

# PRIMARY RECORD

Primary #: \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code: \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: Frisbie-Walsh House

- P1. Other Identifier:** None
- \*P2. .Location: \*a. County** Solano
- b. Address:** 235 East L Street
- \*c. City:** Benicia **Zip** 94510
- d. UTM:** N/A
- e. USGS Quad:** Benicia T2N R3W MDM
- \*f. Other Locational Data (APN #):** 88-116-24

**\*P3a. Description** The Frisbie-Walsh House is one of the best recognized and most important historic homes in Benicia. It was built by John Frisbie, son-in-law of Mariano Vallejo, and in many ways resembles the elder Vallejo's home, Lachryma Montis, in Sonoma. The house is an excellent example of Carpenter Gothic. It is T-shape in plan with an intersecting gable roof of steep pitch. The roof has overhanging eaves and gable. The lace-like barge board on the gable is one of the major character defining features of the building. The roof of the projecting front wing is pierced by steeply pitched gabled dormers, two on each side of the front wing. The dormer gables also exhibit bargeboard trim. A tall double chimney pierces the roof ridge of the front wing. One-story porches are located on each side of the front wing. The porches run the full-length of the wing and have hip roofs supported on squared posts with brackets of a pattern similar to that of the bargeboard. The front façade is occupied by a narrow vertically emphasized canted bay which is surmounted by lancet windows. Cladding is narrow clapboard. HABS photographs from the 1970s show the rear of the house occupied by a shed roof addition, a common feature of early houses in Benicia. That has now been replaced by a two-story rear wing with a porch that mimics the original front porches. This porch is surmounted by a veranda rail.

**\*P3b. Resource Attributes:** HP2

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District

**P5. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

Front façade, view northeast

**\*P6. Date Constructed/Age:** 1860

Prehistoric  Historic  Both

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

Peter and Evonne Marston  
235 East L Street  
Benicia, CA 94510

**\*P8. Recorded by:**

Carol Roland  
Roland-Nawi Associates  
4829 Crestwood Way  
Sacramento, CA 95822

**\*P9. Date Recorded:** 11-20-04

**\*P10. Type of Survey:**  Intensive

Reconnaissance

Other

**Describe Eligibility Evaluation**

**\*P11. Report Citation:** none

**\*Attachments:**  NONE  Map Sheet

Continuation Sheet  Building, Structure, and

Object Record  Linear Resource Record

Archaeological Record  District Record

Milling Station Record  Rock Art Record

Artifact Record  Photograph Record

Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Identifier: 235 East L Street

\*NRHP Status Code: 3S/3D

B1. Historic Name: N/A

B2. Common Name: Frisbie-Welsh House

B3. Original Use: Residence

B4. Present Use: Bed and Breakfast

\*B5. Architectural Style: Gothic Revival

B7. Moved?  No  Yes  Unknown

Date: N/A

Original Location: same

\*B8. Related Features: None

B9a. Architect: unknown

B9b. Builder: John Frisbie

\*B10. Significance: Theme: Benicia Downtown District

Period of Significance: 1847-1940

Property Type:

Single Family house      Applicable Criteria: A / C

This is one of the most outstanding historic houses in Benicia. It is significant under Criterion A for its association with the founding of the city. The builder and first occupant, John Frisbie, was the son-in-law of Mariano Vallejo, one of the original founders of Benicia and one of its largest original land owners. It is eligible under Criterion C as an excellent example of the Gothic Revival style of which there are only a few other examples in the city. The rear addition is smaller than the house and is to a large extent hidden behind the original cross wing. The building is a City Landmark and is also individually eligible for listing in the National Register of Historic Places. The building was recorded by the Historic American Building Survey (HABS) in 1977. It should retain its current status. As a highly significant historical resource, changes and additions to the building should be carefully considered and the retention of integrity and authenticity should be given paramount consideration.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Brueggemann, Robert. *Benicia Portrait of an Early California Town: An Architectural History* (San Francisco: 101 Productions (1980); Woodbridge, Sally and Cannon Design Group. *Benicia, California: Downtown Historic Conservation Plan*. City of Benicia, 1990; Sanborn Map Benicia, CA. 1886; 1986 Benicia Historic Inventory form.

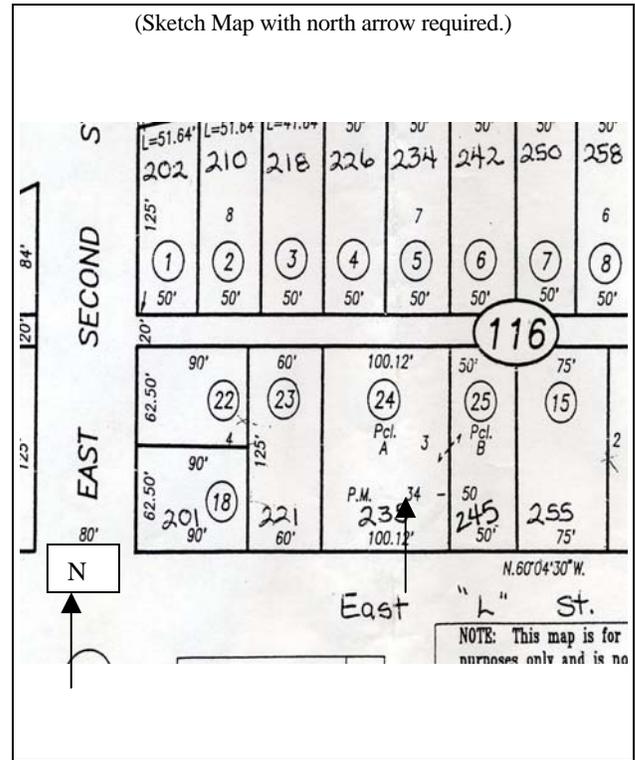
# BUILDING, STRUCTURE, AND OBJECT RECORD

Remarks: N/A

**B14. Evaluator:** Carol Roland, Ph.D.

Roland-Nawi Associates: Preservation Consultants  
4829 Crestwood Way  
Sacramento, CA 95822

**B 15. Date of Evaluation:** 11-22-04



(This space reserved for official comments.)

Resource Identifier: 235 East L Street

Continuation  Update



HABS photograph 1977