portion of the 1 1/2 story building is brick, while the first floor level is comprised of three large fixed glass show windows in aluminum sash, with a used

brick base. The windows angle in to the recessed entry on the east end of the facade. Corrugated fiberglass painted gold has been applied to the clerestory transom area above the windows. The upper portion of the facade appears to have lost a projecting cornice or sign as evidenced by the disturbance of a band of the brick.

The ground floor alterations have diminished the character of the building and rendered it non-contributing to the district.

24-26 Main Street — Bertholet Building Contributing - 1889

This two-story rectangular structure is constructed of rusticated and coursed local stone. In form and image, the structure reflects vernacular commercial Italianate design. A stepped parapet projects above the facade of the building, with shallow brackets at each end. Incised markings in the parapet and below state: BB 1892 and B 1889 B.

Three tall windows with shallow projecting sills are inset in the second floor. The first story has been surfaced with used brick and large show windows installed. The top portions of the second floor windows have been closed, and aluminum-sashed windows installed. A sign projects from the facade.

The ground floor has been altered, as have the second story windows and possibly the cornice, after the earthquake of 1892. The projecting sign is not original. The second floor was made into an apartment in 1940. The building is flanked by smaller buildings and serves as an important visual element of the streetscape.

25-29 Main Street — Vacant Lot

There is a vacant lot on the north side of the street between the Cradwick Building and the Winters Travel building. Historically, this was the location of the Pioneer Livery Stables, which were removed during the early to mid 1940s.

28-30 Main Street — Humphrey Building (Yolo Traders) Contributing - 1889

This 1 1/2-story commercial building is built of stone and wood. The remodeled design reflects Victorian design themes in its projecting parapet and store front design. The roof is shingled. The original stone, designed by Bertholet was later resurfaced with stucco, which has now been removed by sandblasting. Large show windows dominate the front facade and flank the recessed entry. Double entry doors are surmounted by a transom. Rectangular panels of vertical siding, formed by molding, are mounted beneath the roof overhang. An angled panel, centered above the north facade, projects from the roof, carrying the business name.

Alterations include the application of some atypical wood paneling and the sandblasting of the stone. The projecting parapet signage is not original and windows

appear to have been remodeled or replaced. The alley facade reveals original stonework. The building is a contributing element of the district, flanked by the taller Bertholet building and similarly scaled remodeled structures.

**31 Main Street — Winters Travel
Contributing - ca 1920s**

One story in height, the brick structure is a representative of small commercial buildings of the 1920s and 1930s. A fixed glass show window with ceramic tile below, angles in to the entrance on the east side of the facade. Patterned tiles pave the entryway, and the fixed clerestory above the doors is set in wood sash. The small commercial building contributes to the District in terms of image, materials, style and scale.

**33 Main Street (Kimes Paint Center)
Non-contributing**

The one story building adjoin the Kimes hardware store directly to the west. The upper portion of the facade is surfaced in textured stucco. The ground level contains glass show windows set in aluminum sash, with a used brick base and an entry door on the west end. The altered building does not contribute to the character of the District.

**34 Main Street — Optometrist Office
Non-contributing**

One and one-half stories in height, the upper portion of the commercial building is surfaced with wood siding and trimmed with an additional strip at the cornice line. The ground floor contains double wood doors with glass panels, flanked by fixed glass show windows set into used brick piers above a brick base. The altered facade does not contribute to the character of the district.

**35 Main Street (Kimes Hardware/Citizens Bank of Winters)
Contributing - 1906-07**

One story in height, the carefully ordered commercial building possesses the classical detailing and symmetrical composition associated with Classical Revival modes. The building is constructed of an artificial stone called *Hercules* that was produced by B. Bertholet & Sons. It is trimmed in glazed terra cotta tile. A terra cotta medallion with the letters "WNB) (Winters National Bank) is mounted in the center of the tile-trimmed and stepped parapet. Two groupings of four decorative tiles flank the projecting terra cotta cornice and frieze that lies above the ground floor show windows and entry. There are rectangular panels of small-paned transom windows, screened by louvers, beneath the frieze. The ground floor contains show

windows and the entry, shaded by a projecting metal awning. A sign extends from the center of the facade.

Alterations have occurred to the ground floor and the windows beneath the frieze. Flanking side windows have been covered with metal signs, and an aluminum awning and sign installed. In 1929, Sacramento contractor Charles Unger, nephew of bank president Frank Wyatt, remodeled the facade and fitted the interior for banking purposes. An archway in the common wall with the adjacent Morrison Building was also closed.

