

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 212 F Street
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*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: none
B3. Original Use: commercial
B4. Present Use: commercial

*B5. Architectural Style: none

*B6. Construction History: (Construction date, alterations, and date of alterations)
Originally constructed in 1957. (Continued on page 5)

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

*B8. Related Features: none

B9a. Architect: ACE Architects (1987 remodel) , Maria Ogyrdziak (1995 remodel), PKC Constructions Co. (2014 remodel)
b. Builder: unknown

*B10. Significance: Theme World War II and Post-War (1940 – 1958) Area Downtown Davis
Period of Significance 1957 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 World War II and Post-War (1940 – 1958) significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none

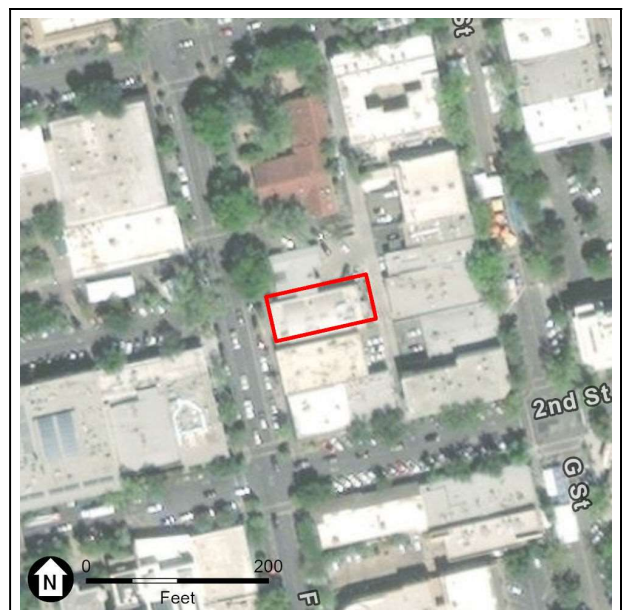
*B12. References: (Continued on page 13)

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA

*Date of Evaluation: September 13, 2022

(This space reserved for official comments.)



***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 early history of the City of Davis is taken from the *Davis, California: Citywide Survey and Historic Context Update*.¹

American settler Joseph Chiles bought a portion of the Rancho Laguna de Santos Calle, which he resold to his son-in-law Jerome Davis in 1854. Davis established a dairy and other ventures, and eventually his land holdings grew to 12,000 acres. After California became a state in 1850, other farmers, many of them German immigrants, began to settle in the area. Yolo County quickly became a prosperous farming region focused on grain, livestock and orchard crops.

In the 1860s, a group of five investors sometimes called the "Big Five" began planning a railroad routed through Davis' ranch, and by 1868 the California Pacific Railroad had built its line to the area, laying out the three-way junction in its present location and alignment, where the Woodland branch line turned north from the main line. The railroad also constructed a depot, and laid out a town around it as a speculative investment.

The arrival of the railroad was a turning point, creating an economic impetus to found a town out of what had previously been a collection of scattered farms. The railroad's investors laid out the town site adjacent to the depot, and by 1868 Davisville had about 400 residents. The railroad and new population spurred a brief building boom, but by the 1870s local growth had slowed. Davisville during the late nineteenth century was a farm village devoted to processing, storing, and shipping agricultural products. There was also industrial activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

After the railroad provided an economic impetus for a town, commercial establishments quickly sprang up to serve local residents. In addition to the farming-related businesses that were the community's *raison d'être*, blacksmiths, carpenters, livery stables, and wagon-makers established businesses. A post office and express office provided access to the world beyond Davis, and hotels, restaurants, saloons, and boarding houses catered to travelers. Retail businesses such as grocery stores, butchers, liquor stores, and clothing stores opened, as did a doctor's office and shoe repair shop. With warehouses and industrial services concentrated along the railroad tracks, downtown was clustered between First and Third Streets on G Street, a block west of the depot and tracks. A shortlived weekly newspaper was founded in 1869, and the Davis Enterprise began publishing in 1897. In addition to all the commercial activity, local residents established an Odd Fellows Lodge and Presbyterian and Roman Catholic churches.

