

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 #:** 116 D Street

**P1. Other Identifier:** Smith Funeral Home

**\*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 Location:**  Not for Publication  Unrestricted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:** 116 D Street    **City:** Davis    **Zip:** 95616

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

**e. Other Locational Data:** APN 070-244-003

**\*P3a. Description:**

The subject property is located mid-block on the east side of D Street between 1<sup>st</sup> and 2<sup>nd</sup> streets. The 0.24-acre parcel includes a one- and two-story, 5,513-square-foot building with an irregular footprint. The primary (west) façade fronts D Street, and the side (north and south) façades face paved driveways and concrete walls. The building appears to be of wood-frame construction, capped by a combination of gabled faux-mansard roofs covered with asphalt shingles and flat roofs covered with built-up roofing, and clad in stucco and brick veneer. Typical fenestration consists of fixed, sliding, and single-hung vinyl-sash windows; glazed, paneled wood doors; and flush wood pedestrian doors. Site features include two paved, gated driveways along the north and south property lines, and several mature trees and shrubs are located along the primary façade.

The first floor of the primary façade is composed of five segments. From the north, the first and fifth segments feature covered driveways along the north and south property lines. The second and fourth segments are composed of two, one-story, front-gabled volumes, and they flank the third segment composed of a recessed entry. The north gabled volume is clad in stucco and features a brick water table, a picture window flanked by single-hung windows, and a louvered vent below the gable. The south gabled volume is clad in brick and features one sliding window. Both volumes terminate in deep rakes with wood fascia at the roofline. The recessed entry is accessed by a brick and concrete walkway and is covered with a flat roof. A second-floor volume with sliding windows is recessed behind the first floor; it cantilevers across the first segment, continuing the covered driveway, and extends across the second and third segments of the façade. The second floor terminates in a parapet with a faux-mansard roof at the roofline.

(Continued on page 3)

**\*P3b. Resource Attributes:** HP39. Other (funeral home)

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



**P5b. Description of Photo:** Primary (west) façade, view facing east. March 30, 2024.

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

Historic                       Prehistoric     Both  
 1936, Yolo County Assessor

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

116 D Street LLC  
 116 D Street  
 Davis, CA 95616

**P8. Recorded by:**

Becky Urbano, ESA  
 2600 Capitol Avenue, Suite 200  
 Sacramento, CA 95816

**\*P9. Date Recorded:** March 30, 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 # 116 D Street

\*NRHP Status Code 6Z

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B1. Historic Names: Davis Funeral Chapel, Wiscombe's Funeral Parlor

B2. Common Names: 116 D Street, Smith Funeral Home

B3. Original Use: Single-family residence

B4. Present Use: Funeral home

\*B5. Architectural Style: Altered Minimal Traditional

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

See Table 1 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: Themes Early Twentieth Century and Depression Era (1905 – 1939); World War II and Post-War (1940 – 1958)  
Area Downtown Davis

Period of Significance 1936, 1957

Property Type Residential/Funeral Home

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 1936; therefore, it falls into the Early Twentieth Century and Depression Era (1905 – 1939) significance theme established in the 2015 historic context statement. The building was converted from residential use to its current use as a funeral home in 1957; therefore, it also falls into the World War II and Post-War (1940 – 1958) significance theme.

(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none

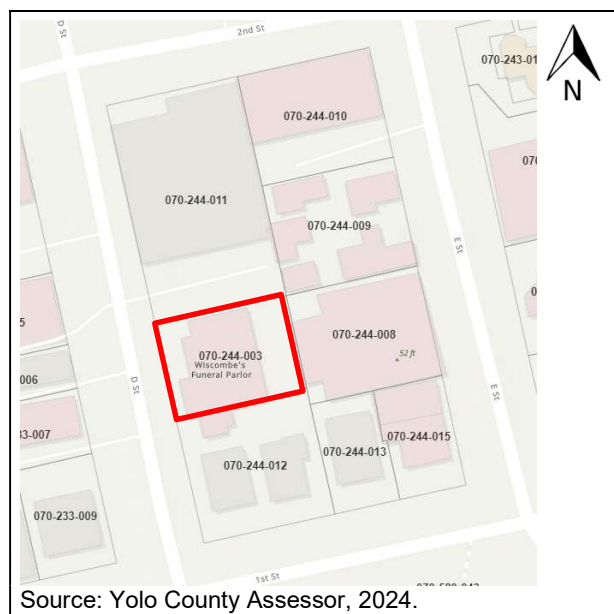
\*B12. References: (Continued on page 11)

