

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 #:** 620 G Street

P1. Other Identifier: Davis Food Co-op

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 Location:** Not for Publication Unrestricted

***a. County** Yolo

***b. USGS 7.5' Quad** Davis, CA **Date:** 2021 **T ; R ; ¼ of ¼ of Sec ; B.M.**

c. Address: 620 G Street

City: Davis

Zip: 95616

d. UTM: Zone 10s , 609808.73 mE/ 4267539.71 mN

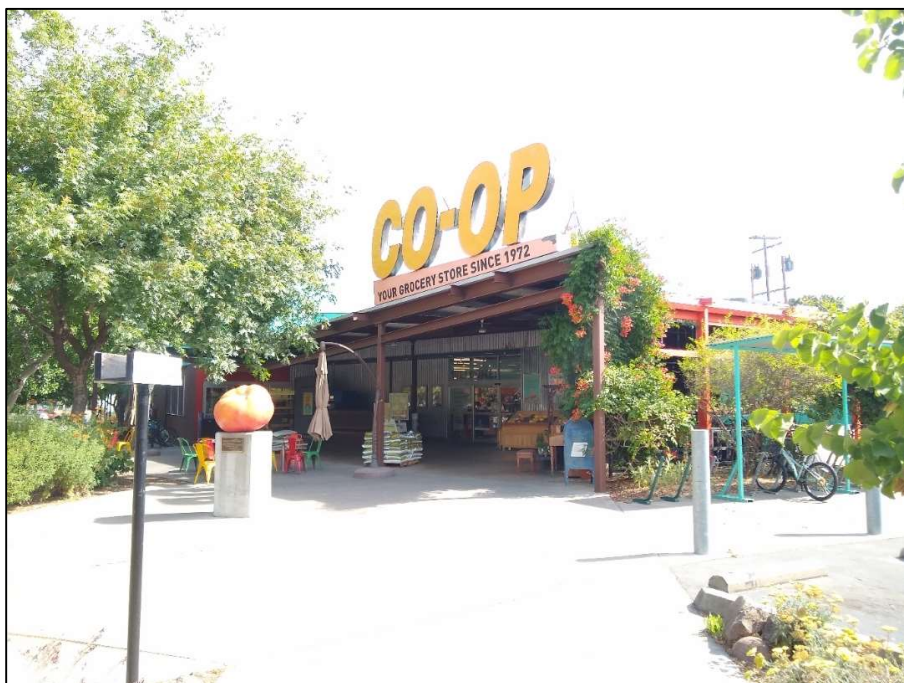
e. Other Locational Data: APN 070-192-002-000

***P3a. Description:**

The subject property is located on the northeast corner of G and 6th streets. The 1.79-acre lot includes a 77,972 square foot building that is surrounded on the south and west by parking lots. The building has an irregular footprint with the main entry located at the southwest corner. The roof is a combination of flat and shed forms. The primary (west) façade includes the main entry of automatic, aluminum framed sliding glass doors recessed under the roof. The roof overhanging the entry is supported by I-beams. The building is clad in a variety of sidings including stucco, board-and-batten, and corrugated metal. Windows are aluminum framed. A large sign is present over the entry that reads "CO-OP" and "YOUR GROCERY STORE SINCE 1972."

***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:

View of main entry at the southwest corner of the building, looking north, June 2, 2022

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

Historic Prehistoric Both
c1961, aerial photography and Sacramento Bee

***P7. Owner and Address:**

Davis Food Cooperative, Inc.
620 G Street
Davis, CA 95616

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 # 620 G Street
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*NRHP Status Code 6Z

- B1. Historic Name: none
B2. Common Name: Davis Food Co-Op
B3. Original Use: grocery store
B4. Present Use: grocery store
*B5. Architectural Style: Contemporary
*B6. Construction History: (Construction date, alterations, and date of alterations)
Originally constructed in c1961; Remodeled between June 1993 and July 2003 (Google Earth Pro);
Possible additions on north and east sides at an unknown date.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a
*B8. Related Features: Parking lot

B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme Explosive Growth (1959 - 1971) Area Downtown Davis
Period of Significance c1961 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 1961; therefore, it falls into the Explosive Growth (1959 - 1971) significance theme established in the 2015 historic context.