The carefully designed building contributes substantially to the visual qualities of the block face.

**36-38 Main Street — Bodega Bakery
Non-contributing**

The upper portion of the small commercial building is surfaced with wood board & batten type siding. The ground floor level contains two shop spaces surfaced with wood board & batten type siding. Shop entrances are adjacent & centered, flanked by angled fixed glass show windows beneath large glass clerestory window areas. An air conditioning unit project from above the entry to #38. The altered facade does not contribute to the visual character of the District.

**37 Main Street — Morrison Building
Contributing - 1892**

The 19th century one-story commercial building utilizes a variety of decorative elements on its facade. The eclectic structure bears elements of Stick/Eastlake Style design in its bracketing and decoration, and Italianate and Classical influences in its ornament and composition. A banding of pressed tin in an ornamented, repeating pattern extends above the entry. Wooden paneling occurs below the large show windows, and cast iron paneled pilasters have been applied to the support members of the facade. Vertical designs of pressed tin with projecting ornament at the cornice frame the upper facade. Angled chamfered brackets flank the entry opening.

After purchasing the building in 1979, the present owners had the original wooden facade and doorway restored. A full basement still has its original dirt floor, and a storage structure at the rear of the building also dates from the 1890s. The building is an important architectural element of the block face.

**41 Main Street — Greenwood's Department Store
Contributing - 1908**

Classical Revival design, as reflected in its symmetry, formalism and detailing adorn this two-story red brick commercial building. Centered in the front facade at the second floor level is a Masonic medallion surrounded by projecting brick

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decorative bands, and flanked by paired multi-paned windows. Projecting brick forms a shallow cornice atop the facade parapet wall, which contains three small recessed panels. The ground floor, screened by a canvas awning, has two shop entry doors and large glass show windows above decorative panels. The second floor Masonic meeting hall is used in conjunction with space from the second floor of the adjacent (older) Masonic Building.

Charles Hall was the contractor for the original building in 1908. The second-story addition in 1928 was built by Joe Matroni under the supervision of Murray Goodyear. The ground floor has been altered.

42-44 Main Street — Tienda Market
Non-contributing

The ground floor portion of the commercial building is surfaced with used brick and contains two sets of aluminum sash show windows and double entry doors. The upper portion of the building is surfaced with shake shingles to resemble a mansard roof. The market also has an entry and two fixed windows on the west elevation adjacent to a paved parking area. The brick on the west wall has been sand blasted and openings infilled over time.

Apparently altered in the 1970s, the building does not contribute visually to the District.

47 Main Street — Masonic Building
Contributing - 1897

Italianate and Classical design, with elements such as the arched windows and building form, have influenced this two-story commercial structure. The Main Street facade contains cast iron pilasters, a recessed entry, and two show windows with clerestory bands of windows above and tile work below. A projecting brick belt course separates the first and second floor levels. The second floor contains two paired recessed windows with double-hung sash, a projecting brick cornice and a parapet wall with recessed central panel. The First Street facade has two double doors, one single door, arched bands of brick above existing or former windows on the first floor, and tall, paired double-hung windows, recessed beneath arches on the second floor. Windows are topped with panels of small colored panes. The name Rummelsburg, one of the early tenants, can still be seen painted on the back of the building.

Alterations include a banding of wood paneling applied to the roof parapet of the west elevation, replacing the former decorative cornice; the closure of some windows; store front alteration; and changes to side doors. A corrugated metal addition, containing a sign painting shop, stands at the rear. The Lodge meeting room

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was converted to a kitchen and dining hall in 1928 when the new Masonic Lodge hall next door was completed.

**48 Main Street — Citizens Bank (First Northern Bank of Dixon)
Contributing - 1912**

The large two-story building is a fine example of Classical Revival design. Built on a granite base, this brick structure is surfaced in architectural terra cotta. Fluted Ionic column support a pedimented entry. A large arched window with a keystone stands above the entrance, framed with over-scaled molding, cornucopias with fruit, and a cartouche. Over-scaled dentils become brackets beneath the eaves, above the encircling frieze band. A balustrade, once projecting from the roof, has been removed along the west elevation.

