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 __ _____

***Resource Name or #:** 133-137 East E Street
P1. Other Identifier: none
***P2. .Location: *a. County** Solano
b. Address: 133-137 East E Street
***c. City:** Benicia **Zip** 94510
d. UTM: N/A
e. USGS Quad: Benicia T2N R3W MDM
***f. Other Locational Data (APN #):** 89-371-05
***P3a. Description:**

This building consists of two separate houses that have been linked by an enclosed central entry structure. 133 East E Street is a two-story, rectangular plan house surmounted by a front gable roof. A hip roof porch now spans the front façade from 133-137, linking the two buildings and covering the central entrance. It is supported on full-length plain posts which rest on a poured concrete porch which is only slightly raised above street level. Fenestration consists of one-over-one singly arranged double hung windows. The original glazing in these windows and those on 137 has been replaced with vinyl sash. 137 East E is a single story building surmounted by a moderately pitched front gable roof. New doors are located in the central entry, with an adjacent door leading into the single story structure. Although the two original houses can still be perceived, it now reads as a single, asymmetrical building.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District
P5b. Description of Photo:
Front façade, view northeast
***P6. Date Constructed/Age:** 1860.

☐ Prehistoric ■Historic ☐ Both

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

***P7. Owner and Address:**
Charles T Alves TR
133 East E 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:** 133-137 East E Street ***NRHP Status Code:** 6Z

B1. Historic Name: N/A

B2. Common Name: none

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** Vernacular

***B6. Construction History:** This building, actually two separate buildings, were joined sometime after 1987, has undergone several changes. The 1886 Sanborn map shows two structures in the location of the original buildings, but both are one story dwellings. In 1913 the Sanborn shows only the building at 133 East E Street with a vacant lot at 137. Sometime after 1987 the existing buildings were altered. At 133 East E Street all the windows and window casings were replaced, the existing wrap-around, shed roof porch was removed, the front entry door was enclosed, a one-story entry hall addition was constructed on the east elevation. The existing lap siding was replaced with a narrow clapboard wood siding. It also appears that the roof was raised to accommodate a larger gable end with an attic vent. The gable end was trimmed and left without the previous small overhang. At 137 East E Street a large multi-light front window was enclosed and replaced with a double hung replacement window. The roof line was altered over the existing entry door to accommodate the central hallway addition which now links the two buildings, although the existing entry was left intact

***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:** same

***B8. Related Features**: none

B9a. Architect: unknown **B9b. Builder:** unknown

***B10. Significance: Theme:** Benicia Downtown District **Period of Significance**: 1847-1940 **Property Type**: Single Family **Applicable Criteria:** A / C

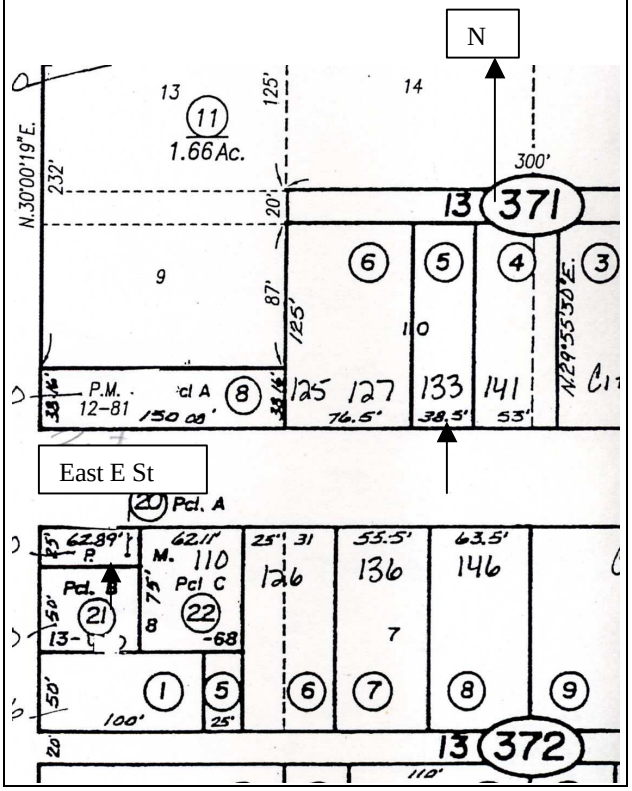
It has been generally accepted that the existing buildings on the lot date from the 1860s. However, evidence from the Sanborn maps suggests that the original building at 133 was either replaced after 1886 with a two-story residence, or a second story was added to the original building. The absence of a building at the location of 137 East E on the 1913 map suggests that the single story dwelling that existed on that lot in 1886 had been removed. In 1977, at the time that the buildings were recorded by the Historic American Building Survey (HABS), the building at 133 was a two-story, front gabled residence with singly arranged double hung windows and a wrap-around shed roof porch. The appearance, proportions and details of this house do suggest a relatively early date of construction. The house at 137 is more ambiguous and had by this time already been altered with the addition of a large front window and awning. Whether the buildings were constructed in the 1860s or later, the post-1987 alterations have substantially altered both the earlier design of the buildings including major details, such as fenestration and doorways, and at 133 East E Street, has raised the two-story roof and altered the roof lines and roof trim, and changed the cladding. These changes, along with the addition of a central linking structure between the two houses, substantially affects the integrity of the historic building(s). They no longer retain authenticity and integrity of design, materials, workmanship, feeling or association. They do retain integrity of setting and location. Although the building(s) have been designated as a City Landmark, it is doubtful that they would qualify for listing in the California Register of Historical Resources. In the light of the recent changes to historic appearance and authenticity of the Landmark status of the building(s) should be reconsidered.

B11. Additional Resource Attributes: N/A

B12. References: McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf (1986); Bruegmann, 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

(Sketch Map with north arrow required.)



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.)