

PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 422 E Street

P1. Other Identifier:

*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 Location: Not for Publication Unrestricted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: 422 E Street

City: Davis Zip: 95616

d. UTM: Zone 10 S, 609660.25 mE/ 4267214.83 mN

e. Other Locational Data: APN 070-213-004-000

*P3a. Description:

422 E Street is located in a mixed-use (residential and commercial) neighborhood in downtown Davis. It is a one-story, single-family residence constructed in 1939 in the Minimal Traditional Style. The building is of wood-frame construction, capped by an offset, front-gable roof, and features an irregular footprint. It is clad in stucco siding with vertical wood board siding beneath the front-facing gables. The primary façade faces west. Beneath the first-level gable is a one-over-one, double-hung window and a recessed entry porch covered by the overhanging, front-façade roof, and supported by a simple wood post. Concrete steps enclosed by metal railing provide access to a wood door situated within the recessed entry porch. Beneath the second-level gable is a vent and a pair of one-over-one, double-hung windows. The side (south) façade is concealed by fencing and landscaping but appears to feature typical fenestration of one-over-one, vinyl-sash, double-hung windows. The rear (east) façade was not visible from public right-of-way during a March 2024 pedestrian survey. (Continued on page 3)

*P3b. Resource Attributes: HP2. Single family property

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



P5b. Description of Photo: View of primary (west) façade on E Street, facing east. Photo by ESA, March 7, 2024.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1939. Source: Yolo County Assessor, 2024.

*P7. Owner and Address:

Ruebner Family LLC
1130 Garden Lane
Lafayette, California 94549

P8. Recorded by:

Amy Langford, ESA
2600 Capitol Avenue, Suite 200
Sacramento, CA 95816

*P9. Date Recorded: March 7, 2024

*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 # 422 E Street
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*NRHP Status Code 6Z

B1. Historic Name: 422 E street
B2. Common Name: 422 E Street
B3. Original Use: single-family residence
B4. Present Use: Office/Commercial

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
1939 - Constructed

Ca. 1986 – Two-story, duplex addition constructed at rear of subject property

2016 – Windows replaced

2018 – Roof replaced

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

*B8. Related Features: A two-story, duplex addition constructed ca. 1982 is located to the rear of the subject property.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme University Farm and University of California Era (1905 – 1939); Early Twentieth Century and Depression Era (1905 – 1939)

Period of Significance 1939

Area

Downtown Davis

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.)

Historic Context

In 2015, the Davis, California: Citywide Survey and Historic Context Update was prepared to provide a framework for the evaluation of 20th century resources within the City of Davis. It provided an updated historic context statement focusing on the World War II and post-war periods, evaluation criteria, and significance themes. The significance themes include Native American, Spanish, and Mexican Era (prehistory – 1847); Pioneer and Railroad Era (1848 – 1904); University Farm and University of California Era (1905 – present); Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958); Explosive Growth (1959 – 1971); and Progressive Visions, Managed Growth (1972 – 2015). The subject property at 422 E Street was originally constructed in 1939; therefore, it falls into the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes established in the 2015 historic context statement.

(Continued on page 3)

B11. Additional Resource Attributes: none

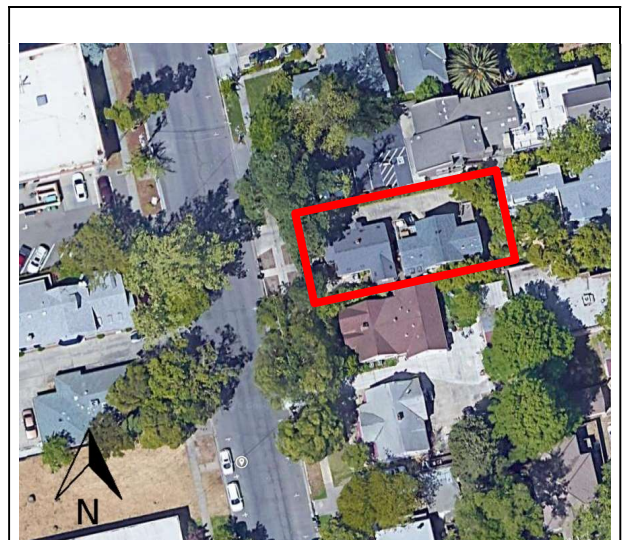
*B12. References: Continued on page 12

B13. Remarks: none

*B14. Evaluator: Amy Langford, ESA

*Date of Evaluation: March 20, 2024

(This space reserved for official comments.)