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The Winters Main Street Historic District represents the development and evolution of commerce, largely in terms of agriculture, from the late nineteenth century to just after World War II. The District possesses buildings from each era of growth over this time period, and this reflects the circumstances and forces that generated its existence and growth—from the coming of the railroad to corporate agribusiness. Despite inevitable alterations over time, the District still conveys the strong sense of time and place identity—that of a small, rural, but vital town, and a component in the evolution of the state.

Founding the community

The settlement of this area began in 1842 with the granting of 17,750 acres of land along Putah Creek by Governor Juan Batista de Alvarado to William Wolfskill, a southern California resident and naturalized Mexican citizen. It was Wolfskill's brother John that came north to settle on this land. He established residence on the south side of Putah Creek and began his ranching career, planting vegetable crops and the area's first apricots in 1851, and later peaches and grapes. The land was originally called Rancho Rio de Los Putos, a name derived from the Patwin Indian village name of "Putato".

In 1850 another Wolfskill brother, Mathus, began another ranch nearby, south of the present Winters bridge. In 1865 Theodore Winters, a race horse breeder and entrepreneur, purchased this land. Winters is credited with bringing thoroughbred horse racing to the West, and the land he purchased soon held a ranch, stables and a racetrack.

The first settlement in this area, and the nearest town, was Buckeye, approximately six miles to the north of Winters. Its post office was established in 1855, and by 1870 the town had a Masonic Hall, hotel, boarding house, blacksmith, saloon and school-house. The growth of this small settlement was brought to an end in 1875 when the Vaca Valley Railroad extended its line through this area. It sought financial assistance from Winters and others to build a railroad bridge across Putah Creek. Winters and D.P. Edwards each contributed forty acres for the construction of a new depot and town at this site. The settlement of Buckeye was thus bypassed by the railroad, and the new town, named *Winters* after one of its founders, was established. It was partly inhabited by relocated Buckeye residents and their buildings, some of which were disassembled and moved on skids down the road to Winters.

As the northern terminus of the Vaca Valley Railroad, this new settlement grew rather quickly, and by 1876 the assessed valuation of the town had risen from \$1,000 to \$160,000. Winters became a busy agricultural and commercial center, with three trains daily, several new businesses, new hotels and saloons, a

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Wells Fargo office, and a number of new residences. Produce of the area included peaches, almonds, plums, pears, cherries, figs, oranges, olives, barley and wheat. In fact, two of the buildings in the district emanated from that very early period in Winters growth: 11 Main Street - Seaman's Opera House/Vasey Building (1876) and its neighbor, 15 Main Street - Chulick Market/Winters Winery (1876).

The ground floor of the Opera House building was originally occupied by a grocery store. Later it was acquired by Jonas Rumelsburg, who moved his business from the Mason Building. In 1919 the Jack and Gregory Vasey bought Rumelsburg's merchandise business and acquired the building a few years later. The Vasey Brothers continued in business for over 62 years, closing the store in 1981. The second floor has been the location of civic, political, cultural and social events throughout the history of Winters.

The ground floor of Chulick's Market was first occupied by general merchandise and dry goods stores. In the early 1920s it became a meat market, which was then acquired by the Chulick family in the late 1920s. The family continued the meat business, as well as groceries, until 1980. The second story was used for lodge meetings, dancing and a gymnasium. The current tenant ages, bottles and retails wine.

Commercial activity, high for a while, eventually declined somewhat when the railroad extended its terminus to Madison, and much of the tonnage shifted to that location. Nevertheless, this era was one of growth, activity and promise for the young settlement. The railroad provided access to eastern markets and the focus of local agricultural production turned from wheat to fruits. However, the planting of new orchards, which would not produce for three to five years, demanded large capital outlays. Consequently, the Bank of Winters was organized in November 1885 to finance transition to the fruit industry. Winters would later gain national recognition as the *Winters Fruit Basket* and the *Apricot Capitol of California*. The original site occupied by the bank, burned in 1903, and was replaced by the existing Bank of Winters Business Block.

The Period of Early Growth

As capital from the community helped grow the fruit industry, in turn the fruit industry helped expand the town. There were traveling businessmen and visitors, as well as the merchants and ranchers that provided the town's base. Salesmen for a variety of goods and equipment came to Winters, rented rooms and buggies, and canvassed the farming communities nearby. To serve such travelers, the DeVilbiss Hotel was built in 1889. John DeVilbiss was one of the pioneers in fruit raising and shipping in Winters.

