

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 13

***Resource Name or #:** 325 G Street

P1. Other Identifier: none

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 Location:** Not for Publication Unrestricted

***a. County** Yolo

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

c. Address: 325 G Street City: Davis

Zip: 95616

d. UTM: Zone , mE/ mN

e. Other Locational Data: APN 070-216-007

***P3a. Description:**

The subject property is located on the west side of G Street between 3rd and 4th streets. The 0.129 acre lot includes one building that that is set back from the property line and the public sidewalk. The western portion of the lot includes an unpaved parking area. The building is surrounded by concrete with some areas of landscaping consisting of aggregate on all four sides. It has a square footprint, with the exception of a small pop-out on the west (rear) façade. The combination roof includes a hipped roof on the majority of the building with a shed roof covering the pop-out and a front gabled projection over the landing on the primary façade. The roof is clad in composition shingles. The exterior is clad in stucco.

The primary façade is symmetrical with a single door in the center flanked by two large, fixed windows. The front door is accessed by a concrete landing that has steps on the east and south sides and a handicap ramp on the north side. The steps and ramp have metal railings. The north and south facades each have two vinyl sash windows. The west (rear) façade includes one door.

***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:
South and east facades, looking west,
June 2022

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

Historic Prehistoric Both
c1888 / Sanborn map - 1888

***P7. Owner and Address:**

Davis Enterprises 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 # 325 G Street

*NRHP Status Code 6Z

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B1. Historic Name: none

B2. Common Name: none

B3. Original Use: residential

B4. Present Use: commercial/office

*B5. Architectural Style: none

*B6. Construction History: (Construction date, alterations, and date of alterations)

Originally constructed c1888. Rear porch/addition demolished (unknown date). Front porch demolished (unknown date prior to 1997).
(Continued on page 5)

*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 Pioneer and Railroad Era (1848 – 1904) Area Downtown Davis

Period of Significance c1888 Property Type residential 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 Pioneer and Railroad Era significance theme established in the 2015 historic context.

(Continued on page 3)

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

*B12. References: Continued on page 13.

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA

*Date of Evaluation: August 10, 2022

(This space reserved for official comments.)



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



East and north facades, ESA 2022

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

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 lumberyard, 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’etre*,

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

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

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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.

Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street while the surrounding area was sparsely developed with residences. As the commercial area expanded many residences were converted to commercial use or demolished to make way for new commercial building.

Davis Enterprise

The Davis Enterprise newspaper was founded in 1897 as The Davisville Enterprise by L.A. Eichler.² "In less than six months, Eichler was able to expand The Enterprise from a four-page weekly to eight pages."³ In 1900, William H. Scott, a Yolo County native, took over ownership of the newspaper and served as its editor and publisher until 1935.^{4,5} 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.⁶ Chelso Maghetti, postmaster from 1927-1936 purchased the newspaper from Scott in 1935 and owned it through 1960.^{7,8} In 1938, The Davis Enterprise won an award for the best front page of any Northern California weekly from the California Newspaper Publishers Association.⁹ It became an afternoon newspaper that was published five days a week in the 1960s.¹⁰ The McNaughton family purchased the Davis Enterprise newspaper from the Tibbitts family in March 1967.¹¹ The McNaughton family had owned newspapers since 1917 when F.F. McNaughton purchased the a newspaper in Bicknell, Ind.¹²

The Davis Enterprise expanded when it moved to 315 G Street in 1983.¹³ The 8,000-square-foot former post office building at 315 G Street was renovated prior to the newspaper's occupancy.¹⁴ The company later purchased the adjacent Kloster Real Estate building (325 G Street, the subject property) to house the circulation department.¹⁵ In 1994, the circulation department moved to a small office at 303 G St., which was "one of the original homes of the newspaper[...]"¹⁶ The plant at 302 G Street served as the press and mail rooms and had a loading dock.¹⁷ In 2015, the press room closed and printing was taken over by The Daily Republic in Fairfield.¹⁸

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subject Property

The current building at 325 G Street was constructed as a residence in c1888 making it part of the City's earliest town development after the establishment of the railroad (**Figure 1**). Maps from 1888 through 1945 indicate that the building is a one story residence (**Figures 1 through 6**). Archival research did not reveal any of the residential occupants of the subject property. In 1961, according to city permits, it was converted from single family residential use to office use with two rental residential units. By 1967, the occupant is noted as a realty office. It appears to have been used for a variety of commercial and office uses, and no longer for residential use, since at least 1967 (**Table 2**).

