

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

Primary  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 14

\*Resource Name or #: 303 G Street

**P1. Other Identifier:** none

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 Location:**  Not for Publication  Unrestricted

\*a. County Yolo

\*b. USGS 7.5' Quad Davis Date Dec 2021 T ; R ; ¼ of ¼ of Sec ; B.M.

c. Address: 303 G Street

City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-216-009

**\*P3a. Description:**

The subject property is located on the west side of G Street between 3rd and 4th streets. The 0.05 acre lot includes one building that has a rectangular footprint. The primary (east) façade abuts the property line and the public sidewalk and the north and south façades abut their respective property lines. The north façade is not visible as the adjacent building, 325 G Street) is also built to the property line. The south façade is partially visible from the public sidewalk as there is a gap between the subject building and the north façade of 301 G Street, the building to the south, is fenced off. The west façade fronts an alley with a western portion of the parcel paved. The building is single story, brick construction with a non-original, wood-framed façade. This non-original primary façade is clad in plywood siding and include a single, centrally located door flanked by two fixed windows. A single arched window opening on the south façade is visible from the public right-of-way. A single door and two window openings are present on the west (rear) façade. The door on the primary (east) facade is glass with an aluminum frame and the windows are fixed.

**\*P3b. Resource Attributes:** HP6. 1-3 story commercial building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:  
East (primary) façade, looking west,  
June 2, 2022

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

Historic  Prehistoric  Both  
c1911/Sanborn Maps – 1907 and 1911

**\*P7. Owner and Address:**

Davis Enterprise Inc  
P.O. Box 1470  
Davis, CA 95617

**P8. Recorded by:**

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

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

**\*P10. Survey Type:** intensive

**\*P11. Report Citation:** none

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 303 G Street  
Page 2 of 14

\*NRHP Status Code 6Z

B1. Historic Name: none  
B2. Common Name: none  
B3. Original Use: printing B4. Present Use: vacant

\*B5. **Architectural Style:** Altered early 20<sup>th</sup>-century commercial

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
Constructed c1911. (Continued on page 6)

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

\*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

\*B10. **Significance: Theme** Early Twentieth Century and Depression Era (1905 – 1939) **Area** Downtown Davis

**Period of Significance** c1911 **Property Type** Commercial **Applicable Criteria** n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2015, the *Davis, California: Citywide Survey and Historic Context Update* was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significant themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property was constructed in c1911; therefore, it falls into the Early Twentieth Century and Depression Era significance theme established in the 2015 historic context.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) n/a

\*B12. **References:** (see page 13)

B13. Remarks: none

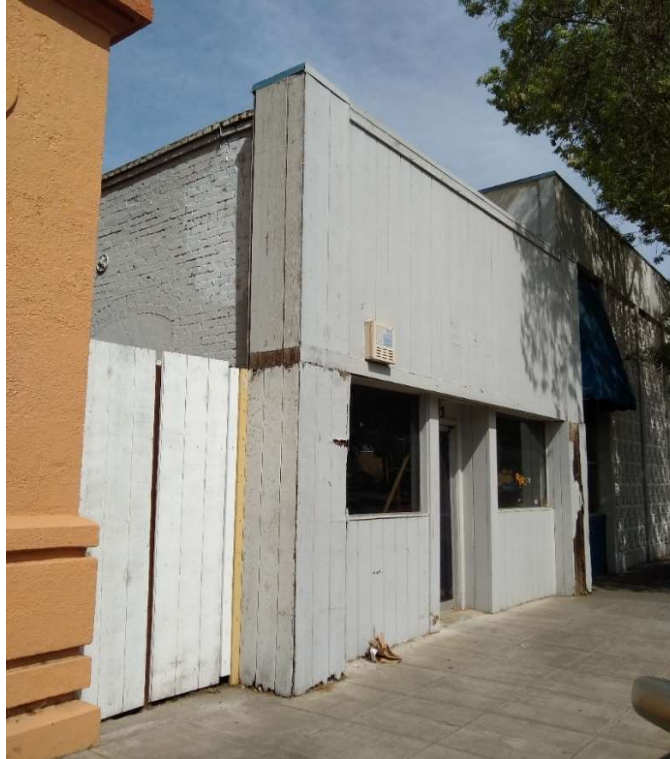
\*B14. **Evaluator:** Amber Grady, ESA

\***Date of Evaluation:** June 29, 2022

(This space reserved for official comments.)