Source: Google Earth, 2024.

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



Figure 1: Street view of 422 E Street, view facing southeast, ESA, 2024.

The side (north) façade features a secondary entrance with a screened door enclosed by a front-gable porch entry supported by wood posts and wood railing. The porch is flanked by four one-over-one, vinyl-sash, single-hung windows. An internal brick chimney is visible from the public right-of-way. A concrete driveway extends along the north façade and provides access to a ca. 1986 two-story, duplex addition located at the rear of the property.

***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

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

activity along the railroad tracks, some of which, like the lumber-yard, served the town in general. Most of the industry, however, was related to agriculture in one way or another, such as the Schmeiser manufacturing plant, on the east side of the railroad tracks with buildings on both sides of what is now Third street, which built almond hullers.

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

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

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

University Farm and University of California Era (1905 – Present)²

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. [...]

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

² Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, pages 8–10.

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.

Early Twentieth Century and Depression Era (1905 – 1939)³

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.

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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 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 [...]

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.

³ Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, page 8.

Subject Property

The residence at 422 E Street was constructed in 1939 as a single family residence.⁴ A comparison of Sanborn Fire Insurance maps and historic aerial photographs document the building in place by 1945 and appear to confirm that the subject property retains the massing and general footprint of its original construction (**Figures 2 through 5**). Archival review indicates that 422 E Street has functioned as a residence since its original construction. The property is located in a mixed-use (residential and commercial) neighborhood of downtown Davis.

The building and the property have been occupied by various individuals and institutions. Known owners and occupants are listed below (**Table 1**).

TABLE 1: OWNERS/OCCUPANTS

Year(s) of Occupation	Occupant(s)/Business	Notes
1970	Edith M. McGuire	
1986-Present	Susan Ruebner, Anthony Ruebner, Ruebner Family LLC	Permit records after 1986 list property owners as either Susan or Anthony Ruebner. Permit records after 2015 lists property owner as Ruebner Family LLC.

Sources: City of Davis, Planning and Building Department; City of Davis City Directory, 1970.