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1961	224	Use as insurance office
1967	541	Electrical - sign, real estate office
1987		Design Review - sign change
1990	90-2303	Re-roof
1997	97-5068	Handicap ramp and concrete planters
1998	98-7857	Interior remodel (demo interior to frame)
2000		Minor Improvement - handicap ramp and landscaping
2000	00-5849	Tenant improvement - windows and doors replaced; fireplace and chimney removed; new fence, handicap ramp, acoustical ceiling, sheetrock, HC restroom, insulation, electrical, HVAC, water heater, and concrete planters/driveway/walkway. Architect – Ty Smalley
2002	02-2119	Demo detached garage (260 square feet)
2004	04-615	

TABLE 2: OWNERS/OCCUPANT

Year(s) of Occupation	Occupant(s)/Business	Notes
1961	Insurance office/two residential rental units	
1967	Rinster (or Kinster? Or Kloster?) Realty	
1970	Kloster Realty	
1987	The Davis Enterprise	
2004	Little Bit Sassy	Hair salon
2010	Risto Hair International	Hair salon
2014	Torzo Spa	Beauty - esthetician
2015	Honeylife	retail

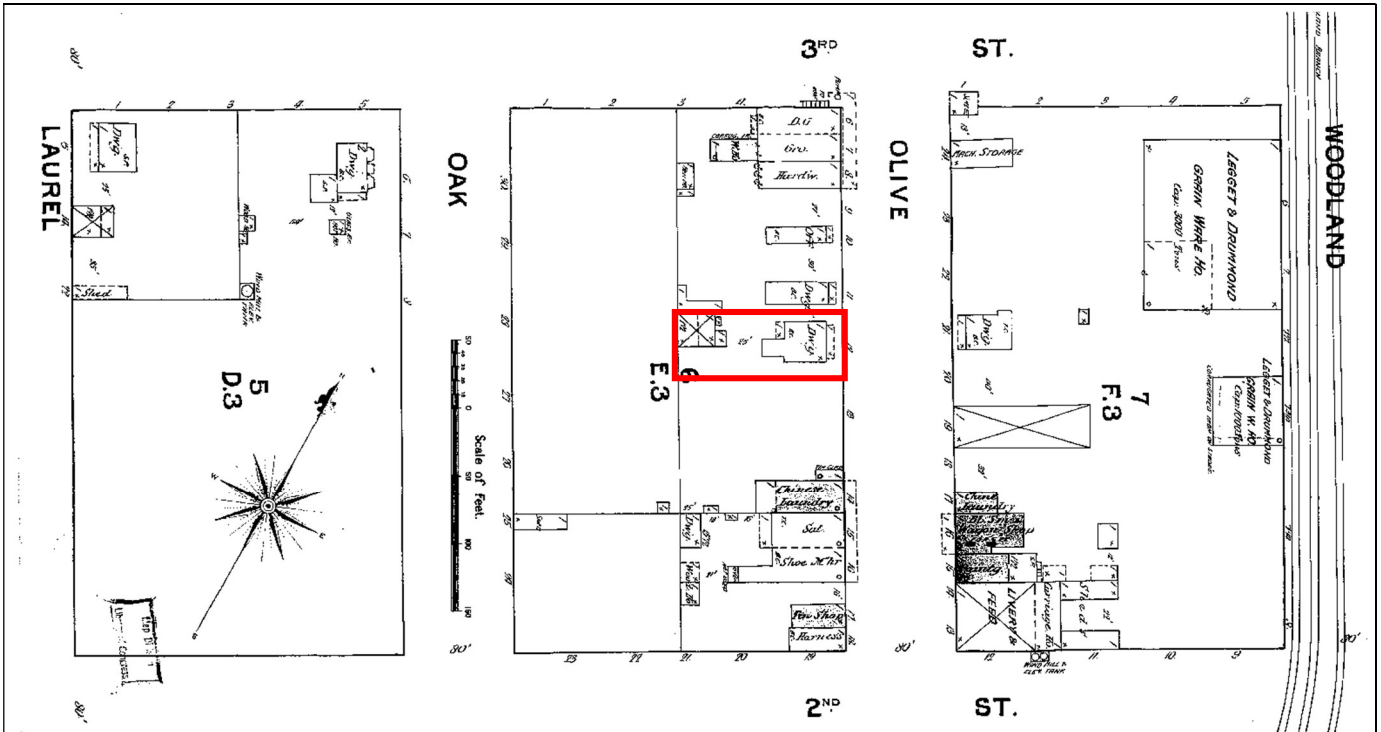


Figure 1: May 1888 Sanborn (2nd Street as shown on the map is now 3rd Street)

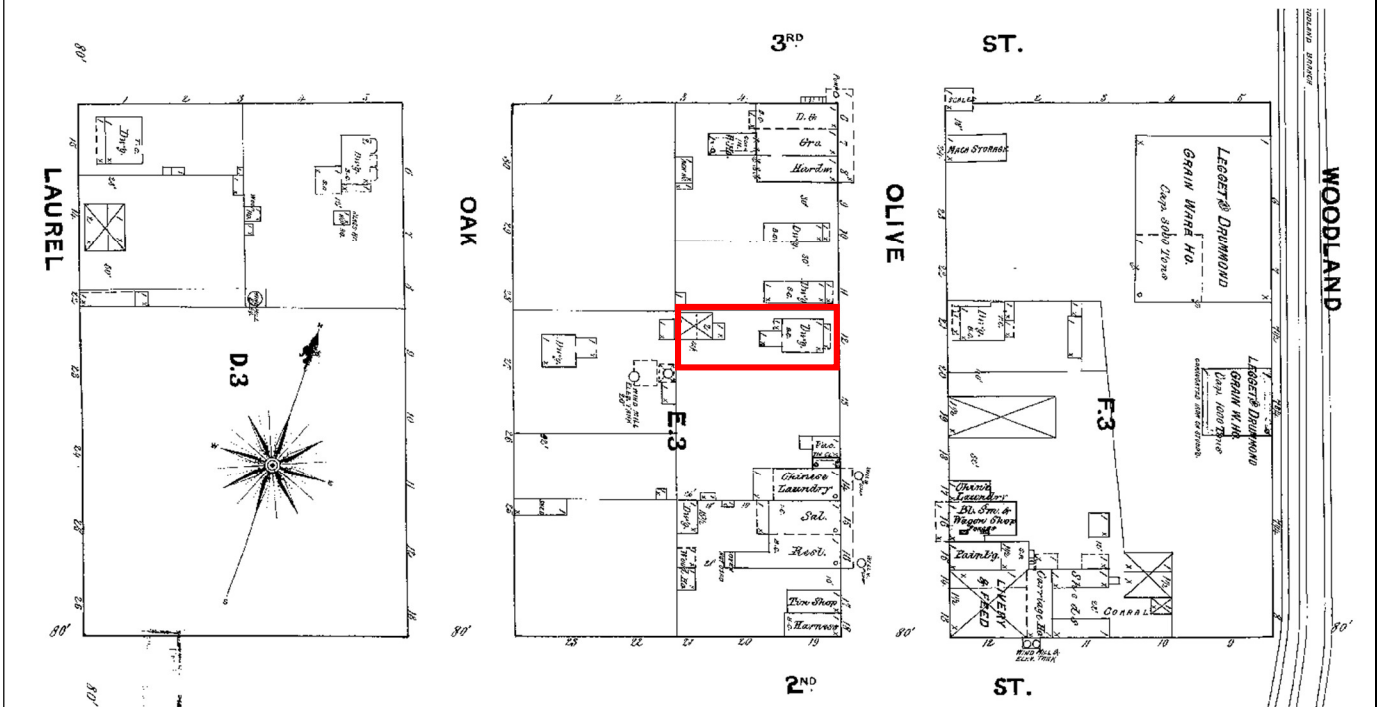


Figure 2: January 1891 Sanborn (2nd Street as shown on the map is now 3rd Street)