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



East (primary) façade, looking northwest, ESA 2022

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

The following history is taken from the Davis, California: Citywide Survey and Historic Context Update (Brunzell, 2015):

Early Twentieth Century and Depression Era (1905 – 1939)<sup>1</sup>

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

In 1906, after the UC Regents announced the location of the University Farm, the publisher of the Davisville Enterprise changed the paper's name to the Davis Enterprise, to celebrate Davis becoming a more important place. Local residents agreed, and in 1907, the U.S. Postal Service changed the name of the post office, and the town officially became "Davis." In 1922, the campus began its first four year degree program, and initiated a campus development plan the same year. By 1930, the University Farm encompassed 1,000 acres.

**Municipal Growth**

Changing its name to "Davis" was a symbolic first step toward the growth of the little village into a more substantial and prosperous town. In addition to the economic boost provided by the University Farm, a devastating downtown fire in 1916 spurred an interest in formalizing municipal government. In 1917, Davis

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

incorporated as a city, setting off a decade of civic improvements and additions to city services. Davis developed a water system in 1920, and sewer and garbage collection followed the next year. Davis government then undertook significant road improvements, tree planting, and streetlight installation. In 1923, citizens proposed a long-range development plan, and a more formalized plan was developed in 1927 when the city retained professional planner Charles Cheney. Cheney's Davis plan, most of which was never adopted, included urbane elements such as transforming Second Street into a formal allée culminating in a classical quadrangle at the University Farm entrance. Although some of Cheney's ideas were perhaps too grand for Davis, his proposal for devoting an entire block to a park was carried out in spirit when the Federal Works Progress Administration (WPA) built a park with landscaping, paths, and restrooms on the block between Fourth, Fifth, B, and C streets in the 1930s.

#### Commercial and Residential Development

During the early twentieth century Davis' commercial district began to spread to the west and north, and its original wood-frame buildings were replaced with more substantial masonry structures as the town prospered. During the teens and 1920s banks, theaters, and new commercial buildings diversified Downtown Davis. Residents constructed new churches and lodge buildings during this period to serve the growing population. The Davis Community Church, a city landmark, was built during this era.

Early developers subdivided several ranches adjacent to the little town into residential parcels after the establishment of the University Farm. Residential development continued to increase its pace, particularly in the 1920s when prosperity, population growth, and alterations in mortgage practices fueled a construction boom. During this period, development began well west of Downtown in the area north of the University Farm. The unique College Park neighborhood, set on an oval street, was initially planned in 1923. Designed by landscape architect Harry Shepard, College Park was restricted to residential development, and – like many such developments of the era – the deeds contained clauses that were meant to prevent non-whites and Jews from owning or residing in the neighborhood. Twenty-five families signed up for College Park lots, and the houses were constructed gradually over the next decades, resulting in an eclectic neighborhood in a park-like setting. The College Park neighborhood is a City of Davis Historic District.[...]

#### Depression-era Davis

Davis was somewhat insulated from the dire problems experienced in many parts of the U.S. during the 1930s, and did not experience bread lines, labor unrest, or severe unemployment. At the same time, Davis benefited from some of the federal economic stimulus programs of the era. In addition to its first public park, which was built by the WPA, Davis built a new city hall and fire station during the 1930s. Although residential construction slowed, it did not halt completely as in some areas, and a number of new houses were built in College Park and the Old North neighborhood.

#### Davis Enterprise

The *Davis Enterprise* newspaper was founded in 1897 as The Davisville Enterprise by L.A. Eichler.<sup>2</sup> “In less than six months, Eichler was able to expand The Enterprise from a four-page weekly to eight pages.”<sup>3</sup>

<sup>2</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>3</sup> Enterprise Staff, *The Davis Enterprise is our community's oldest business*, July 3, 2013.



Early Davis Enterprise Office, pre-1905 (Davis Enterprise. *The Davis Enterprise is our community's oldest business.* July 3, 2013.)