B13. Remarks: none

\*B14. Evaluator: Johanna Kahn, ESA

\*Date of Evaluation: March 2024

(This space reserved for official comments.)



Source: Yolo County Assessor, 2024.



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

The side (south) façade features three sliding windows flanked by flush pedestrian doors.

The west end of the side (north) façade features two four-over-one, single-hung, wood-sash windows. The east end of the façade abuts the north property line and features no fenestration.

The rear (west) façade is not visible from the public right of way.



Side (south) façade, view facing northeast. Source: ESA, 2024.



Side (north) façade, view facing southeast. Source: ESA, 2024.

**\*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*.<sup>1</sup>

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 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 [three blocks west of the subject property].

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

Early Twentieth Century and Depression Era (1905 – 1939)<sup>2</sup>

In 1905, Davisville experienced a second momentous economic turning point when Governor George Pardee established a commission to find a site for a University Farm. The University of California (which at the time was what is now known as UC Berkeley) had an agriculture department, but California legislators wanted a dedicated university farm located in a rural area where practical farming techniques could be taught, and where Berkeley instructors could easily travel. Communities state-wide competed for the farm, but Davis boosters ultimately won by underwriting the land sale to the University of California, purchasing

<sup>1</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 6–8.

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

water rights and promoting Davis as conveniently accessible from the Bay Area via railway. The first building was constructed in 1907, and the Farm began a period of rapid growth. The University Farm brought state investment and a well-educated population to town.

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

#### *Municipal Growth*

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

#### World War II/Post-war Era (1940 – 1958)<sup>3</sup>

Davis was typical of communities across the United States in that support for the war effort was a collective priority during World War II. In addition to more common volunteer activities, local residents assisted with harvesting crops and unloading railroad cars. After the fall semester in 1942, classes were suspended at the University Farm because so many students (who were almost all male during this era) had enlisted in the military. Professors engaged in agricultural research, however, redoubled their efforts to expand food production. The University also donated a ten-acre parcel south of the Richards underpass for a community garden. In February 1943, the U.S. Army took over the entire campus, which it used as an advanced training facility for its Signal Corps. The Signal Corps returned the campus to the University in fall of 1944, and classes resumed in 1945. Despite the sacrifice and disruptions of wartime, Davis during World War II remained the quiet agricultural community it had been for many years.

<sup>3</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, pages 11–12.



*Transformation of the University Farm*

The end of World War II ushered in changes to California and its university system that would radically transform the little town of Davis. These changes began gradually in the second half of the 1940s, when returning veterans flooded the Davis campus after the war ended, more than quadrupling enrollment between 1946 and 1947. Over two-thirds of students had come directly from military service to the University. This abrupt spike in enrollment led to an on-campus housing crisis that quickly spilled over into the town. Without adequate dormitory or rental housing, students lived in basements, water towers, converted warehouses, and wherever else they could find space.

The G.I. Bill (officially the Serviceman's Readjustment Bill of 1944) made it possible for more people than ever to attend college, and the federal government was also increasing its support for University research during this period. Decisions made by the University Regents to increase investment in the Davis campus caused it to grow even more quickly than other campuses in the system. In 1945, before the war had even ended, the Regents appropriated \$2,700,000 to construct six new buildings on the Davis campus, including new Veterinary College, Plant Science, and Student Health buildings. The University was also in the process of buying 539 acres of farmland adjacent to the campus to prepare for future expansion. In 1951, the University established the College of Letters and Science, a first step toward becoming an institution with a broader focus. By 1956, enrollment had risen to 2,166 students, including over 600 women. This context of growth and new emphasis on education was reflected in the massive expansion of the University of California system in the 1950s. [...]