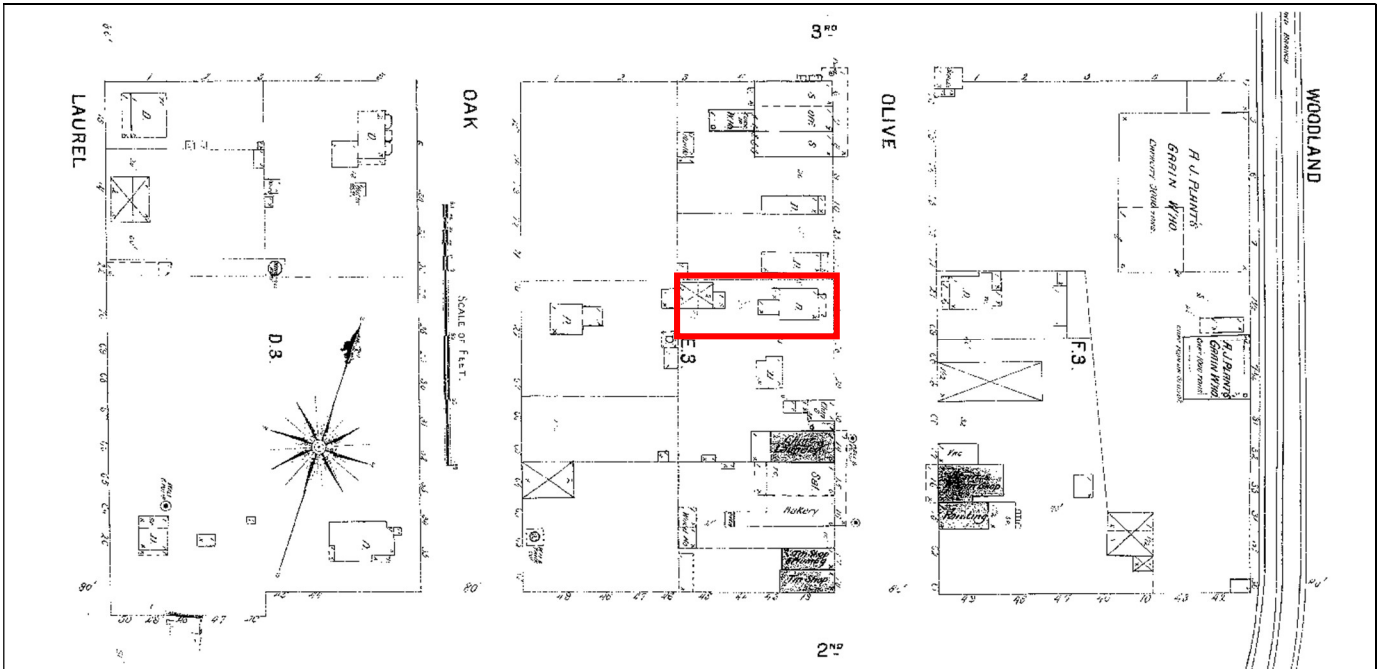


Figure 3: May 1900 Sanborn (2nd Street as shown on the map is now 3rd Street)