In 1900, William H. Scott, a Yolo County native, took over ownership of the newspaper and served as its editor and publisher until 1935.<sup>4,5</sup> It grew from a weekly publication to a daily one and was renamed *The Davis Enterprise* as the city itself also dropped the “ville” from their name following the selection of the University Farm site.<sup>6</sup> Chelso Maghetti, postmaster from 1927-1936 purchased the newspaper from Scott in 1935 and owned it through 1960.<sup>7,8</sup> In 1938, *The Davis Enterprise* won an award for the best front page of any Northern California weekly from the California Newspaper Publishers Association.<sup>9</sup> It became an afternoon newspaper that was published five days a week in the 1960s.<sup>10</sup> The McNaughton family purchased the *Davis Enterprise* newspaper from the Tibbitts family in March 1967.<sup>11</sup> The McNaughton family had owned newspapers since 1917 when F.F. McNaughton purchased the a newspaper in Bicknell, Ind.<sup>12</sup>

*The Davis Enterprise* expanded when it moved to 315 G Street in 1983.<sup>13</sup> The 8,000-square-foot former post office building at 315 G Street was renovated prior to the newspaper's occupancy.<sup>14</sup> The company later purchased the adjacent Kloster Real Estate building to house the circulation department.<sup>15</sup> In 1994, the circulation department moved to a small office at 303 G St., which was “one of the original homes of the newspaper[...].”<sup>16</sup> The plant at 302 G Street served as the press and mail rooms and had a loading dock.<sup>17</sup> In 2015, the press room closed and printing was taken over by *The Daily Republic* in Fairfield.<sup>18</sup>

<sup>4</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>5</sup> Enterprise Staff, *The Davis Enterprise is our community's oldest business*, July 3, 2013.

<sup>6</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>7</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>8</sup> Enterprise Staff, *The Davis Enterprise is our community's oldest business*, July 3, 2013.

<sup>9</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>10</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>11</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>12</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>13</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>14</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>15</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>16</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>17</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

<sup>18</sup> Davis, Debbie, *Centennial: The Davis Enterprise: We've grown and changed along with Davis*, July 2, 2017.

*Subject Property*

The current building at 303 G Street was constructed in c1911. The 1907 Sanborn (**Figure 1**) shows a small building at the west end of the subject property that is not shown on the 1911 Sanborn (**Figure 2**). The current brick building is likely the one that appears on the 1911 Sanborn map however may have been expanded at the rear (west) by the time the 1921-1945 Sanborn Map (**Figure 3**) was published. The 1911, 1921, and 1921-45 Sanborn maps (**Figures 1-4**) all note that the use as "Printing" with an office at the front of the building on the east end. The 1970 phone directory indicates that The Davis Enterprise, a local newspaper, occupied the building.<sup>19</sup> The building was used as the circulation office in the 1980's and 90's.<sup>20</sup> The Davis Enterprise currently owns the building although it appeared to be vacant at the time of survey in June 2022.

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
1951	290	Façade remodel
1956	44	Reroofing
1971		Interior remodel. Don Gale Construction Co.
1971	4646	Plumbing
1971		Electrical
1973	6307	Electrical
1975	9183	Reroofing
1976	10346	Repair to floor
1984		Plumbing - Olsen Plumbing
1997	97-4795	HVAC replacement - James Cameron Construction
1998	7228	Electrical sub-panel replacement
2003	2502	Re-roof/poly foam
2010	858	removal of all sheetrock
2013		Roof, TI, panel
2013		Design review – façade remodel

**TABLE 2: OWNERS/OCCUPANT**

Year(s) of Occupation	Occupant(s)/Business	Notes
1951 – 1956, 1984 - 1997	The Davis Enterprise newspaper	
1970	United Crusade	
1971	Art Center of the World	
1971 - 1976	Central California Federal Savings and Loan Association	
1977	City of Davis	

<sup>19</sup> R.L. Polk & Co., *Polk's Davis, Yolo County, California, City Directory*, 1970, page 53.

<sup>20</sup> Personal communication via email. Taylor Buley, CTO, Publisher, GM @ McNaughton. June 27, 2022.