With the tiny downtown located on G Street, residential development began around F Street just one more block to the west. Individual property owners built houses one at a time, and the availability of land meant that during the nineteenth century many blocks had only one or two houses set on large parcels. The gradual population growth of this area (ten residents a year) meant that residential construction proceeded at a measured pace. At the turn of the twentieth century, Davis did not have a single residential block that was completely built-out in the modern sense. The original town plat easily accommodated the gradual growth of the little town, and the only major subdivision was Rice's Addition in 1888, which was four small blocks along Rice Lane between the University campus and B Streets.

The following information is excerpted from, the *Davis, California: Citywide Survey and Historic Context Update*.

World War II/Post-war Era (1940 – 1958)²

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 11.

garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

Transformation of the University Farm

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s.[...]

Resources Constructed during World War II/Post-war Era

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. Residential projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agriculture-related resources that date from this period.

Commercial Properties

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown. Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of buildings designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. The State Market on Second Street (no longer extant) was designed by local architect Silvio Barovetto and constructed in 1940, while the Varsity Theater at 616 Second Street is was built in 1950. Despite the general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.

Subject Property

By 1945, the subject property was vacant, and the parcel had been merged with the one to the north that included the Medical and Dental Clinic (**Figures 1 through 3**). In 1966, it was redeveloped with the current building (**Figures 4 through 5**). In addition to many minor alterations that were made over the decades to accommodate the various commercial occupants, there have been some major renovations as well. The building suffered fire damage in 1974. The 1976, 1995, and 2014, remodels resulted in significant changes to the west (primary) façade (**Figures 6 through 8**). The building is currently a reflection of the 2014 remodel (**Figure 8**). All documented alterations are summarized in **Table 1** below.

A wide variety of businesses have occupied the building; most of which have only been present for a short time. Of the known occupants, those with the longest tenure appear to be Rainbow Records (1987-1993), Tower Records (1995-2006), Dimple Records (2007 - 2012), Blaze Pizza (2014 - present), and Ike's Love and Sandwiches (2016 - present). All known owners and occupants are listed in **Table 2** below.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	104	Plumbing, pizza oven, grill/fryer
1967	501	Replace broken windows
1967	842	Reroofing
1971	4296	Remodeling exterior front and add panel to inside entry
1974	8102	Fire repair
1976	10906	Elect. underground
1976	11156	Remodel
1976	11187	Installation of awnings
1976	17-76	Design Review – new sign and front windows
1976	88-76	Design Review - remodel
1979	5839	Int. remodel
1980	6090	Wiring sauna
1980	8166	Re-roof
1981	10270	Moving non-bearing wall
1981	10283	Electrical
1982	2-82	Design Review – awing sign
1987	20034	Interior and exterior remodeling
1987	20126	Tenant improvement, ACE Architects.
1987	20195	Awnings
1987	PA #190-86	Design Review - sign
1987	PA #38-87	Design Review – remodel storefront, David Weingarten/Ace Architects
1993	93-00007412	Electrical
1995	95-00012199	Sign
1995	95-00012195	Commercial add/alter
1995	95-00012267	Commercial add/alter, Maria Ogyrdziak – architect
2007	07-1750	Dimple Records - sign
2014	14-1665	Commercial tenant improvement for Blaze Pizza, Torres Architects Inc.
2014	14-2338	Interior demo
2014	14-2421	Shell improvements