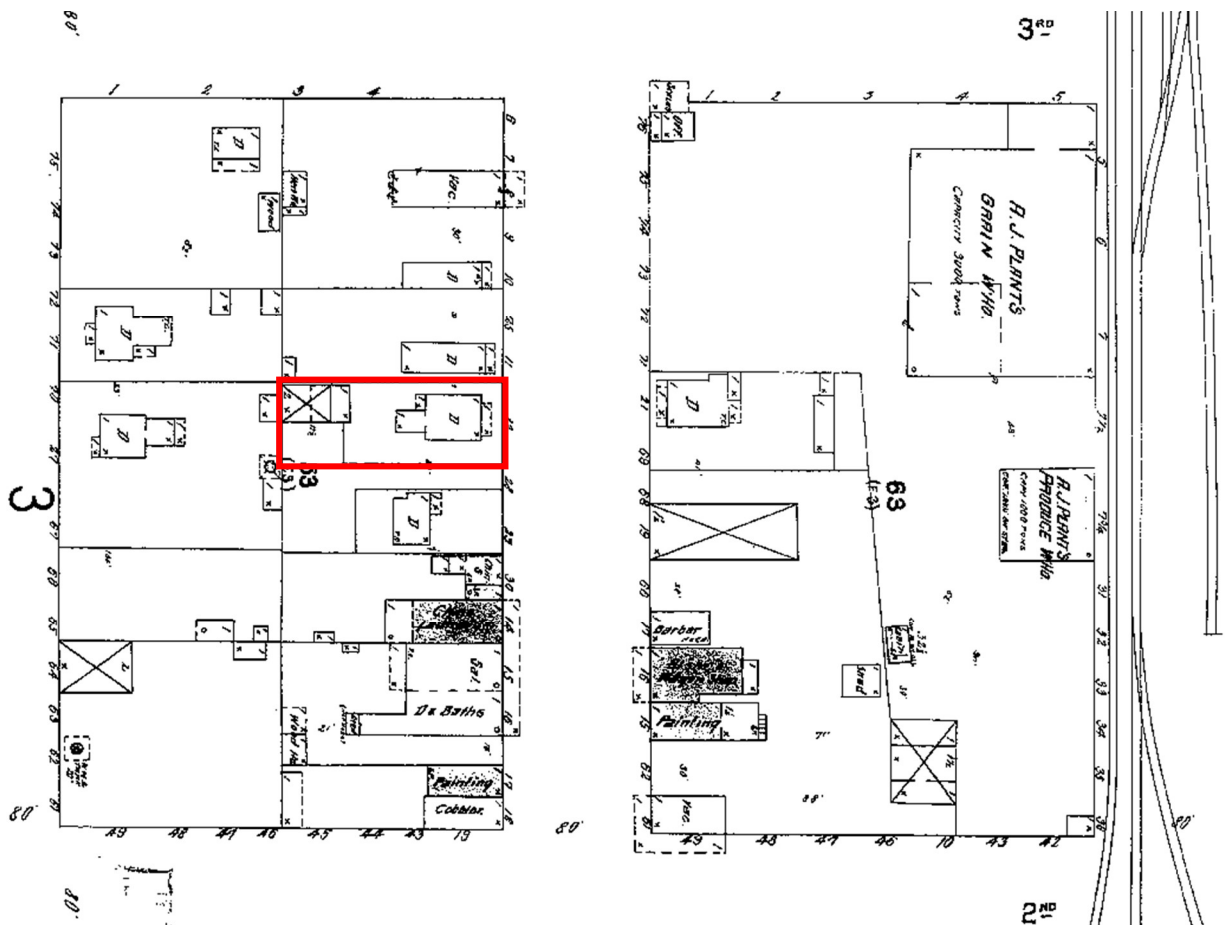


Figure 4: January 1907 Sanborn (2nd Street as shown on the map is now 3rd Street)