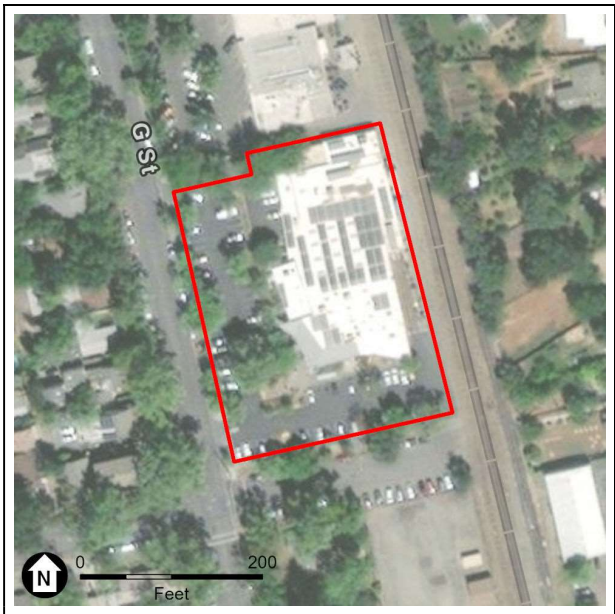
(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) none
*B12. References: (Continued on page 12)

B13. Remarks: none

*B14. Evaluator: Amber Grady, ESA
*Date of Evaluation: June 10, 2022

(This space reserved for official comments.)



*P3a. Description: (Continued from page 1)



North end of west (primary) façade, ESA, 2022

*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.

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

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... [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 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.[...]

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

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 [340 F Street], designed by Gordon Stafford in 1965.

Safeway

Safeway is a chain of groceries stores in the United State. It all began in 1915 when M.B. Skaggs opened his first grocery store in American Falls, Idaho.² By 1926, there were 428 store in 10 states in the western United States under the name Skaggs United Stores just before the Skagg Company purchased the Safeway grocery store chain from Sam Seelig.³ Skaggs kept the Safeway name and by 1931, there were 3,527 stores in the United States and Canada.⁴

The Davis Co-Op

The Davis Co-Op moved in c1983 and still occupies the site. The following history of the Davis Co-Op was taken from the Davis Co-Op website.⁵

Like most food co-ops, this one started as a buying club. It began in the spring of 1972 when several student co-op houses – including the Agrarian Effort on campus – informally started ordering cheese, produce and bulk dry goods together. By combining their food orders they could get one big enough to buy direct from wholesalers.

The group, mostly students, faltered over the summer, but Ann Evans, a member of one of the original co-op houses, called about 40 people and got enough orders to keep it going. Orders grew rapidly and soon became too big for the few people who were doing the ordering. Ann remembers one herb order that was “just a disaster.” So several people got together to try to work out some kind of structure.[...]

Cheese came from Tony's in West Sacramento, produce from local growers and Abdallah Produce Company, and dry goods from Westbrae Natural Foods. This was before the days of the Davis Farmer's Market, so the buying club was one of the few ways you could get organic produce, or produce from local growers.

The buying club operated out of various places including Diogenes House (then downtown), the Methodist Church on Anderson Road, and people's front lawns. It continued to grow rapidly.[...]

Like many buying clubs, membership and interest peaked at about four years, then began to decline as fewer people were willing to put in a lot of time. A group of core members, including Henry Esbenshade (then a fruit grower in Winters, now in Australia), Kathy Cerna (Grant), Martin Barnes, Dave and Judy Scott, and Ann Evans, decided the co-op could have a storefront for about the same time and energy.[...]

There was a big party when the store opened on December 18, 1976.[...]

[...]The decision to lease space in the new building going up at 1403 Fifth Street-just a couple of blocks away-was made February 15th[, 1978]. It was a bit rushed because another tenant wanted the space. A crash campaign began to find member loans to finance the move and new inventory, along with trucks, lumber, refrigeration equipment, dollies, paint, ideas and help with construction and moving. The move was made April

² Encyclopedia Britannica, *Safeway Inc.: American supermarket chain*, accessed May 27, 2022.
<https://www.britannica.com/topic/Safeway-Inc>.

³ Encyclopedia Britannica, *Safeway Inc.: American supermarket chain*, accessed May 27, 2022.
<https://www.britannica.com/topic/Safeway-Inc>.

⁴ Encyclopedia Britannica, *Safeway Inc.: American supermarket chain*, accessed May 27, 2022.
<https://www.britannica.com/topic/Safeway-Inc>.