TABLE 1: BUILDING PERMITS

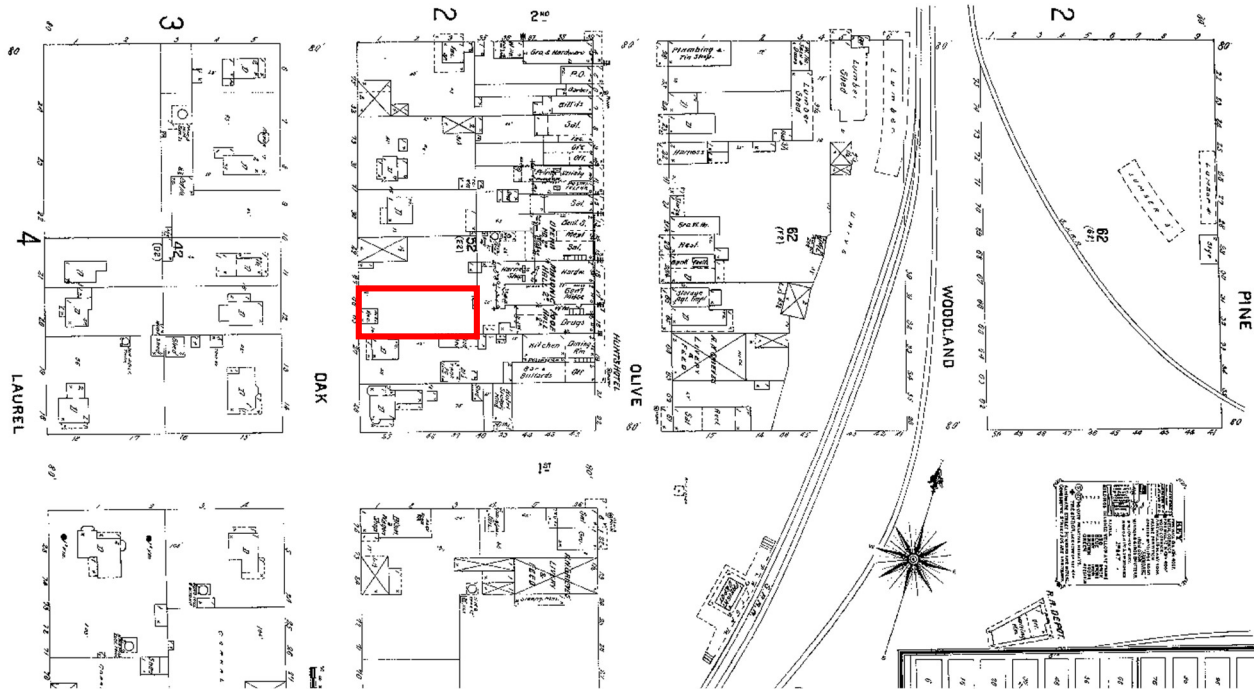
Date	Permit Number	Notes
2014	14-2589	Commercial tenant improvement for Firehouse Subs, A.S. Construction
2014	14-2858	Exterior alterations, PKC Constructions Co.
2014	14-2875	Sign for Blaze Pizza
2014	14-3356	Sign for Firehouse Subs
2015	15-1228	Replace HVAC
c2015		Façade remodel (Google streetview May 2014 and April 2015)
2016	16-457	Commercial tenant improvement for Ike's Sandwiches
2016	16-1896	Signe for Ike's Sandwiches

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1966 - 1967	Harry and/or Kenneth Whitcombe (owner(s))	
1966	pizza parlour	
1966	nightclub	
1972 - 1974	Potpourri	
1974	George Roberts (owner)	
1974	Le Jardin des Crapes	
1974	Ms. Em's Tavern	
1974 - 1976	Vern Dryden (owner)	
1976	The Club	
1976	The Columbian	
1976	Cassady's	
1976	Pat Leathers ET AL (owner)	
1979	Dan Dowling (owner)	
1980	Aqua Adventures Dive Shop Christy's Body Fashions	
1980 - 1981	Stang/Dowling (owner)	
1981	Jess Hernandez (owner)	
1981	About Time	
1982	Wavelength Media	
1987	Natsoulas Novetozo Gallery	
1987 - 1993	Rainbow Records	
1987	James Kidd / Parkside Properties (owner)	
1993 - 1995	Powell ETAL WR (owner)	
1995 - 2006	Tower Records	
2007 - 2012	Dimple Records	
2012	Halloween City	

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
2014 - 2016	Robert W. and Mary L. Powell (owners)	
2014 - present	Blaze Pizza	
2015	Firehouse Subs	
2015	Ashok Patel (owner)	
2016 - present	Ike's Love & Sandwiches	Google streetview December 2016