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

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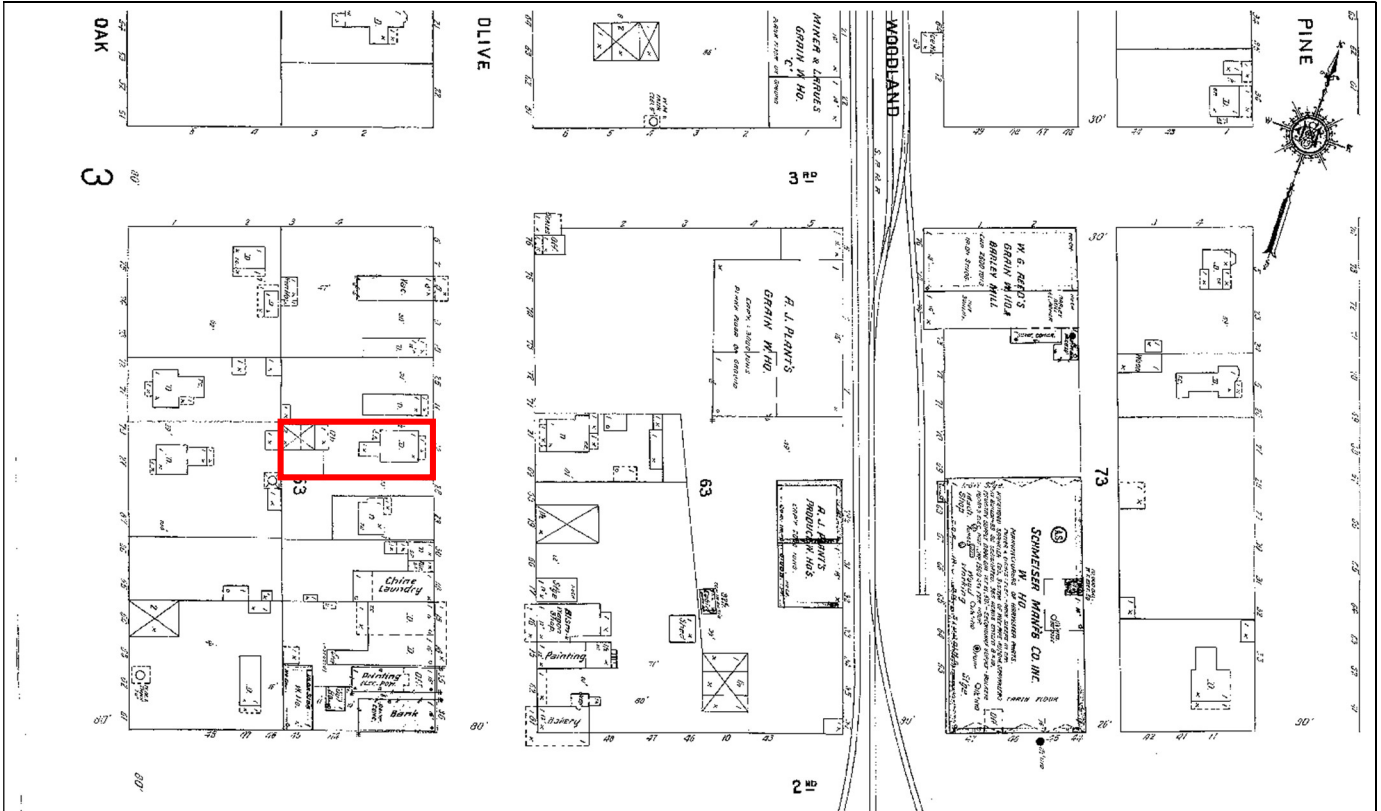


Figure 5: December 1911 Sanborn (2nd Street as shown on the map is now 3rd Street)