*Resources Constructed During World War II/Post-War Era<sup>4</sup>*

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. Residential projects began to increase in scale as Davis attempted to provide housing for its new citizens. Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agriculture-related resources that date from this period.

*Wiscombe Funeral Home and Smith Funeral Home*

Since 1957, the subject building at 116 D Street has operated as a funeral home. Originally known as the Davis Funeral Chapel, little information about this business and its owners was discovered during research. The following history of its 21<sup>st</sup>-century existence as the Wiscombe Funeral Home and later the Smith Funeral Home is from the company's official website:

In August 2005, the Wiscombe family began Wiscombe Funeral Home, operating at the same location as the previous Davis Funeral Chapel. [Shawn and Teri Wiscombe] have always been very passionate about upholding the dignity and honoring the families they are privileged to serve. Before their move to Davis, they owned and operated Wiscombe Funeral Home located in Caliente, Nevada where they resided for 14 years.

In June 2006 the Wiscombes invited Vera Smith to join them in serving families. Ms. Smith has been a long-time friend of the Wiscombes, having been raised in Caliente, Nevada.

In April 2008 the Wiscombe Family was fortunate to purchase the property located at 116 D Street that had been owned by Stan and Dorothy Smith since 1957. Following completion of this purchase the Wiscombes have embarked upon extensive renovations to further beautify the Funeral Home and truly create a warm, home-style atmosphere.

The Smith family had operated Smith Colonial Chapel located in Winters which closed its doors in 2004, just one year prior to the Wiscombe family taking ownership. Shawn Wiscombe felt very compelled to once again establish a Funeral Home in Winters, allowing families the opportunity to remain close to home following the death of a loved one. In May 2009 the Wiscombes opened their Winters location at 34 Main Street.

<sup>4</sup> Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, November 2015, page 21.

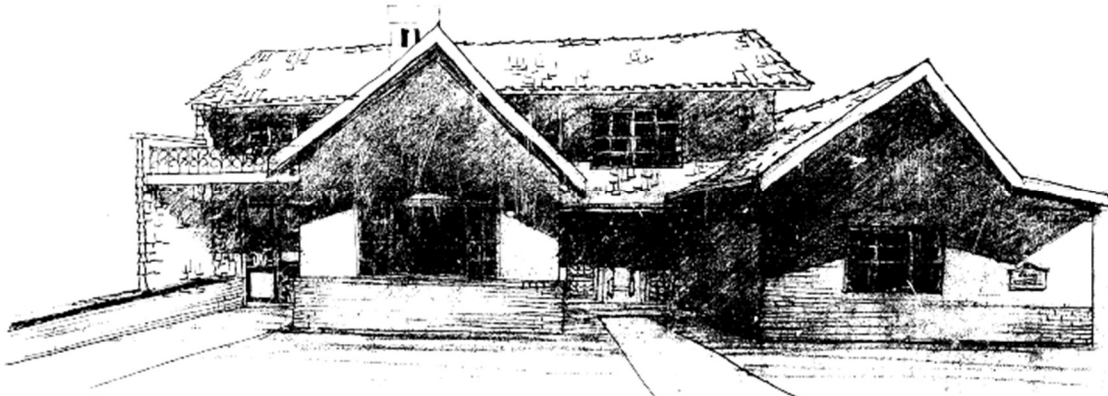
In 2010 the Wiscombes felt they should relocate their family to be closer to extended family. In December 2010, Vera purchased the funeral home and operates both the Davis and Winters locations. Vera continues to uphold the same values and dedication to the families we serve.