\*Recorded by: Amber Grady, ESA

\*Date: June 2, 2022

Continuation

Update

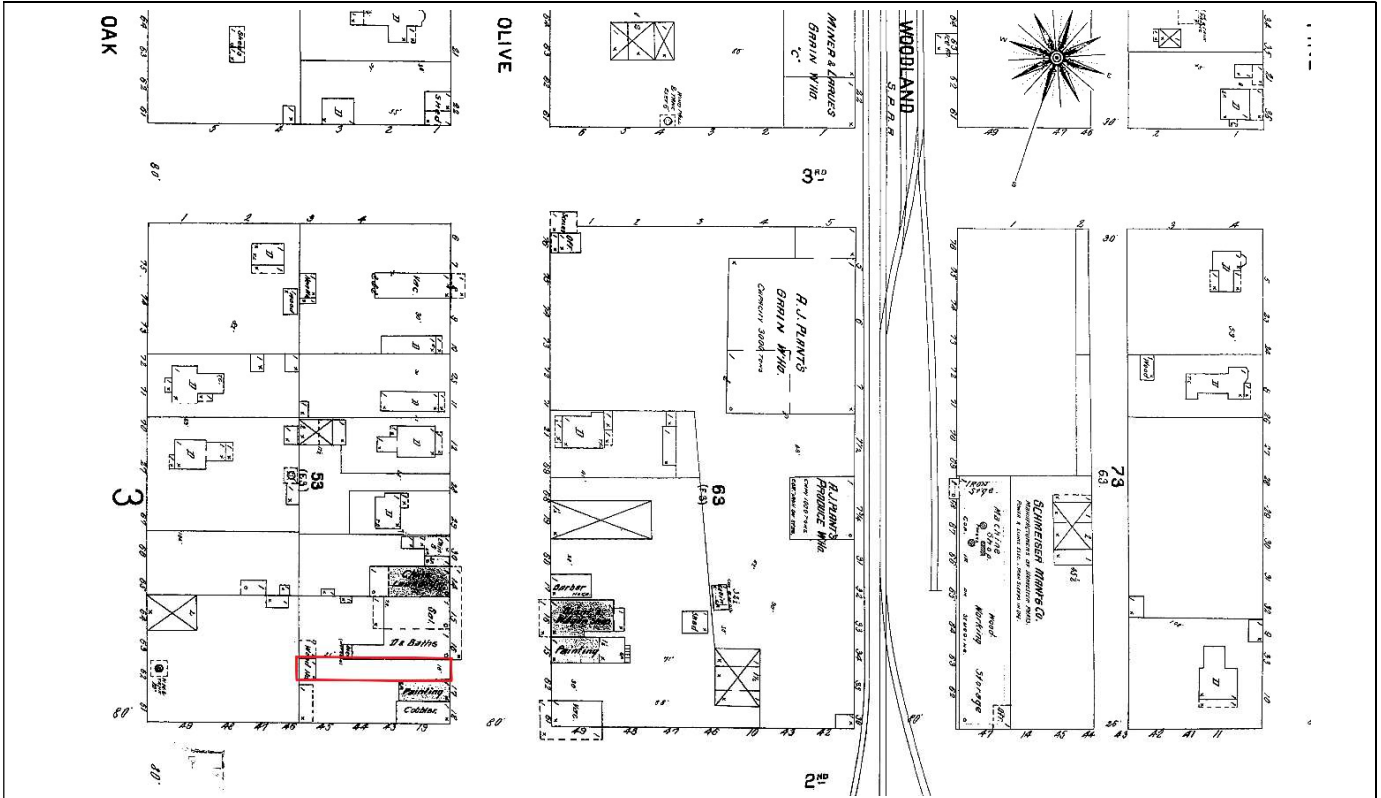


Figure 1: 1907 Sanborn Map of Davisville CA (Present day 3<sup>rd</sup> Street was 2<sup>nd</sup> Street and present day G Street was Olive in 1911)