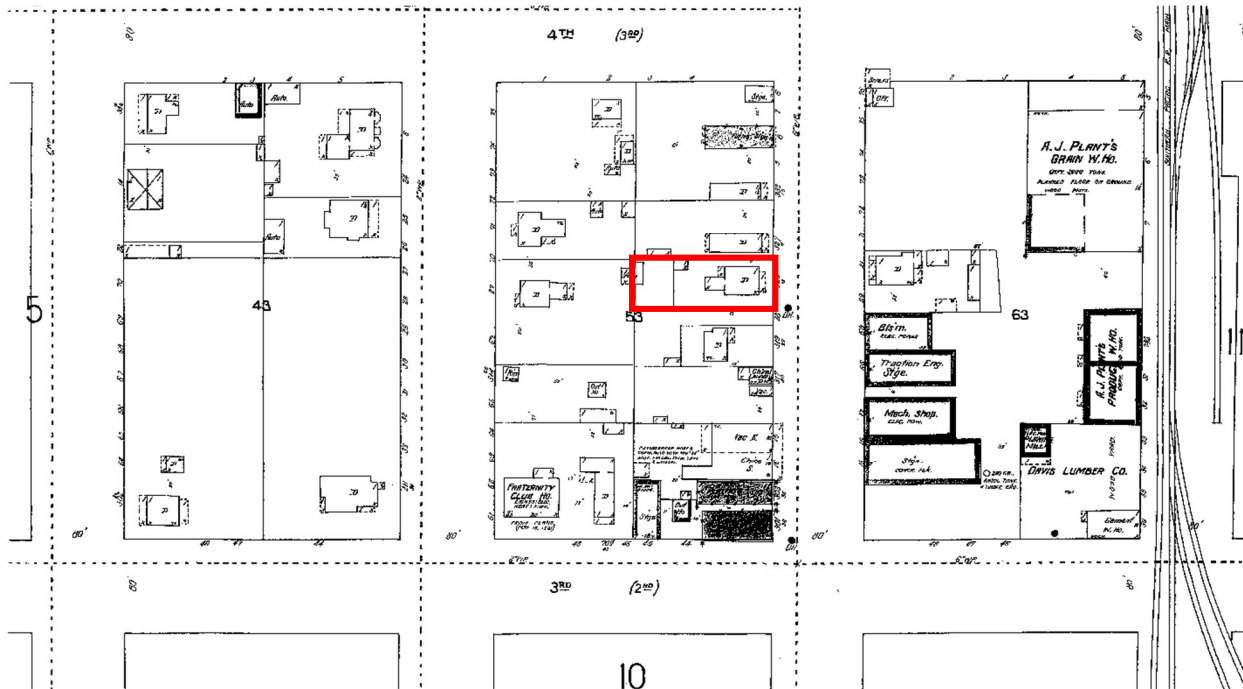


Figure 6: June 1921 Sanborn



Figure 7: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.



Figure 8: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965, accessed June 3, 2022.



Figure 9: 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 retail 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 retail 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 325 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 Pioneer and Railroad Era (1848 – 1904) significant theme. This area of G Street (formerly Olive) consisted of early, scattered residential development. It is located north of the City's early commercial hub that was concentrated south of 3rd Street (formerly 2nd Street) close to the railroad station (originally at approximately H and 2nd streets). The subject property was developed with the current building c1888 as a single family residence and was converted to commercial use in the 1960s. Archival research revealed a variety of commercial uses that have occupied the property from the 1960s to the 2000s, but did not reveal any of the residential occupants. The subject property was converted to commercial use as part of the larger pattern of use conversion that occurred in the mid- to late-20th century stemming out from the City's original commercial core. While The Davis Enterprise is a significant local institution, their occupation happened outside of the period of significance and there is no archival evidence that supports a finding of eligibility for exceptional importance as is allowed under Criteria Consideration G. While archival review does not reveal any residential occupants or owners of the property it does represent some of the earliest residential development in the downtown area. Therefore, 325 G Street is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review revealed a variety of commercial uses that have occupied the property from the 1960s to the 2000s, but did not reveal any of the residential occupants. All of the known businesses and persons associated with the property are discussed above and listed in Tables 1 and 2. None of these businesses or persons associated with the subject property appear to have been significant to National, state, or local history. As research does not indicate that 325 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 325 G Street is not significant for its design or engineering. The property was originally developed in c1888 with a single family house and a detached accessory structure, identified in recent permitting documents as a detached garage. Due to the extensive alterations, it no longer has a distinct architectural style. The architect and builder have not been identified and there is no indication from permit records that the building was constructed or remodeled using any innovative engineering methods. For these reasons, 325 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." 325 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 retains its integrity of **location** as the building has not been moved. It does not retain its integrity of **setting** as the surrounding area is no longer sparsely developed with residences, but is dominated by commercial buildings. The subject property does not retain integrity of **design**, **materials**, or **workmanship** as the building has been substantially renovated including the replacement of doors and windows, the replacement of the front porch, and the demolition of the detached accessory structure.

Recommendation

ESA recommends 325 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)

1888 Sanborn Map of Davisville CA. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2195/2237/22438?accountid=6749.

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