

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

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***Resource Name or #:** 609 2nd Street

P1. Other Identifier: Brinley Building; 605 2nd Street; 200, 202, 204, 206, 210, and 212 E Street

***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 Location:** Not for Publication Unrestricted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: 609 2nd Street **City:** Davis **Zip:** 95616

d. UTM: Zone , **mE/** **mN**

e. Other Locational Data: APN 070-242-005

***P3a. Description:**

The subject property is located on the northeast corner of E and 2nd streets. The 0.35 acre lot includes a two story, 26,600 square foot building with a square footprint. There are two primary facades; the south façade fronts 2nd Street and the west façade fronts E Street. The flat roof includes wide, boxed eaves on the west and south facades. The primary (west and south) facades abut the public sidewalks. The north facade abuts the property line and is visible from the adjacent lot that is developed with a parking lot. The east façade abuts the property line and the adjacent building to the east; only a small portion of the second floor is visible from the public right-of-way. The first floor of the exterior is clad with stone veneer on the first floor and stucco on the second floor.

The south (primary) façade includes two storefronts on the first floor and an entry to a staircase that leads to the second floor, as well as windows that for the commercial space (currently a restaurant) that is accessed through the west facade. These two storefronts are addressed on 2nd Street (605 and 609 2nd Street). Each storefront includes a recessed entry with a pair of glass and aluminum framed doors with a glass transom window and large, fixed windows with aluminum frames. Canvas awnings are located over each storefront. The second floor includes eight vinyl horizontal slider replacement windows. The windows have faux mullions to give the illusion of divided-lite windows.

(Continued on page 2)

***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 façade, looking east, June 2, 2022

***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
1963 / Parcelquest.com

***P7. Owner and Address:**
BDC Livermore LP ETAL
1556 Parkside Drive
Walnut Creek, CA 94596

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 # 609 2nd Street
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*NRHP Status Code 6Z

- B1. Historic Name: Brinley Building
B2. Common Name: Brinley Building
B3. Original Use: commercial / office
B4. Present Use: commercial / office
*B5. **Architectural Style:** Contemporary
*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1963. (Continued on page 7)

*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** Explosive Growth (1959 - 1971) **Area** Downtown Davis
Period of Significance 1963 **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 1963; therefore, it falls into the Explosive Growth (1959 - 1971) 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 10)

B13. Remarks: none

- *B14. **Evaluator:** Amber Grady, ESA
Date of Evaluation: August 26, 2022

(This space reserved for official comments.)



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



West façade, ESA 2022.

The west (primary) façade has four storefronts with addresses on E Street (200, 202, 204, and 206 E Street). Each storefront includes a recessed entry with glass and aluminum framed doors with a glass transom window and large, fixed windows with aluminum frames. The center two storefronts each have one door while the flanking storefronts each include a pair of doors. Canvas awnings are located over each storefront. The second floor includes ten vinyl horizontal slider replacement windows. The windows have faux mullions to give the illusion of divided-lite windows.

The north (secondary) façade includes two storefronts (210 and 212 E Street) and an entry to a staircase that leads to the second floor. The storefront on the east end includes a recessed entry with glass and aluminum framed doors with a glass transom window and large, fixed windows with aluminum frames. The other storefront consists of a single glass and aluminum framed door with fixed transom and side lite windows flanked by fixed, arched windows. Canvas awnings are located over each storefront. The second floor includes six vinyl horizontal slider replacement windows. The windows have faux mullions to give the illusion of divided-lite windows.

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

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.

Explosive Growth (1959 – 1971)¹

Decades of sustained growth of the University [of California], Davis' population, and its residential neighborhoods had begun to transform the town by the late 1950s. As noted above, the sleepy nineteenth-century farm town was being transformed into a more sophisticated "University City." By the late 1950s, local boosters were complaining that downtown was run-down and in need of redevelopment. Although some demolitions did occur, the biggest change Downtown was that the tiny commercial area began to engulf adjacent residential neighborhoods as it grew to accommodate Davis' expanding population. Commercial

¹ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 31.

developments on Davis's periphery began towards the end of this era, with four grocery and retail developments constructed between 1966 and 1971.