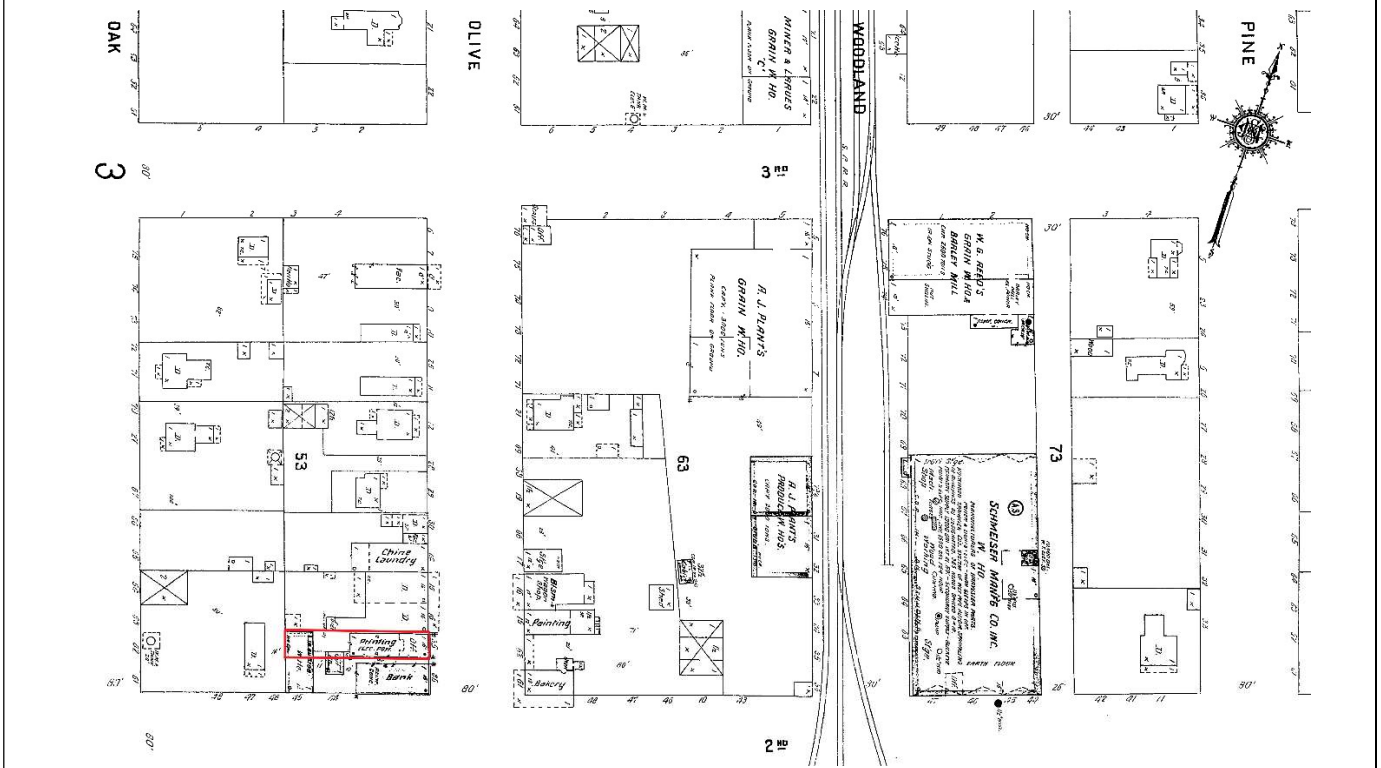


Figure 2: 1911 Sanborn Map (Present day 3<sup>rd</sup> Street was 2<sup>nd</sup> Street and present day G Street was Olive in 1911)