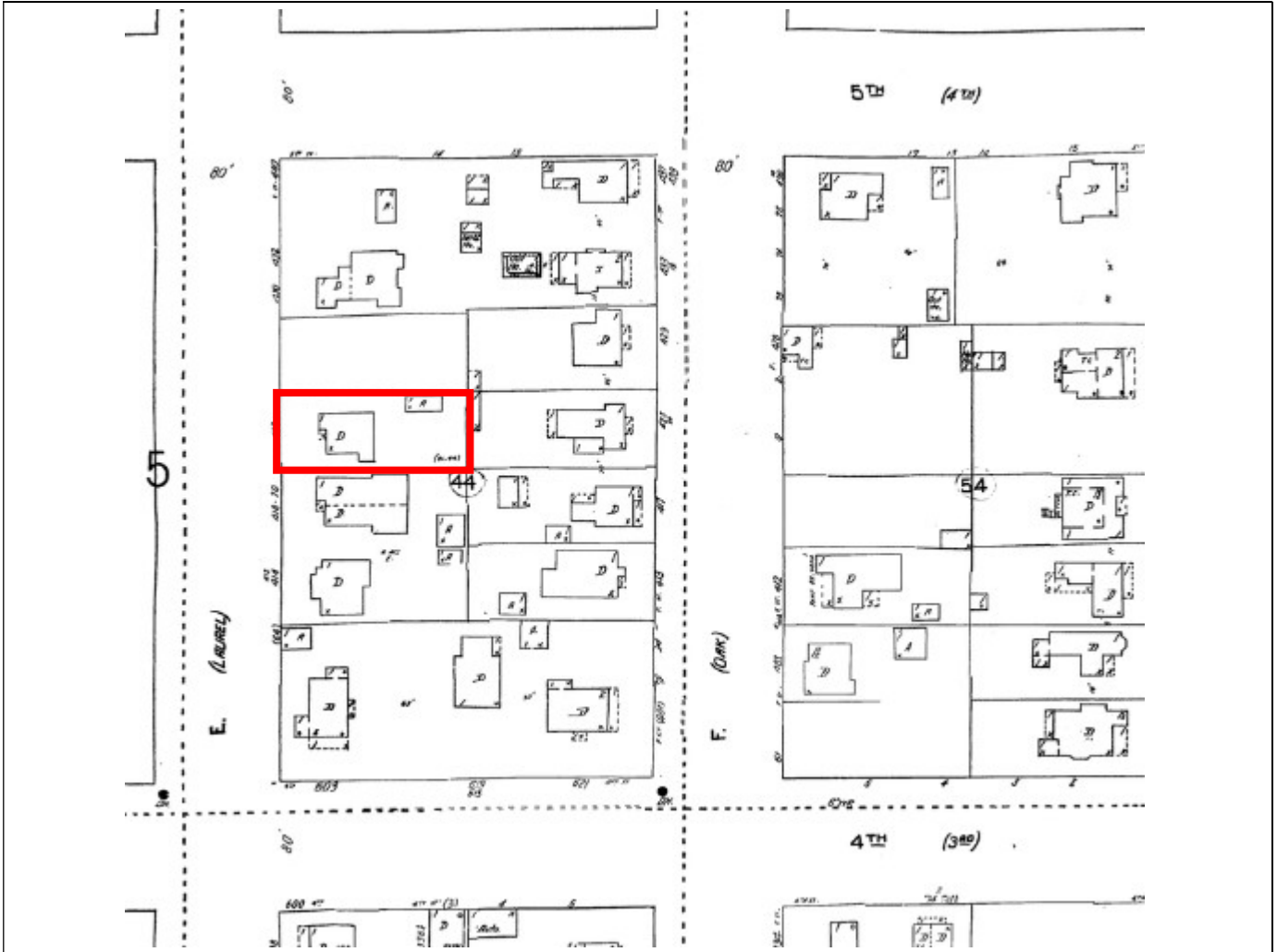
The building and the property have been modified for changes use and general maintenance. **Table 2** below includes an accounting of these various changes from the City's permit records.

TABLE 2: BUILDING PERMITS

Date	Permit Number	Notes
1939	n/a	Constructed.
1986	n/a	422 E Street Design Review for two-story duplex addition to rear of parcel. Modifications to original building include interior electrical and plumbing, exterior landscaping, modification to fence along south façade.
2016	16-3723	Windows replaced
2018	18-3538	Roof replaced

Sources: City of Davis, Planning and Building Department; Yolo County Assessor.

⁴ Parcelquest, Yolo County Assessor's records, 2024.



Source: Los Angeles Public Library

Figure 2: June 1921 (revised 1945) Sanborn Fire Insurance Map.



Figure 3: Site of subject property outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, ABO_1937, 08/25/1937, accessed March 13, 2024.



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Figure 4: 422 E Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-1957, 05/21/1957, accessed March 13, 2024.



Figure 5: 422 E Street outlined in red. UC Santa Barbara Library, Framefinder Aerial Imagery, CAS-2830, 03/21/1970, accessed March 13, 2024.