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The town had a number of other establishments to serve both residents and visitors: general merchandise stores, a restaurant, a grocery store, livery stables, a meat market, a tin store, drug store, harness shop, millinery store, bakery, shoe store, shoemaker, blacksmith shops wagon shops, printing office, post office, school, warehouses, silversmith and Masonic, Odd Fellows and Grange Lodges. Many of these were housed in the remaining buildings from that period: the aforementioned DeVilbiss Hotel, the 17-23 Main - Cradwick Building (1889-90), 26 Main - Bertholet Building (1889) and 30 Main - Humphrey Building (1889).

Cradwick, a native of England, settled in Winters in 1875. He farmed and established a brick-making operation where he produced many of the bricks used to construct business and residential buildings in Winters. His skill as a brick mason was widely used in the region. Upon completion of his building, the ground level shops were rented to the Winters Bakery and J.L. Harlan's Phoenix general store. The upper floor was occupied by a saloon, later becoming the Acme Hotel.

Bertholet's building originally housed a saloon on the ground floor and had a lodging house upstairs. Elias Ireland, great grandfather of the current owner was a wheelwright and one of the sixteen founders of Winters. The building next door was built for E.A. Humphrey by Bernard Bertholet. Humphrey was also one of the sixteen founders of Winters. He operated a harness shop and his Humphrey harness was well-known all over California at the time.

Earthquake and Renewal

The earthquake of 1892 damaged Winters heavily. Many downtown buildings and residences were damaged, and the Army was asked to provide tent shelters for the homeless during reconstruction.

In late 1896, a meeting was held in the Opera House to seek the incorporation of the town of Winters. It was not until 1898, however, that the City was finally incorporated. A few months later the Voluntary Fire Department was established.

In 1897, the Winters Dried Fruit Company, which would become a major economic force in the community, was organized. It was also during this period that two others structures in the district appeared on the scene: 37 Main - Morrison Building, and 47 Main - Masonic Building (1897).

The Morrison building was constructed to enable Robert Morrison to expand his businesses next door (35 Main Street). Beginning in 1882, Morrison originally operated a blacksmith, carriage-making and woodworking shop. He expanded to include agricultural implements in 1889. In 1892 he built 37 Main to

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house a hardware store, which he operated until selling it in 1906. It was then rented to a succession of hardware, general merchandise and other concerns.

The upper floor of the Masonic Building was used for lodge meetings, and the lower floor was rented to businesses. Griffiths and Hazelrigg General Merchandise was the first business occupant, followed by Rumelsburg's (Whose sign can still be seen painted on the rear of the building).

The New Century

At the turn of the century, Winters embarked upon an era of civic pride and self-awareness. During the first two decades of the 20th century, a number of city improvements were undertaken, including the construction of new water and lighting systems, street amenities like a horse trough and drinking fountain, the establishment of a Board of Trade, regular city elections, and the laying of the first telephone line. The concrete bridge across Putah Creek was constructed in 1908, the longest of its kind west of the Mississippi River. The first library was established and first sewer plant constructed. The first concrete sidewalks were laid before 1910.

Entertainments of the time included parades, picnics, band concerts, and holiday celebrations. Many enjoyed such leisure facilities as the Nickelodeon, a shooting gallery and a merry-go-round. The Winters Concert Band was renowned throughout Northern California during the early 20th century, winning a statewide competition in 1911.

During the period after the turn of the century, several of the buildings in the Main Street Historic District were added. This included the grand structure at 1-3-5-7 Main - the Bank of Winters Business Block (1904), where the Winters Concert Band practiced. Others included: 35 Main - Citizens Bank of Winters/Kimes Hardware Store (1906-07), 16 Main - Day's Drug Store/ Smith's Colonial Chapel (1907), 41 Main - Greenwood's Department Store (1908) and the stately Classic Revival 48 Main - First Citizens Bank/ Northern Bank of Dixon (1912).

When Robert Morrison retired from the hardware business in 1906 (and sold the adjacent Morrison building) he replaced an older structure at 35 Main with a new building constructed of Bernard Bertholet's *Hercules* stone. Morrison became the charter president of the Citizens Bank of Winters that was organized in 1907 and housed in this building.

The dry goods firm of Anderson and Baker built the ground floor of the Greenwood's Department Store building. Shortly after, Anderson sold out to Baker. Baker, the descendent of a pioneer family was active in local civic groups and served as mayor of Winters for a number of years. He sold the building to

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the Masons in 1923 and they used the Oakland architects, Slocombe & Tuttle, who added the second floor lodge room and created the elegant building we see today.