In an echo of the 1945 efforts of the Chamber of Commerce, residents once again called for planned and managed growth at the end of the 1950s. The League of Women Voters released the results of a study in 1961 that recommended professional city planning, and adoption of a master plan and housing code to manage the growth already occurring. The study warned that a lack of planning could result in "potential slums," inappropriate division of houses into multiple units, and non-contiguous residential development that would threaten surrounding agricultural activity. The city released a revised General Plan later that same year. The Core Area Plan of 1961 expanded on the 1950s plans to redevelop the traditional neighborhoods adjacent to Downtown into a high density area, envisioning an urban transformation that included mega-block commercial development and high-rise apartment housing. The most highly urbanized concepts of the Core Area Plan never materialized, and planned growth during this period did not necessarily imply limiting development. A Davis Enterprise photographic essay from early 1966 illustrated the prevailing view of the period, arguing that what some termed "urban sprawl" was actually planned "perimeter growth." The newspaper explained that Davis' expansion outside its original boundaries on all sides was the result of a "carefully calculated policy ... to annex all perimeter land, in every direction," and that the town's "orderly growth" in all directions was a direct benefit of this policy.[...]

Commercial Properties

Commercial development was no longer limited to Downtown, and was robust all over Davis. Downtown continued to grow as residential properties were converted to commercial use and older buildings demolished and replaced. Meanwhile, subdivision developers were building strip-type shopping centers to serve neighborhood retail needs. And land near the freeway, even in the remote southern portion of Davis, was becoming attractive to business owners who wanted space to construct a corporate headquarters or a land-intensive venture like a car dealership. Although function was emphasized for the strip-type development, Downtown and freeway adjacent commercial structures from the era were often ambitious, architect-designed buildings. Architect designed commercial buildings included strong examples of established styles, such as Silvio Barovetto's New Formalist Intercoast Insurance Building. Other architects during the period combined elements of various modernist styles to create unique buildings like the Downtown Wells Fargo Bank, designed by Gordon Stafford in 1965.

U.S. Army Corps of Engineers – Hydrologic Engineering Center

The U.S. Army Corps of Engineers, a federal agency whose origins go back to 1775 when George Washington appointment the first engineer officers of the Army,² operates the Hydrologic Engineering Center (Center) on the second floor of 609 2nd Street. "The primary goal of the Hydrologic Engineering Center (CEIWR-HEC) is to support the nation in its water resources management responsibilities by increasing the U.S. Army Corps of Engineers (USACE) technical capability in hydrologic engineering and water resources planning and management."³ The CEIWR-HEC has programs in research, training, planning analysis, and technical assistance and connects the academic community with practicing engineers and planners.⁴ The following history is taken from the USACE website:⁵

The U.S. Army Corps of Engineers (USACE) Hydrologic Engineering Center (CEIWR-HEC) was formed in 1964 to institutionalize the technical expertise that subsequently became known as hydrologic engineering. The cadre of engineers that had come to USACE following World War II were approaching retirement age, and there was concern that their expertise that had evolved from the on-going unprecedented USACE water resources development activities would dissipate and be difficult to restore. CEIWR-HEC was established at the USACE Sacramento District within the Engineering Division. Principals involved included: Albert Cochran, HQUSACE Hydrology and Hydraulics Chief, who formed and sold the idea of CEIWR-HEC; Emilio Gomez, Sacramento District Chief of Engineering Division; and Roy Beard, then the District Reservoir Control Chief and subsequently CEIWR-HEC founding Director. CEIWR-HEC immediately set to work organizing and presenting training courses, the first of such kind in USACE, and initiating development of what later became to be the well-known family of CEIWR-HEC software. Early software packages were HEC-1 (watershed hydrology), HEC-2 (river hydraulics), HEC-3 (reservoir analysis for conservation), and HEC-4 (stochastic streamflow generation program). Within ten years after establishment, the technical field of planning analysis, the application of analytical methods to planning activities closely associated with

² U.S. Army Corps of Engineers, <https://www.usace.army.mil/About/History/Brief-History-of-the-Corps/Introduction/>, accessed August 26, 2022.