In 2015, Wiscombe Funeral Home became Smith Funeral Home.<sup>5</sup>

*Subject Property*

The subject block first appears in Sanborn maps in 1888, during which time the subject property (which was much larger at that time) was occupied by a small, wood-frame dwelling. By 1900, the dwelling had been enlarged, and by 1921, it had been demolished. According to the Yolo County Assessor, the subject building was constructed in 1936, and the 1945 Sanborn map depicts it as a 1.5-story, wood-frame dwelling with an L-shaped footprint. (The original building appears to align with the north half of the subject building as it exists in 2024.) According to a 1945 real estate listing, the dwelling included six bedrooms, one bathroom, a street-facing picture window, a large basement, a two-car garage, and a garden.<sup>6</sup>

Under owners Stanley and Dorothy Smith, the building was converted into the Davis Funeral Chapel in 1957 (Table 1). The Smiths owned the property and the business for an unconfirmed length of time, but it was certainly in excess of 30 years (Table 2). During this time, several additions were constructed, including a large second story, and the building underwent unspecified remodeling from time to time (Table 1).



Rendering of 116 D Street, 1975. Source: City of Davis.

Under owners Shawn and Teri Wiscombe, the business was renamed Wiscombe's Funeral Home, which operated from 2005 to 2015 (Table 2). During this time, the building was reroofed, re clad in new stucco, and many of the windows were replaced (Table 1). Since 2010, current owner Vera Smith (no apparent relation to the previous owners) has continued to modernize the building (Table 1). The business has operated as Smith's Funeral Home since 2015 (Table 2).

**TABLE 1: BUILDING PERMITS**

Date	Permit Number	Notes
1936	n/a	Building constructed (according to Yolo County Assessor records) as a 1.5-story single-family residence (according to the 1945 Sanborn map)
1957	134	Remodeled (unspecified location)
1957	156	Construct addition (unspecified location)
1957	225	Construct addition of a room above existing carport
1959	250	Construct roof above driveway
1967	684	Install new window (unspecified location)

<sup>5</sup> "About Us," *Smith Funeral Home*, accessed March 29, 2024, <https://www.smith-funerals.com/about-us/about-us>.

<sup>6</sup> Real estate listing for 116 D Street in Davis, *Sacramento Union*, November 18, 1945, page 23, column 6.

1967	758	Remodel [illegible] portion of existing structure
1975	16-75	Enlarge 2 <sup>nd</sup> floor office space over existing carport
2006	06-736	Replace 10 windows
2007	07-1313	Reroof two-story portion of the building
2008	08-1096	Reroof portion of roof covered with wood shakes
2008	08-1159	New stucco cladding applied to entire exterior
2015	15-201	Insulate ceiling and install drywall (unspecified location)
2018	18-2356	Replace three front windows in kind
2021	21-4864	Interior alterations to kitchen and residential portions of building

General note: The digitized versions of many of the building permits on file at the City of Davis are illegible and are not included in this table.