Locally formed Citizens Bank, which was organized in 1907, opened its new Classic Revival building in 1912 at a cost of \$40,000. It was finished inside with Mahogany woodwork and marble counters and floor (still intact). The Bank of Italy purchased Citizens in 1928 and later became the Bank of America.

The new City Hall, designed by a noted California architect, W. H. Weeks, and the High school were completed in 1916. Funds were raised for a public park by the Winters Improvement Club and a 100,000 gallon water tank and tower were commissioned.

The town obviously thrived on its commercial agribusiness base. New fruit sheds and warehouses were constructed. The prune and apricot growers were organized in 1916; and the Winters Dried Fruit Company handled the operation for the Association. It also purchased the Winters Canning Company, remodeling the building into a modern plant that packed and shipped fruit all across the United States and to many foreign countries.

Surviving the Depression

The growth of Winters was somewhat subdued during the years from 1920 to 1940. The strong agricultural base of the region sustained the town, its bank and its industry throughout the ensuing Depression years, when dried apricots sold for as little as a nickel a pound. The productivity of the land and the determination of its inhabitants kept the town operating, but little construction appears to have occurred during the early 1930s. The Period Revival buildings common to areas that thrived during those years are largely absent from Winters. Rather than building new houses and business establishments, town residents enlarged and remodeled their existing structures.

Recent History

In the 1950s the Bureau of Reclamation received approval to create Lake Berryessa by erecting the Monticello Dam. The dam was completed in 1957 and in addition to providing recreational opportunities for Winter's resident, it also stabilized the climate and produced cooler temperatures. Winters also gained some commercial trade as it became known as: *The Gateway to Lake Berryessa*.

Recent years have seen some gradual changes in the composition and character of the population and in the prominence of different crops. There has been a transition of migrant farm workers to Mexican families and contract labor. The predominant production of fresh fruits, particularly apricots and cherries, has gradually been replaced by the nut industry. Vegetable production

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remains rather small and they are grown mostly for ranchers. Current trends are reviving the 1920s practice of selling fruit directly to the public at the production/ ranch site.

Winters is currently the home of a number of industrial plants, including Six Pac Industries—one of the nation's largest manufacturers of recreational campers—as well as several processors of agricultural products, including Casa del Sol, Mariani Nut Company and Valley Walnut Growers Cooperative. Winters remains a stable, small city located in the heart of a rich agricultural area and possessing a strong sense of community.

The City of Winters has included in its General Plan a number of policies aimed to encourage historic preservation. The City is committed to maintaining, preserving and strengthening its central business district.

The buildings in the District have contributed to the broad pattern of life and growth in the area surrounding Winters. Some have housed shops, services, meeting space and cultural arts since the very beginning of Winters as a settlement (1875-76). With each era of growth in the region, buildings have been added to Winters commercial heart to provide needed services and the District contains examples from each era. While the period of significance ends with the 50-year cut-off, the buildings in the District continue to serve the community and region in much the same manner as they have throughout the history of Winters and Yolo County.

The Main Street Historic District in Winters retains the scale and architectural imagery of the late 19th and early 20th century. Despite alterations, it is recognizable as a classic small city main street with its construction concentrated during its early and formative years 1875-1912. The DeVilbiss Hotel and Bank of Winters Business Block are impressive monuments to their era of construction. Despite its small size the Morrison Building is a well-preserved example of late 19th century architecture and it contributes substantially to the character of the district. Anchoring the far end of the block, the Citizens Bank is a fine, relatively intact example of turn of the century commercial Classic Revival. All the rest of the buildings along Main Street contribute to the visual imagery of the district which evokes remembrances of a bygone era in small town America.

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Deborah Fischer County Records Manager 661-1242, by appointment. Assessor's Records, Winters section; Articles of Incorporation; bound editions of the Tolo Semi-Weekly Mail of Woodland, etc.