⁵ Davis Co-Op website, <https://davisfood.coop/looking-back-a-davis-food-co-op-history-1972-1984/>, accessed May 27, 2022.

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1st, with a long line of shopping carts trundling up and down L Street carrying everything imaginable from the old store to the new.[...]

[It] began with just one large room-Suite "A," 2160 square feet at the end of the building furthest from Fifth Street. We built a walk-in cooler for produce, dairy, and cheese, with three glass doors on the front. Member artists did a series of four posters for the space above these doors, with the themes, "Working Together," "Volunteer Work," "Organic Produce" and "Direct Marketing" [...]. Behind the cooler was the storeroom area. Just prior to the move there was a 2/3 to 1/3 vote not to begin a proposed phase-out of certain canned and processed foods. But it was decided to double the bulk foods selection in the new store, while not increasing the space for packaged foods at all, as members felt packaged foods had received too much emphasis in the 1977 remodeling of the L Street store.[...]

In early 1979 we had been in the Fifth Street store for almost a year, and when Yesterday's Records and Books moved out of the two suites next door, the Co-op agreed to lease them. This increased our space from 2,100 to 3,300 square feet (including storeroom and office space). Frozen foods headed the list of products we hoped to add, along with more grocery and bulk items, garden supplies and housewares, and health and beauty aids. In March we bought our first electronic cash registers and scale; until then we'd been using the old mechanical kind. In April, when I was hired, remodeling of the new space was proceeding slowly.[...]

The old Safeway building at 620 G Street had never really gone away as a possible future site for the Co-op. The Co-op was continuing to grow, both in membership and sales, and while some members maintained we could do a lot more with our Fifth Street store.[...]

Subject Property

The current building at 620 G Street was likely constructed c1961 as a Safeway supermarket based on evidence from historic aerials and advertisements in the Sacramento Bee newspaper (**Figures 1 through 7**),^{6,7} Pavey's Market occupied the site beginning in c1981.⁸ The Davis Co-Op moved into the building c1983 and has operated there ever since. Originally, the Davis Co-Op only occupied approximately half of the space with the Davis Community Clinic as the other large tenant. Portions of the space have also been occupied by various businesses over the years (**Table 1**).

TABLE 1: OWNERS/OCCUPANT

Year(s) of Occupation	Occupant(s)/Business	Notes
1961 – 1981	Safeway	
1981 – 1983	Pavey's Market	
1983 - present	Davis Co-Op	
1982	Davis Public Market	Unverified. Proposed remodel is unconfirmed.
1988 – 1991	Davis Community Clinic	
1987-88	Sunshine Deli	
1997	Yolo Federal Credit Union	
2008	Melody & Harmony	

⁶ The Sacramento Bee, Safeway advertisement, July 12, 1961, page F9.