Source: Los Angeles Public Library, accessed June 3, 2022

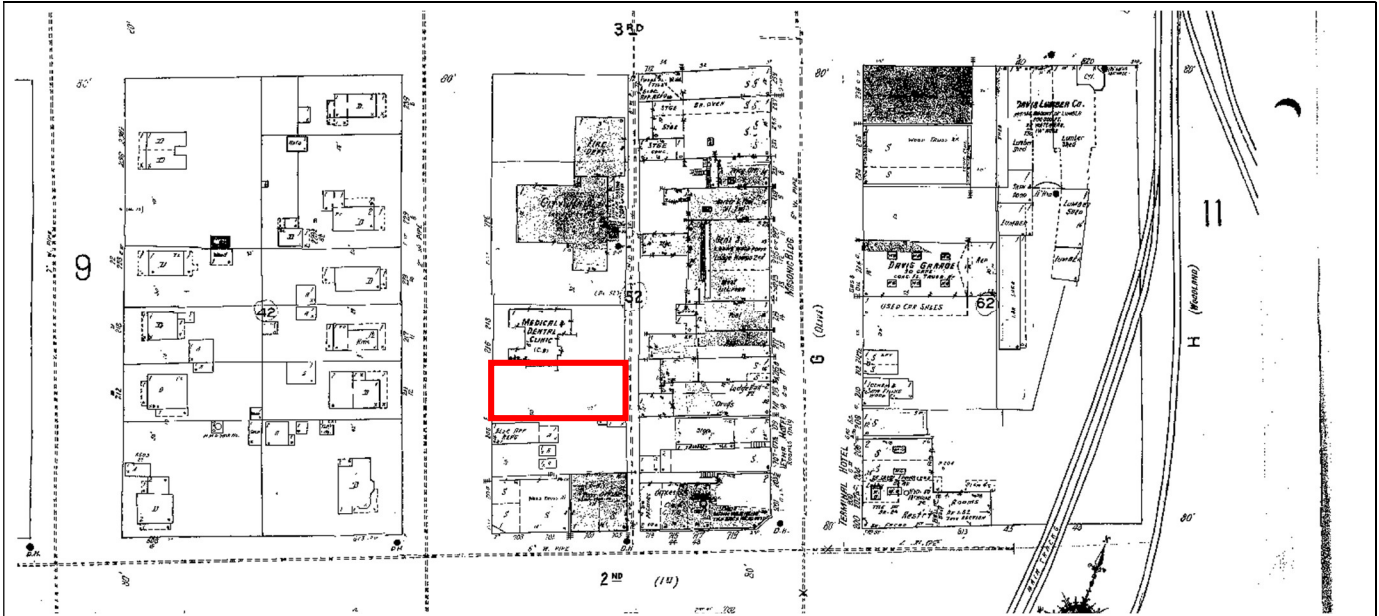
Figure 1: 1907 Sanborn Map (F Street was originally Oak Street)

*Recorded by: Vanessa Armenta, ESA

*Date: June 2, 2022

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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 5: 1965 Aerial Photograph