**TABLE 2: OWNERS/OCCUPANTS**

Year(s) of Occupation	Occupant(s)/Business	Notes
1936-45	Unknown	
1946	Sherry Stratton (Avon Cosmetics)	Ad in <i>California Aggie</i> , December 12, 1946, page 4.
1952	Muriel B. Smith	Letter to the Editor, <i>Sacramento Bee</i> , March 28, 1952, page 44.
ca. 1954 – ca. 1957	Peter Sah and family	Marco Smolich, "605 Go Through Paces as Ball School Begins," <i>Sacramento Bee</i> , July 13, 1954, page 20.  "Freitas Pledges Help from Solon Lineup for Bee-KFBK's Annual Baseball School," <i>Sacramento Bee</i> , July 6, 1955, page 33.  "News of Servicemen," <i>Sacramento Union</i> , January 18, 1957, page 12.
1957 - 2005	Davis Funeral Chapel (occupant)	"Business Sidelights," <i>Sacramento Union</i> , November 24, 1957, page 25.
1957 – unknown	Stanley and Dorothy Smith (owner)  Barbara Smith	Listed on building permits 250 and 07-1313  Listed on building permit 07-1313
unknown – 2005	Andrew Gilmore (owner)	"Former Owner of Funeral Home Under Investigation," <i>California Aggie</i> , May 12, 2006, page 1.
2005 – 2015	Wiscombe's Funeral Home (occupant) Shawn D. and Teri Wiscombe (owner)	"About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, <a href="https://www.smith-funerals.com/about-us/about-us">https://www.smith-funerals.com/about-us/about-us</a> .  Assessor data available at Parcel Quest, <a href="https://www.parcelquest.com">https://www.parcelquest.com</a> .
2010 – present	Vera Smith (owner)	"About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, <a href="https://www.smith-funerals.com/about-us/about-us">https://www.smith-funerals.com/about-us/about-us</a> .
2015 – present	Smith Funeral Home (occupant) 116 D Street LLC (owner)	Assessor data available at Parcel Quest, <a href="https://www.parcelquest.com">https://www.parcelquest.com</a> .  "About Us," <i>Smith Funeral Home</i> , accessed March 29, 2024, <a href="https://www.smith-funerals.com/about-us/about-us">https://www.smith-funerals.com/about-us/about-us</a> .



Regulatory Framework

*National Register of Historic Places*

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

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

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

*California Register of Historical Resources*

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

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

*City of Davis Landmark Resource*

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

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

The following factors must also be considered:

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

*City of Davis Merit Resource*

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

The following factors must also be considered:

- (1) A resource moved from its original location may be designated a merit resource if it is significant for its architectural value or if an understanding of the associated important person or historic event has not been impaired by the relocation.
- (2) A birthplace or grave may be designated a merit resource if it is that of an historical figure of outstanding importance within the history of Davis and there are no other appropriate sites or resources directly associated with his or her life or achievements.
- (3) A reconstructed building may be designated a merit resource if the reconstruction is historically accurate and is based on sound historical documentation, is executed in a suitable environment, and if no other original structure survives that has the same historical association.
- (4) A resource achieving significance within the past fifty years may be designated a merit resource if it is of exceptional importance within the history of Davis.

Even if a resource is not listed in, or determined eligible for listing in, the California Register, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5).

Evaluation

The subject property at 116 D 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 was constructed in 1936 as a single-family residence during the Early Twentieth Century and Depression Era (1905 – 1939) significance theme. 116 D Street was constructed in an area and time of gradual residential development after the establishment of the University Farm campus. The building was converted to a funeral home in 1957; therefore, it also falls under the World War II and Post-War (1940 – 1958) significance theme. Archival review does not indicate that 116 D Street rises above the typical associations with single-family residential development during the 1930s or the common practice of converting existing buildings to commercial uses during the post-war era. It does not appear that there are any significant associations between 116 D Street, either during its existence as a residence (1936 – ca. 1957) or as a funeral home (1957 – present) and important events or patterns in history. 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 116 D Street and significant persons or businesses. The building no longer represents its residential history (1936 – ca. 1957). The building was converted to a funeral home in 1957, and it has continually operated as such (albeit under different owners and different businesses) to the present day. While the funeral home use of the subject building is long running, research does not indicate that the various owners qualify as significant persons in the history of Davis, California, or the nation. As research does not indicate that 116 D 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 116 D Street was constructed in 1936 as a single-family residence, and research did not identify the architect or any historic photographs of the building. The residence was converted to a funeral home in 1957 and underwent significant alterations in subsequent years. As it exists today, the subject building does not embody the distinctive characteristics of either a 1930s-era residence or a 1950s-era funeral home. No design professionals are identified in available building records on file at the City of Davis, and 116 D Street does not appear to be the work of a master architect. For these reasons, 116 D 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.” 116 D 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

ESA recommends 116 D Street ineligible for listing on the National Register or California Register or locally as a Davis Landmark or Merit Resource.

**\*B12. References:** (Continued from page 2)

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