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

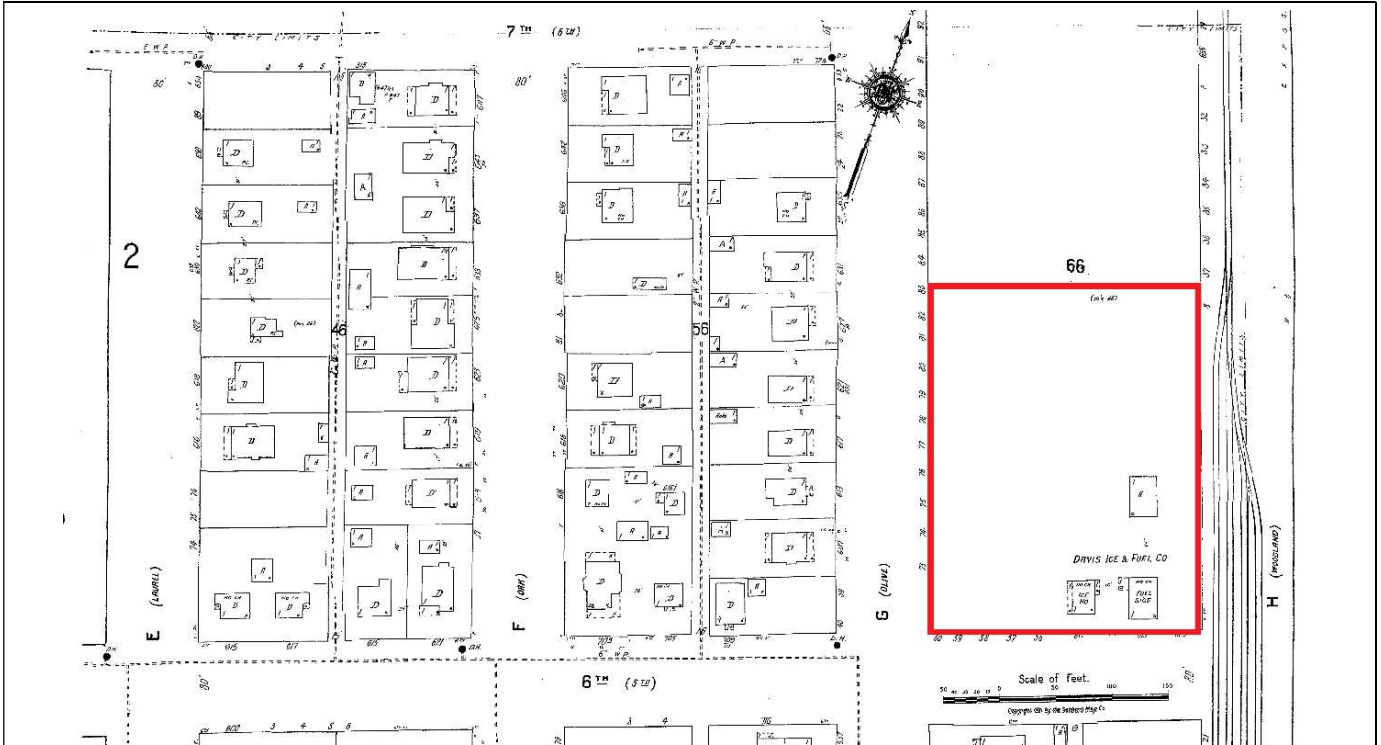
⁸ Davis Co-Op website, <https://davisfood.coop/looking-back-a-davis-food-co-op-history-1972-1984/>, accessed May 27, 2022.

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

Figure 1: 1921-1945 Sanborn Map



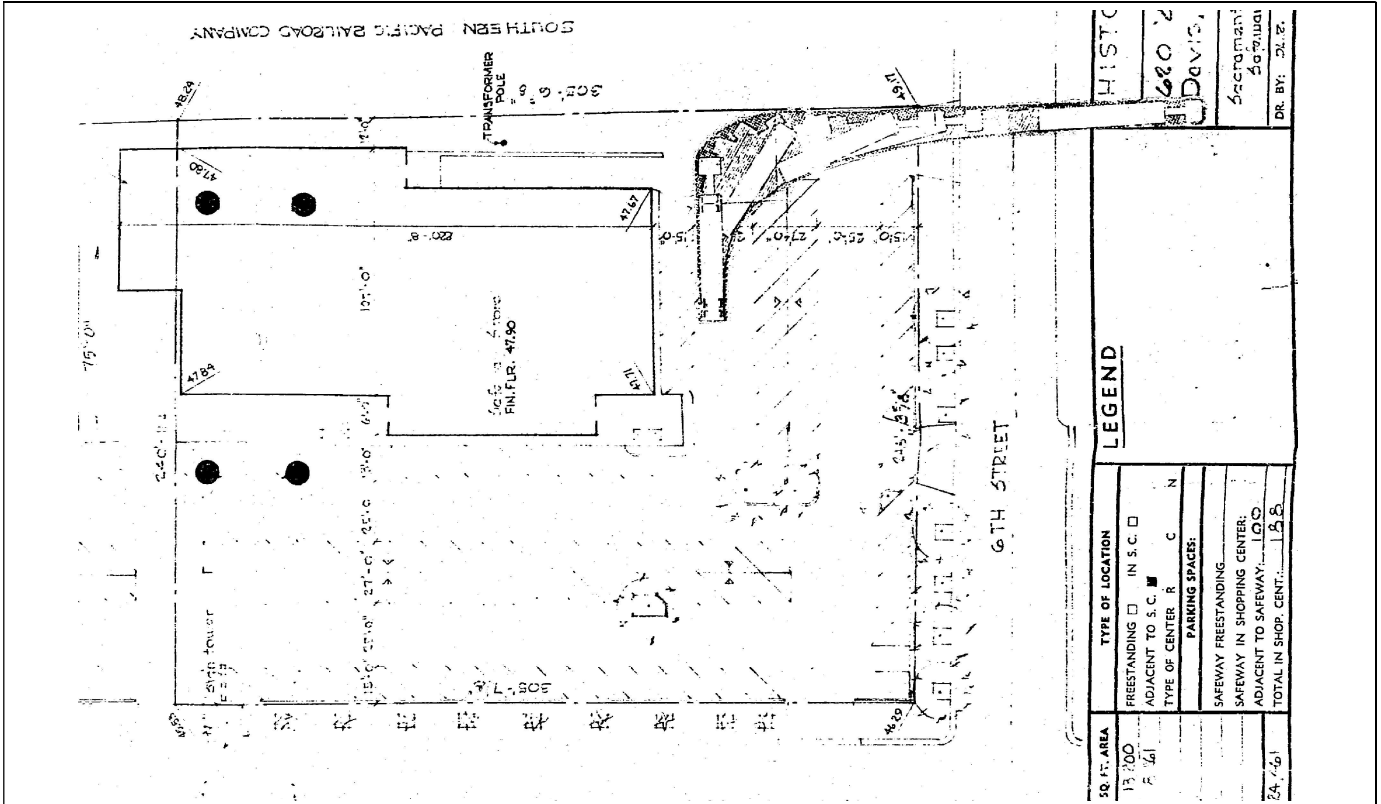
Figure 2: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed June 3, 2022.