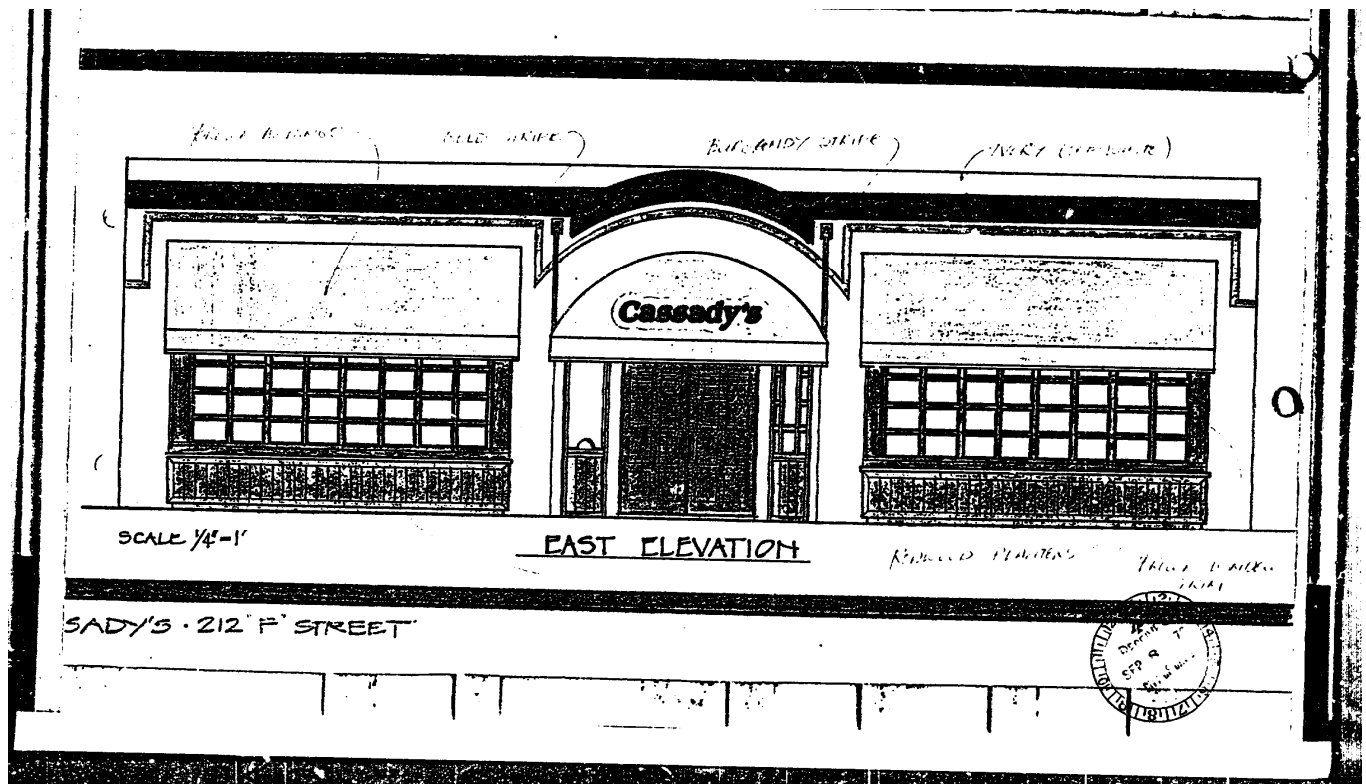


Figure 6: c. 1976 remodel for Cassidy's Restaurant (the elevation is of the west façade, not the east as noted)