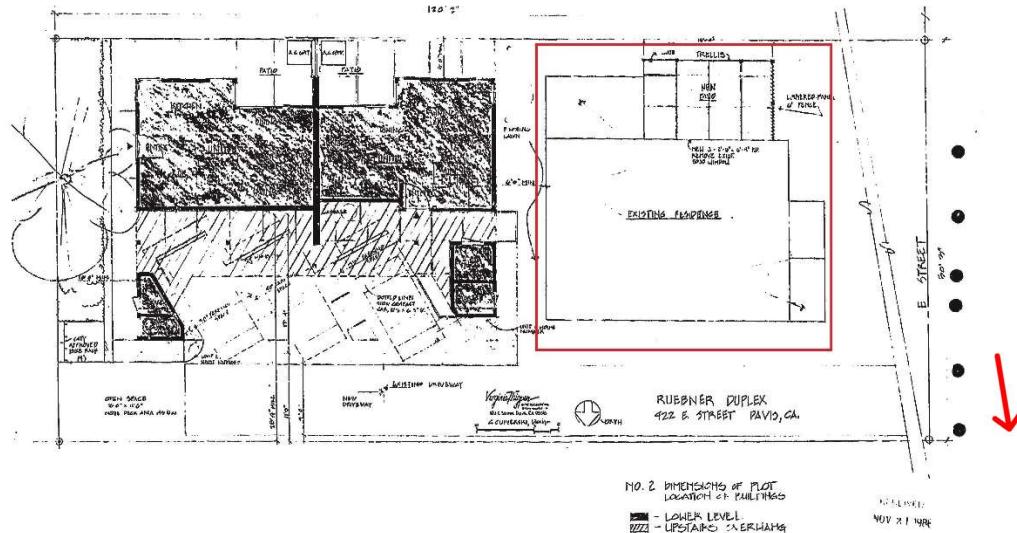


Figure 6: Original residence at 422 E Street is outlined in red. Victoria Thigpen and Associates, *Ruebner Duplex, 422 E Street, Davis, CA, No. 2: Dimensions of Plot*, November 1986, on file at the City of Davis Planning and Building Department, Davis, California.

Regulatory Framework

National Register of Historic Places

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

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

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

California Register of Historical Resources

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

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;

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3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

City of Davis Landmark Resource

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

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

The following factors must also be considered:

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

City of Davis Merit Resource

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

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of a 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 a "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 422 E 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

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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 was constructed in 1939 during the University Farm and University of California Era (1905 – present) and Early Twentieth Century and Depression Era (1905 – 1939) significance themes. Archival review indicates that 422 E Street was constructed in an area and time of gradual residential development after the establishment of the University Farm campus. It was built as a typical single-family dwelling, and it does not appear that there are any significant associations between 422 E Street and important events or patterns in history. It does not appear to rise above the typical associations with single-family residential development or the contextual period of development. 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 422 E Street and significant persons or businesses. The building at 422 E Street appears to have functioned as a residential property since its construction in 1939. A review of building permit records, historical newspapers, census, and city directory data failed to identify any person of significance having lived in or been associated with the subject property. These records identified various owner and occupants, none of whom appear to rise to the level of significance. As research does not indicate that 422 E 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 422 E Street was constructed as a single-family residence in the Minimal Traditional Style. It is an altered example of a Minimal Traditional-style residence constructed in the City of Davis during the 1930s and 1940s. While the original portion of the residence retains its original design, the large rear addition has significantly altered the buildings massing and footprint. Furthermore, it does not appear to be significant for its design or engineering. No specific architect, engineer, or designer is associated with the building at 422 E Street, nor does it appear to be the work of a master architect. For these reasons, 422 E Street is recommended ineligible under Criteria 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.” 422 E Street does not meet this criterion and therefore is recommended ineligible under Criteria D/4/4/4.

Integrity

For a property to be eligible for listing in 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

ESA recommends 422 E 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)

Brunzell, Kara. *Davis, California: Citywide Survey and Historic Context Update*. Prepared for City of Davis. Prepared by Brunzell Historical. Napa, California. 2015.

ParcelQuest.com. Yolo County Assessor's Parcel Data. Accessed March 18, 2024.

Permit Record # 16-3723. On file at the City of Davis, Planning and Building Department. 2016.

Permit Record # 18-3538. On file at the City of Davis, Planning and Building Department. 2018.

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R.L. Polk & Co. *Polk's Davis, Yolo County, California, City Directory*. 1970.

Sanborn Fire Insurance Company. 1921 (rev. 1945) Sanborn Map. Proquest Digital Sanborn Maps, 1867-1970. Accessed via the Los Angeles Public Library. https://digitalsanbornmaps-proquest-com.ezproxy.lapl.org/browse_maps/5/499/2201/2243/22471?accountid=6749.

UC Santa Barbara Library. Framefinder Aerial Imagery. ABO_1937. 08/25/1937. Accessed March 13, 2024.

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UC Santa Barbara Library. Framefinder Aerial Imagery. CAS-2830. 03/21/1970. Accessed March 13, 2024.

Thigpen, Victoria, and Associates. *Ruebner Duplex, 422 E Street, Davis, CA, No. 2: Dimensions of Plot*. November 1986. On file at the City of Davis Planning and Building Department, Davis, California.