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



Figure 4: UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830_2-96, 03/21/1970, accessed June 3, 2022.



Source: City of Davis Permit Records

Figure 5: 1970 Plot Plan.

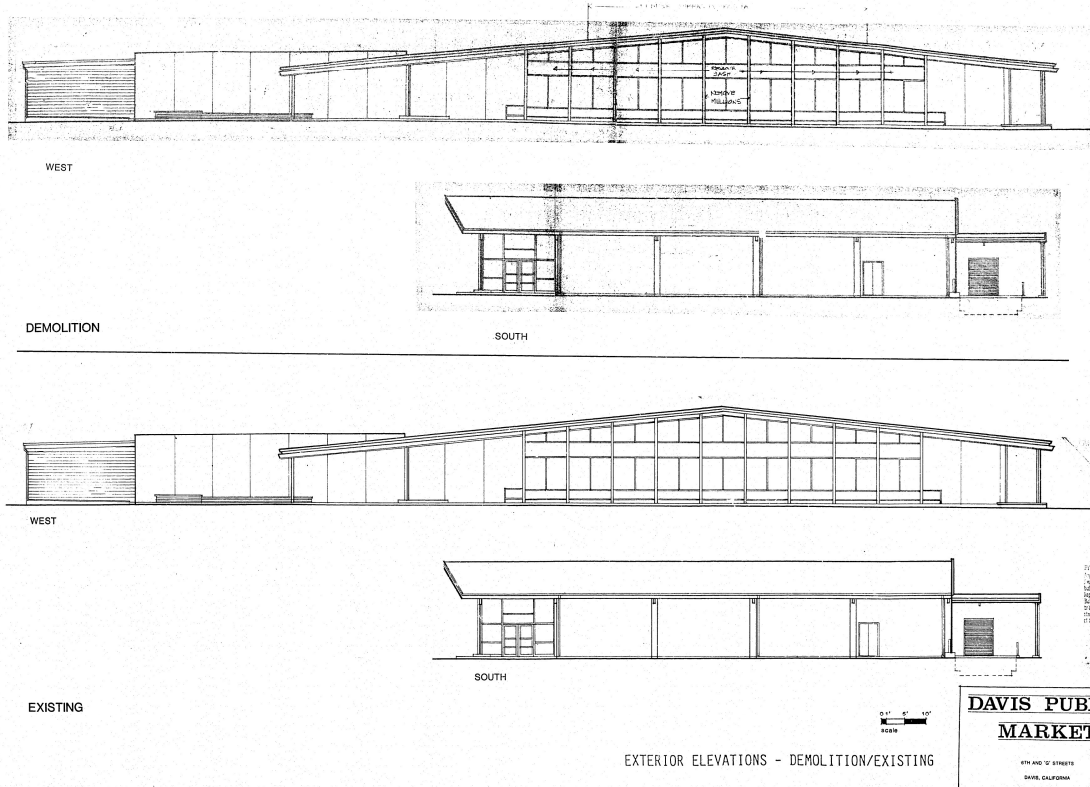


Figure 6: Davis Public Market existing elevation from plans for proposed remodel, c1982.