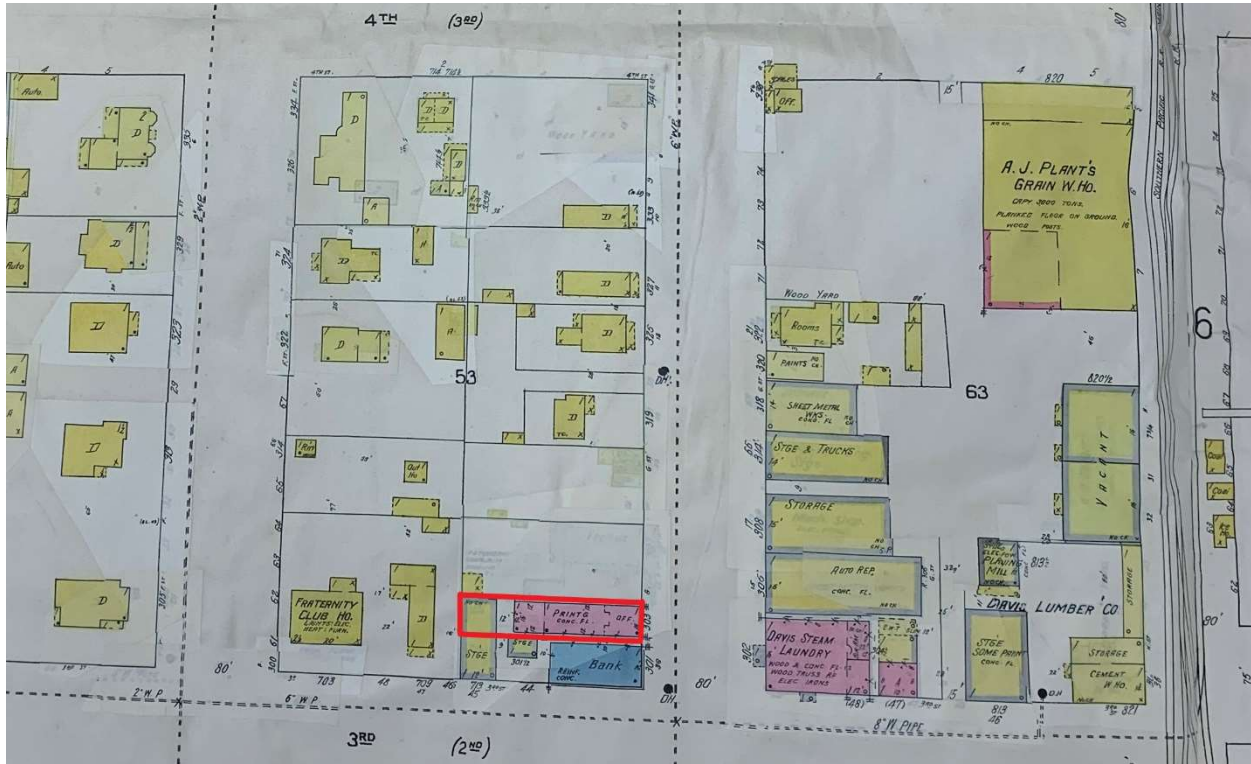


Figure 3: June 1921 Sanborn Map

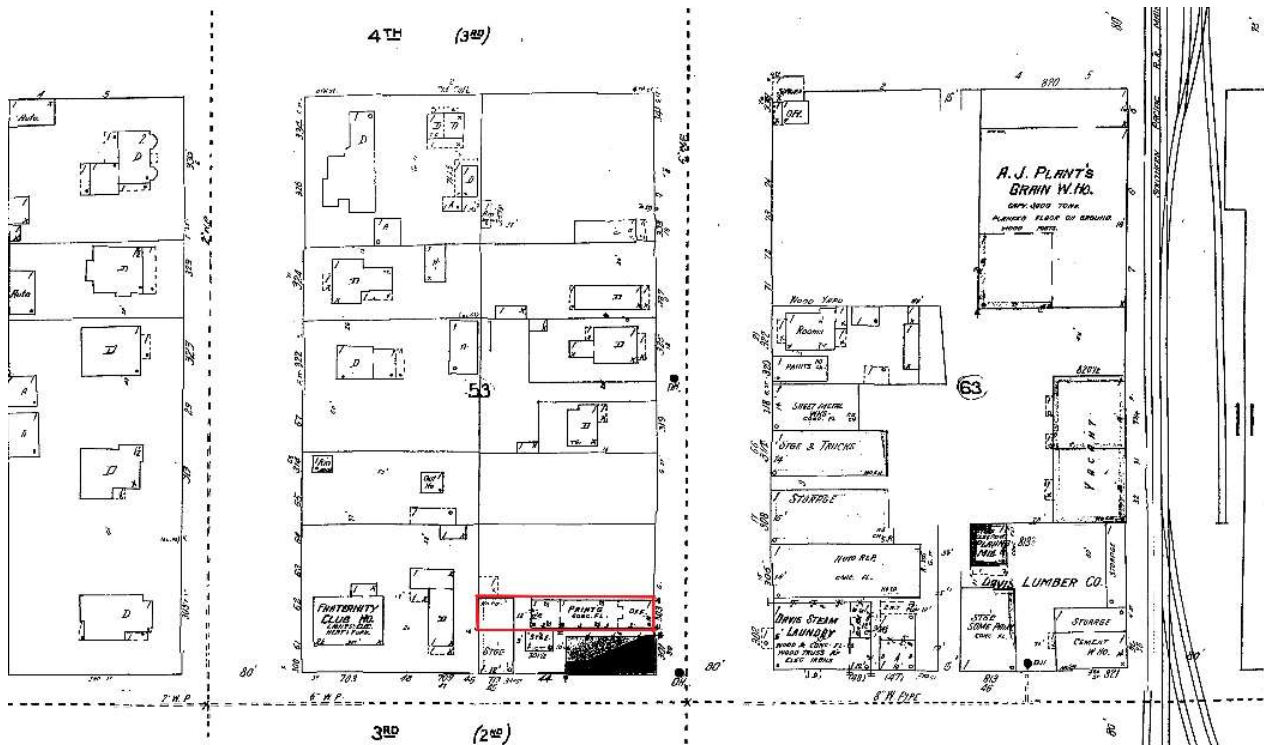


Figure 4: 1921-1945 Sanborn Map





**Figure 5:** UC Santa Barbara Library, Framefinder Aerial Imagery, ABB-60-65, 08/26/1937



**Figure 6:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.



**Figure 7:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130\_14-118, 05/18/1965, accessed June 3, 2022.



**Figure 8:** UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830\_2-96, 03/21/1970, accessed June 3, 2022.

Regulatory Framework

*National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

*California Register of Historical Resources*

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important to prehistory or history.