³ U.S. Army Corps of Engineers, <https://www.hec.usace.army.mil/about/>, accessed August 26, 2022.

⁴ U.S. Army Corps of Engineers, <https://www.usace.army.mil/about/>, accessed August 26, 2022.

⁵ U.S. Army Corps of Engineers, <https://www.hec.usace.army.mil/about/history.aspx>, accessed August 26, 2022.

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hydrologic engineering, was added to the CEIWR-HEC mission. By that time, the permanent staff had risen to about thirty engineers and computer specialists. CEIWR-HEC permanent staff today is approximately thirty-five.[...]

Over the years, CEIWR-HEC developed and published a number of technical methods documents addressing the full range of hydrologic engineering and planning analysis technologies. The format and content for technical short courses evolved early on and continues to be a mainstay of the CEIWR-HEC program. The family of software has grown to over twenty major pieces of software that are supported by a library of utility software, recent additions including GIS support. CEIWR-HEC is perhaps best known for these nationally and internationally renowned hydrologic engineering programs.

John Weber Brinley

John Weber Brinley was born in 1919 and died in 2002 at the age of 82.⁶ He graduated from Davis High School in 1937 and spent a year at UC Davis before transferred to UC Berkeley where he graduated in 1941.⁷ Brinley served in the U.S. Army from 1941 to 1945.⁸ He married Laurette Frances Suez in 1944, they had four children.⁹ Brinley worked for the Bank of Davis briefly before going to work for his father at Brinley Real Estate and Insurance Co., which was located at the subject property (204 E Street) in 1970.

Subject Property

John W. Brinley constructed this commercial/office building in 1963 (**Figures 1 through 3**). It has been altered many times, largely to accommodate new commercial tenants (**Table 1**). The exterior was extensively remodeled c.2018 (**Figures 4 and 5**).¹⁰ Figure 4 represents what was likely its original design. A variety of commercial tenants have occupied the first floor (**Table 2**). The longest occupant appears to be the U.S. Army Corps of Engineers – Hydraulic Engineering Center, which has occupied the second floor since at least 1970.



Figure 1: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.

⁶ The Sacramento Bee, *John Brinley Obituary*, <https://www.legacy.com/us/obituaries/sacbee/name/john-brinley-obituary?id=15067443>, November 6, 2002.

⁷ The Sacramento Bee, *John Brinley Obituary*, <https://www.legacy.com/us/obituaries/sacbee/name/john-brinley-obituary?id=15067443>, November 6, 2002.

⁸ The Sacramento Bee, *John Brinley Obituary*, <https://www.legacy.com/us/obituaries/sacbee/name/john-brinley-obituary?id=15067443>, November 6, 2002.

⁹ The Sacramento Bee, *John Brinley Obituary*, <https://www.legacy.com/us/obituaries/sacbee/name/john-brinley-obituary?id=15067443>, November 6, 2002.

¹⁰ City of Davis, *Building Permit #17-4768*, 2018.



Figure 2: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-65-130_14-118, 05/18/1965, accessed June 3, 2022.



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



Source: https://localwiki.org/davis/Brinley_Building/files/Brinley_Building.JPG/info/, accessed August 26, 2022.

Figure 4: Pre-remodel photo, west and south facades, c.2007.