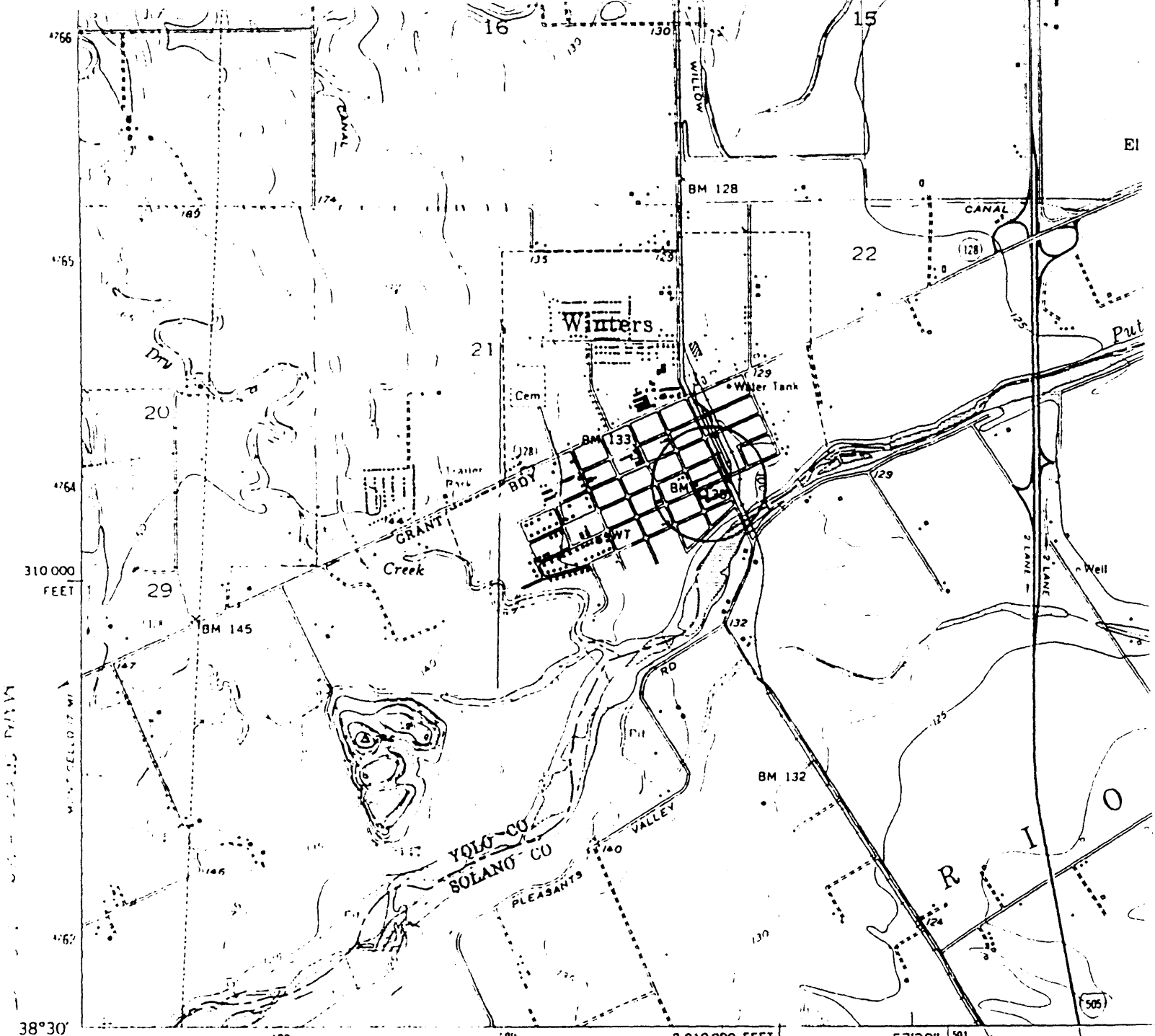
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1880 Federal Census Records.

Organization Materials:

Winters Historical Collection of photographs and memorabilia; Betty Coman, Joann Larkey.

Files of the Winters Historical Landmark Advisory Committee, containing information on specific structures, inventories of photographic collections and tape-recorded interviews, general information.



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Culture and drainage compiled from aerial photographs taken 1949. Topography by planetable methods 1905 and 1953

Polyconic projection. 1927 North American Datum
10,000-foot grid based on California coordinate system, zone 2

1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue

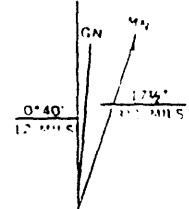
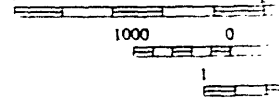
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