*City of Davis Landmark Resource*

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Landmark a resource must meet at least one of the four criteria at the local, state, or national level of significance and retain a high level of historic integrity.

- (1) Associated with events that have made a significant contribution to the broad patterns in the history of Davis, California, or the nation; or
- (2) Associated with the lives of significant persons in the history of Davis, California, or the nation; or
- (3) Embodies the distinctive characteristics of a type, period, architectural style or method of construction; or that represents the work of a master designer; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded or may likely yield archaeological or anthropological information important in the study of history, prehistory, or human culture.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a landmark if it is significant primarily for its architectural value or it is one of the most important surviving structures associated with an important person or historic event.
- (2) A birthplace or grave may be designated a landmark if it is that of a historical figure of outstanding importance within the history of Davis, the state or the nation and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a landmark if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a landmark if the resource is of exceptional importance within the history of Davis, the state or the nation.

*City of Davis Merit Resource*

In addition to the National and California registers, the City of Davis provides for the additional designations of Landmark Resource and Merit Resource in their Historical Resources Management Zoning Code (40.23.060). To be eligible as a Merit Resource must meet at least one of the four criteria and retain a high level of historic integrity. The four criteria to qualify as a Merit Resource as nearly identical to those for a Landmark except that Merit Resources only consider local significance.

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of 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 303 G 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 subject property falls into the Early Twentieth Century and Depression Era (1905 – 1939) significant theme. This area G Street was an early commercial hub that was concentrated close to the railroad station at approximately H and 2<sup>nd</sup> streets. The subject property was developed with the current building c1911. Archival research revealed that its primary association is with The Davis Enterprise, a local newspaper that was established in 1897. While The Davis Enterprise is a significant local institution, review does not indicate that there are any particularly significant associations between 303 G Street and significant portions of the newspaper's development or other important events or patterns in history (A/1/1/1). It does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1905 – 1939. Also, 303 G Street does not appear to be associated with significant events. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review indicates that the subject property's primary association is with The Davis Enterprise newspaper. No significant associations between 303 G Street and significant persons were discovered. The subject property is currently vacant, but still owned by The Davis Enterprise. While The Davis Enterprise is important to the community it did not occupy the subject property until c1911, which was approximately 14 years after the newspaper's founding. The Davis Enterprise has previously, and currently, occupies other locations in Davis and the subject property does not seem to be of exceptional significance within the context of the organization's history. As research does not indicate that 303 G Street is significantly associated with the productive life of any significant person or business, it is recommended ineligible under Criteria B/2/2/2.

C/3/3/3 – Design/Engineering

The subject property at 303 G Street is not significant for its design or engineering. The property was developed in c1911 with a one-story brick building. It is unrecognizable today as the façade had been completely replaced with modern plywood siding, glass, and aluminum. Additionally, the building at 303 G Street does not appear to be the work of a master architect. For these reasons, 303 G 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." 303 G Street does not meet this criterion and is recommended ineligible under Criterion D/4/4/4.

Integrity

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

Recommendation

ESA recommends 303 G 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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City of Davis. Building Permit. 1984.

City of Davis. Building Permit #2502, 2003.

City of Davis. Building Permit #858. 2010.

City of Davis. Building Permit #44. 3/22/1956.

City of Davis. Building Permit #97-4795. 6/26/1997.

City of Davis. Electrical Permit #7228.

Page 14 of 14

\*Resource Name or # 303 G Street

\*Recorded by: Amber Grady, ESA

\*Date: June 2, 2022

Continuation

Update

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City of Davis. Permit #290, 07/31/1951.

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Enterprise Staff. *The Davis Enterprise is our community's oldest business*. July 3, 2013.

<https://www.davisenterprise.com/special-editions/made-in-yolo/the-davis-enterprise-is-our-communitys-oldest-business/>

Olsen Plumbing. Proposal to The Davis Enterprise. 12/3/1984.

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