Figure 7: Google Earth Pro, Imagery Date 10/22//2020

The Davis Co-Op has undergone a number of changes in order to accommodate its continued use as a grocery store. **Table 2** below includes an accounting of these various changes from the City's permit records.

TABLE 2: BUILDING PERMITS

Date	Permit Number	Type	Notes
c. 1961			Building constructed
1982	#11991	Plumbing	Dishwasher
1982	#11990	Plumbing	
1982	#11831	Commercial Building	Lattice fence
1982	#11926	Commercial Building	Indian restaurant, evaporative cooler
1982	#12177	Commercial Building	Install elect. equipment
1982	#12100	Commercial Building	Plumbing and hood vent
1986	#17354	Commercial Building	Leaseholder improvements for Davis Community Clinic
1986	#16731	Commercial Building	Install purified water vending machine
1987	#19963	Commercial Building	Tenant improvement, electrical, plumbing
1987	#19822	Building	Water softener
1988	#88-773	Commercial Building	Interior remodel (removal of existing walls and installation of new walls)
1988	#88-1049	Commercial Building	Electrical - subpanel
1989	#89-834	Commercial Building	
1991		Commercial Building	Remodel for Davis Community Clinic
1992	#92-4560		Demo walls, remove concrete slab, plumbing, electrical and refrigeration.
1993	#93-00006650	Mechanical	
1994	#94-00011651	Commercial Building	Add/alter – new walk-in coolers and freezer
1997		Commercial Building	Exterior remodel, new planters and landscaping.

TABLE 2: BUILDING PERMITS

Date	Permit Number	Type	Notes
1997	#97-6171	Commercial Building	Signs
1997	#97-6168	Plumbing	Relocate water softener
2000	#00-6356/#18-99	Commercial Building / Minor Modification	Remodel - enclose bulk storage area at north end of west (primary) façade, new shopping cart screen wall, new landscaping
2004	#04-3593	Plumbing	Water heater
2008		Mechanical	HVAC
2008	#08-1071		Walk-in cooler – food coop
2008	#08-1787	Commercial Building	Interior remodel – replacing equipment and shelving, new freezer and additional refrigeration equipment, new lighting and finishes, and full accessibility compliance upgrade.
2009	#09244	Plumbing	Tankless water heater
2009/2010	#09-369	Commercial Building	Remodel and new addition (505 sq.ft.) to west (primary) facade
2017	#17-4283	Plumbing	Water heater
2018			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;
- 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.

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- (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 620 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 Explosive Growth (1959 – 1971) significance theme. While G Street was the commercial hub since the founding of Davis (originally Davisville), that development was concentrated closer to the railroad station at the southern end of G Street. The subject property was not developed with the current building until the 1960s. Archival review

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does not indicate that there are any associations between 620 G Street and important events or patterns in history. Additionally, the current building was originally constructed in 1961 as a Safeway grocery store. Other known occupants have included Pavey's Market and the Davis Co-Op. While the building appears to have always been a grocery store that has served 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 620 G Street and significant persons or businesses. The subject property is currently occupied by the Davis Co-Op, a local grocery store, and has been previously occupied by Pavey's Market and Safeway supermarket. While the Davis Co-Op is important to the community it did not occupy the subject property until c.1983 and resources that are less than 50 years old must be of exceptional significance to be considered for any of the four listings. The Davis Co-Op has previously occupied other retail locations in Davis and the subject property does not seem to be of exceptional significance within the context of the organization's history. Safeway originally occupied by the building, but was one of many stores in the national chain. Archival evidence did not indicate that Pavey's was significant at national, state, or local levels. As research does not indicate that 620 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 620 G Street is a utilitarian example of 1960s commercial design that has been altered for use by several tenants. It does not appear to be significant for its design or engineering. The property was developed in 1961. No specific architect, engineer, or designer is associated with the building at 620 G Street, nor does it appear to be the work of a master architect. For these reasons, 620 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." 620 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. However, the subject property does not meet any of the eligibility criteria for significance; therefore, a discussion of integrity is not necessary.

Recommendation

As such, ESA recommends 620 G Street ineligible for listing in the National Register, California Register or locally as a Davis Landmark or Merit Resource.

*B12. References: (Continued from Page 2)

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