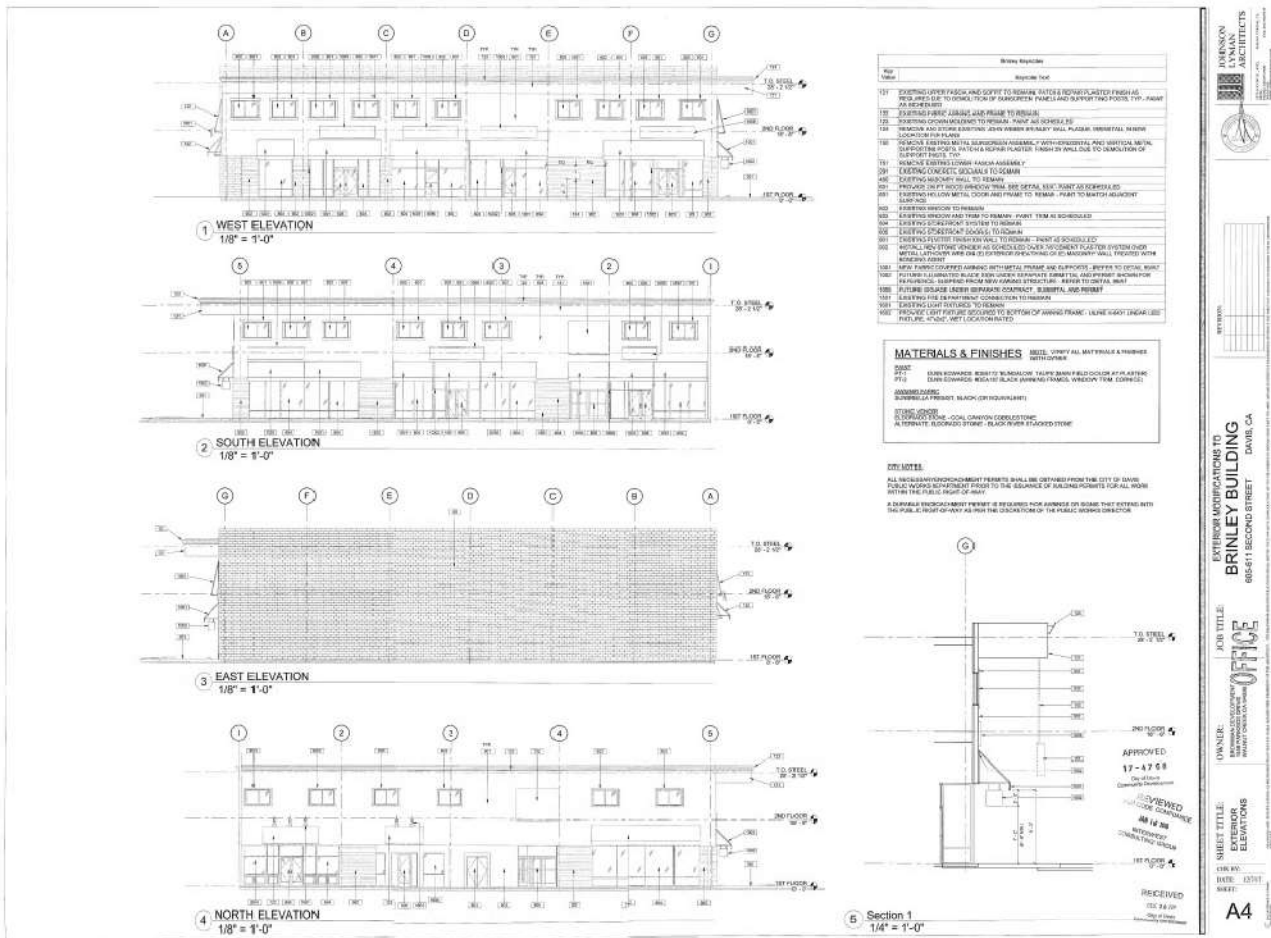


Figure 5: Façade Remodel Architectural Plans, December 7, 2017.