MAIN STREET HISTORIC DISTRICT
WINTERS, YOLO CO., CA

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VACAVILLE 12 MI

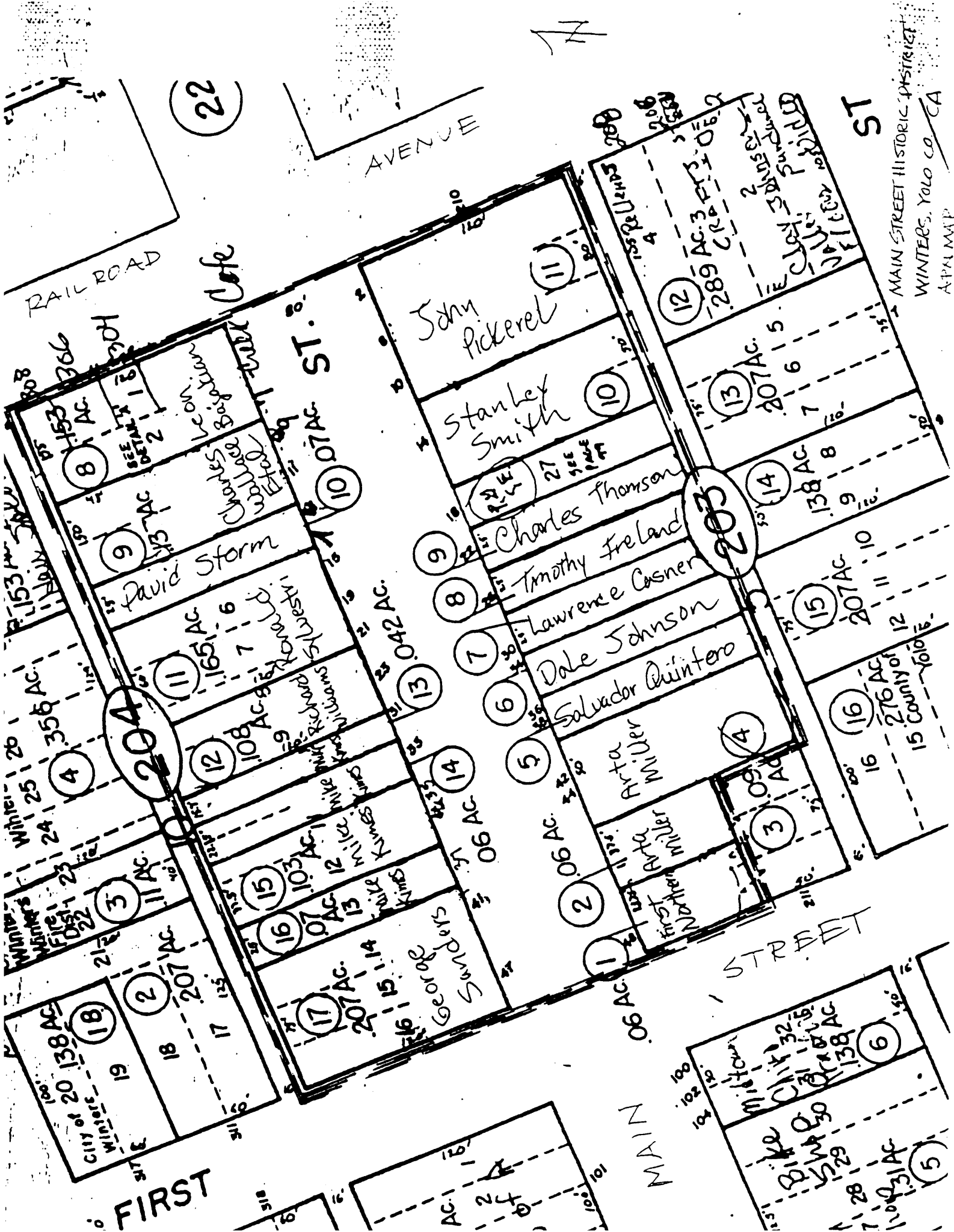


1000-METER GRID AND 1968 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Map photostereoscopic 1978
No major culture or drainage changes observed