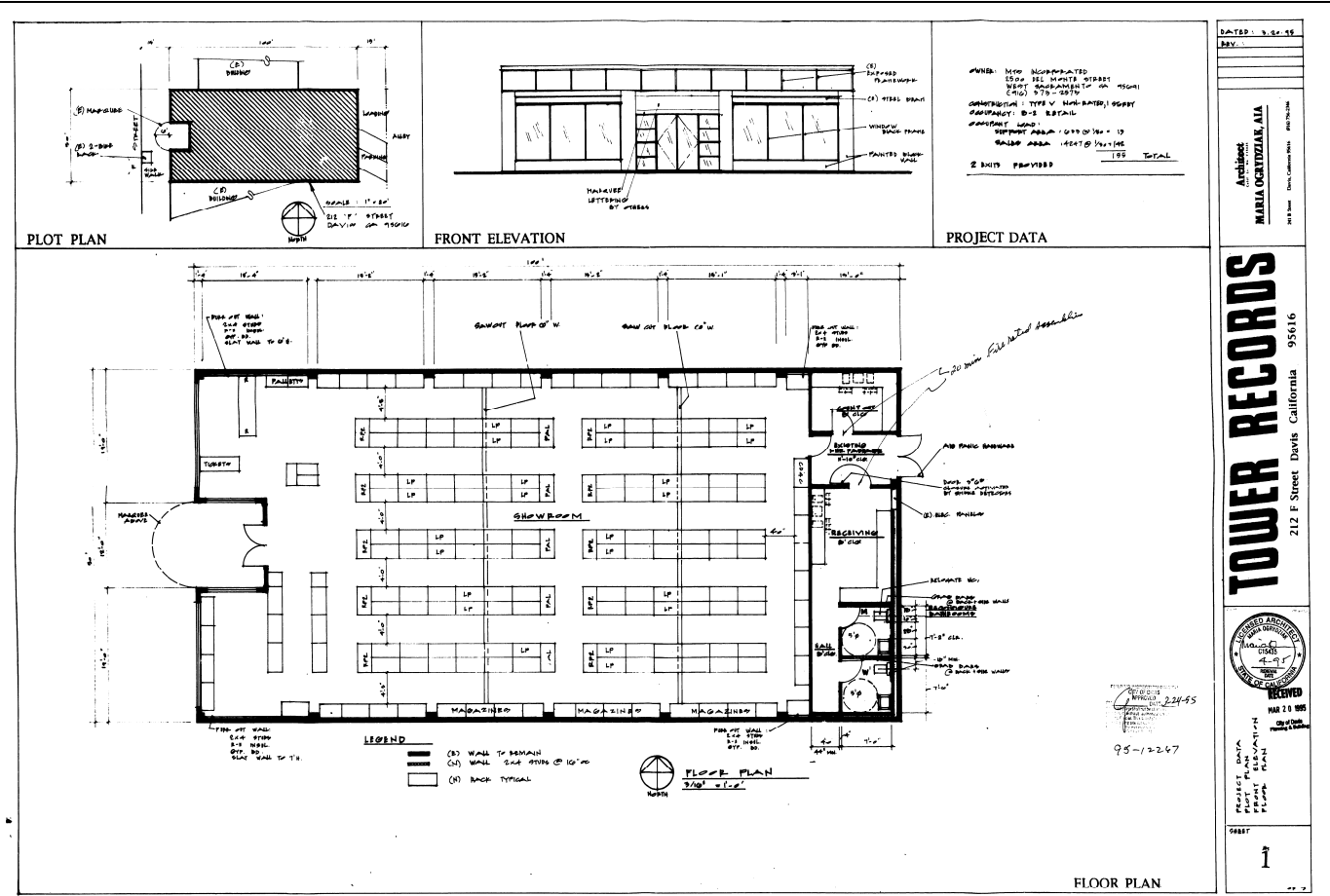


Figure 7: 1995 Floor Plan for Tower Records, Maria Ogrzydziak AIA (architect)