TABLE 1: BUILDING PERMITS

Date	Permit Number	Notes
1966	533	Building permit - remodel on suite H
1970	3248	Electrical permit - HVAC
1991	91-00002807	Building permit - industrial interior improvements (electrical/mechanical)
1991	91-2823	Lighting
1993	93-0005869	Building permit - commercial interior improvement
1997	97-5608	Building permit - commercial interior alterations (awnings)
1997	97-5586	Building permit - residential interior improvement (glass enclosure top of stairs)
2002	02-1577	Building permit - commercial tenant improvement (bath remodel)
2002	02-2364	Building permit - commercial tenant improvement (office remodel)
2002	02-2214	Building permit - commercial (solar panels)
2002	02-1869	Building permit - commercial (new roof)
2010	10-1892	Building permit - commercial improvements to tenants existing space
2018	17-4768	Building permit – façade remodel
2019	19-997	Building permit - two illuminated signs
2019	19-3039	Building permit - I/D Freestanding Trellis

TABLE 2: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1966 - 2010	John & Laurette Brinley (Trust) (owner)	
1986	H&C Shoes	
1986	Brinley Terrace	
1986	Mengali's Florist	
1970 - present	US Hydrologic Engineering Center	a.k.a. Hydrological Corp of Engineers, Army Corps of Engineers
1997	Children's (?)	
1997	Big League – Collectables	
1997	florist	Possibly still Mengali's
2016	Browman Development Company	
2019	Brown Dev. Comp Livermore LP., ETAL	

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

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- 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.

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- (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 609 2nd 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 Explosive Growth (1959 – 1971) significance theme. Commercial development was originally concentrated on G Street close to the railroad station at the southern end of G Street. The subject property was redeveloped with the current building in 1963, during a period of commercial growth that expanded out from the original late 19th century commercial core. The longest occupant appears to be the U.S. Army Corps of Engineers – Hydraulic Engineering Center; however, archival evidence did not indicate that there were any significant events at the subject property in relation to this federal agency. Archival review does not indicate that there are any significant associations between 609 2nd Street and important events or patterns in history. While the building appears to have always been a mix of commercial and office space that has served the needs of the community it does not appear to rise above the typical associations with this type of commercial enterprise or the contextual period of development of 1959 – 1971. Therefore, it is recommended ineligible under Criteria A/1/1/1.

B/2/2/2 – Persons/Businesses

Archival review also does not indicate that there are any significant associations between 609 2nd Street and significant persons or businesses. A variety of businesses have occupied the storefronts on the first floor, including the Brinley Real Estate and Insurance Co., which was owned by John Brinley who built the subject property. The longest occupant appears to be the U.S. Army Corps of Engineers – Hydraulic Engineering Center, which has occupied the second floor since at least 1970. While the Brinley Real Estate and Insurance Co., now known as Brinley Properties, Inc., is a business established by a local family, it does not appear that the business made significant contributions to local, state, or national history. Additionally, the building now reflects its c2018 remodel as opposed to its original construction. As research does not indicate that 609 2nd 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 609 2nd Street is not significant for its design or engineering. The architect for the original design is unknown and its current form it represents the c2018 renovation and not its original 1960s design. The building at 609 2nd Street does not appear to be the work of a master architect. For these reasons, 609 2nd 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." 609 2nd 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

*Recorded by: Amber Grady, ESA

*Date: June 2, 2022

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Recommendation

ESA recommends 609 2nd 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)

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

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City of Davis. Building Permit #91-00002807. 1991.

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City of Davis. Building Permit #97-5608. 1997.

City of Davis. Building Permit #97-5586. 1997.

City of Davis. Building Permit #02-1577. 2002.

City of Davis. Building Permit #02-2364. 2002.

City of Davis. Building Permit #02-2214. 2002.

City of Davis. Building Permit #02-1869. 2022.

City of Davis. Building Permit #10-1892. 2010.

City of Davis, Building Permit #17-4768, 2018.

City of Davis. Building Permit #19-997. 2019.

City of Davis. Building Permit #19-3039. 2019.

City of Davis. Electrical Permit #3248. 1970.

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