THIS MAP
FOR SALE BY U. S. GEOLOGICAL SURVEY
A FOLDER DESCRIPTION

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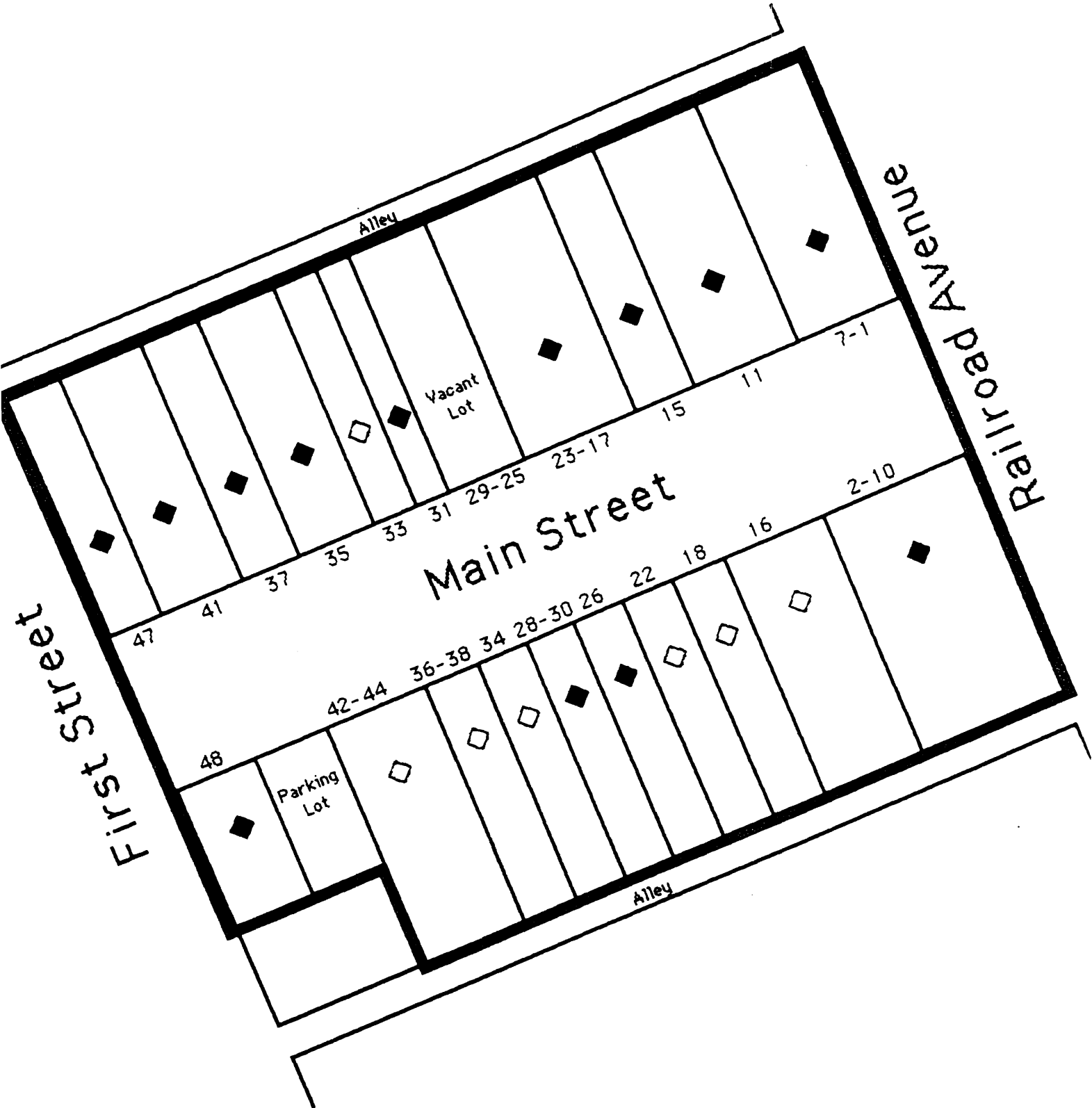
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MAIN STREET HISTORIC DISTRICT
WINTERS, YOLO CO, CA
APPA MAP




MAIN STREET HISTORIC DISTRICT (WINTERS)
 Winters, Yolo, California


SKETCH MAP




Contributing



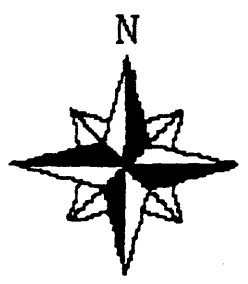
Non-contributing



Boundary



100' 200'



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The photographer for all photographs is Don Cox and the photos were taken on August 18, 1996. All negatives are located at:

Historic Environment Consultants
5420 Home Court
Carmichael, CA 95608

Photo #

- 1 View to South West
- 2 a View to North West
- 2 b View to South West
- 3 View to North East
- 4 View to North
- 5 View to South
- 6 View to North
- 7 View to South East
- 8 View to South West
- 9 View to South
- 10 View to South
- 11 a View to South
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