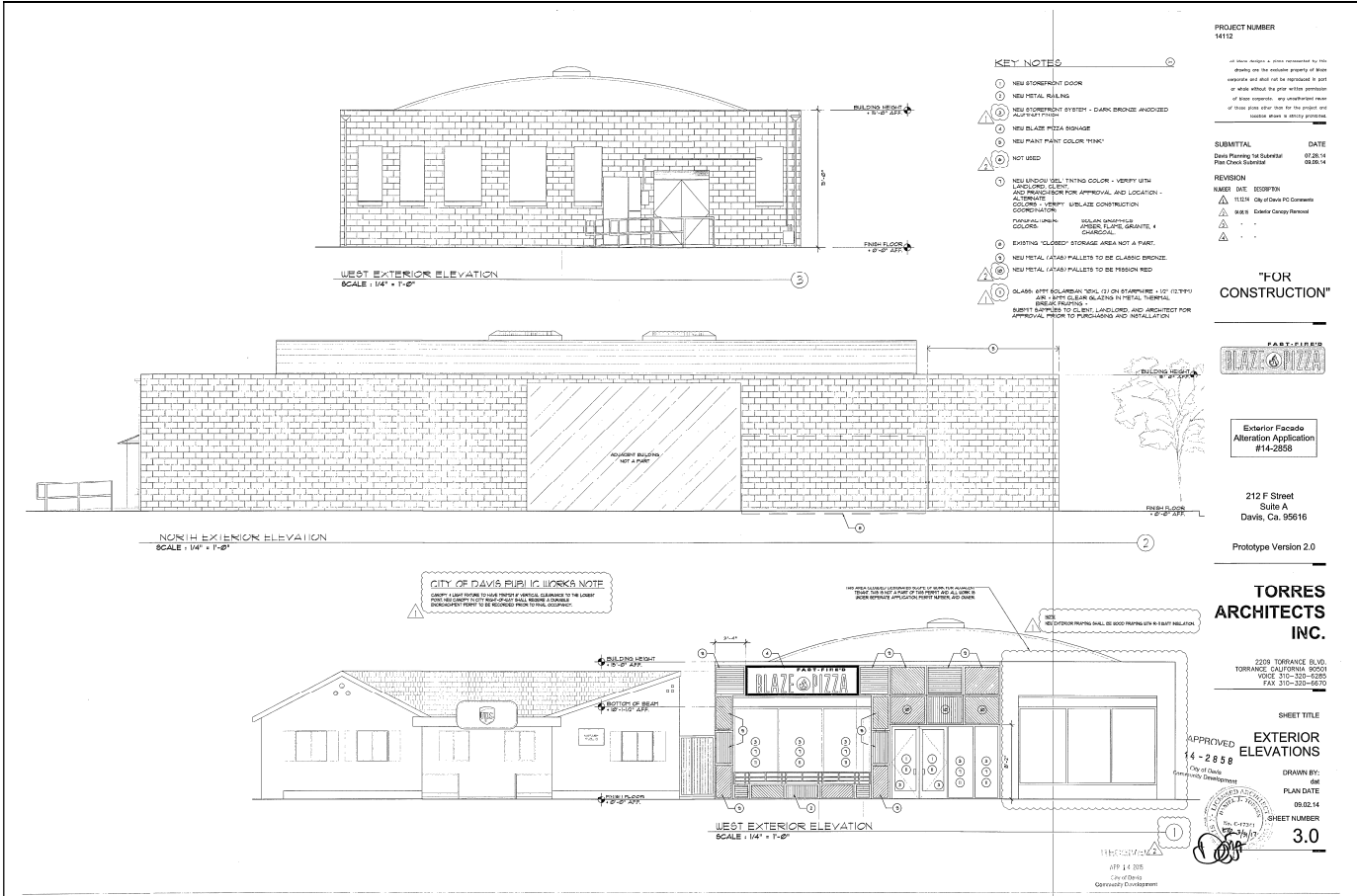


Figure 8: 2014 remodel

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;

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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 an 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 212 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 212 F Street is a commercial building constructed in 1957. It currently has two commercial storefronts, although it was originally designed and constructed as a single commercial space. Its association with the commercial development of Davis do not appear to be historically significant. No significant events or trends are associated with the subject property. Known occupants have included a variety of community serving business as listed in Table 2, and the building does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. It does not have historically significant associations with trends in commercial development in Davis. It is for these reasons that 212 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 1940 – 1958. As research does not indicate that 212 F Street is significantly associated with the productive life of any significant person or business, is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 212 F Street does not appear to embody the distinctive characteristics of a type, period, region, or method of construction. The building is commercial in nature, was designed in a typical 1950s commercial style. The building is now largely devoid of decoration or other defining features of a particular style or period of architectural design and does not possess high artistic values. The features of its 1950s design were removed or replaced; therefore, it currently reflects its 2014 renovation and not its original 1957 design. The building's relatively simplistic design does not appear to be with the work of a master designer. For these reasons, 212 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." 212 F Street does not meet this criterion and therefore is recommended ineligible under Criterion D/4/4/4.

Integrity

For a property to be eligible for listing on the National Register, California Register, or as Landmark or Merit resources per the City of Davis regulations it must meet one of the eligibility criteria discussed above as well as retain sufficient integrity. The seven aspects of integrity are **location, setting, design, materials, workmanship, feeling, and association**. The subject property does not meet any of the eligibility criteria for significance; therefore, an analysis of integrity is not needed.

Recommendation

ESA recommends 212 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)

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*Recorded by: Vanessa Armenta, ESA

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