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 #:** 465 East H Street
P1. Other Identifier:
***P2. .Location: *a. County** Solano
b. Address: 465 East H Street
***c. City:** Benicia **Zip** 94510
d. UTM: N/A
e. USGS Quad: Benicia T2N R3W MDM
***f. Other Locational Data (APN #):** 89-064-15
***P3a. Description:**

This is a Vernacular I-house, a house type which is two-story in height and is only a single room deep. There is a one and one-half story shed roof addition at the rear. The house has a moderately sloped side gable roof with small overhangs. The gable is finished with a plain fascia. The roof is composition shingle with a wide metal gutter along the eaves. Fenestration is symmetrically arranged with three windows arrayed along the upper front elevation just below the eaves and windows flanking the central entry door on the lower story. Windows are six-over-one double hung. A full-length porch spans the front façade. It is slightly raised with a hip roof supported on 4X4 posts. An open rail encloses the porch. The house is clad with narrow lap siding.

***P3b. Resource Attributes:** HP2
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District
P5b. Description of Photo:
Front façade, view north
***P6. Date Constructed/Age:** 1870
☐ Prehistoric ■Historic ☐ Both

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

***P7. Owner and Address:**
Richard David
465 East H 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:** 465 East H Street ***NRHP Status Code:** 6Z

B1. Historic Name: N/A

B2. Common Name:

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

***B5. Architectural Style:** Vernacular I house

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

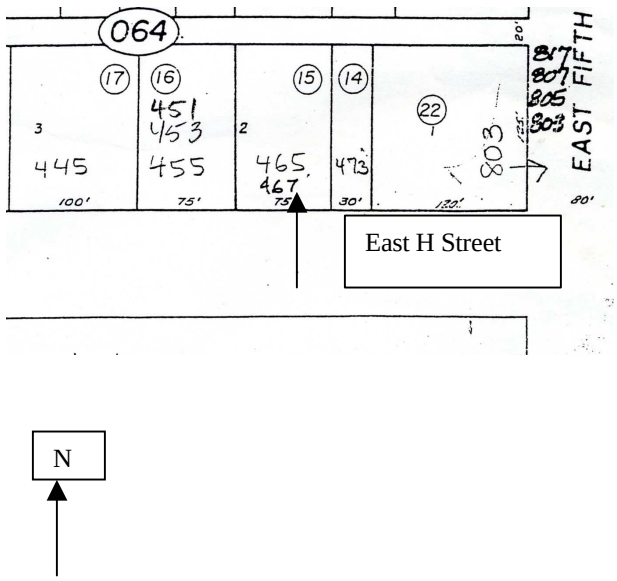
This is an early vernacular house which has recently been updated with new roof, gutters, siding and the replacement of the original porch. The 1986 survey picture shows a centered covered porch. This porch has a low hip roof supported on what appear to be turned posts. This porch is much smaller than the recently remodeled porch. Although the porch has the same form as the original (raised foundation, hip roof) its expansion to cover the full front façade substantially changes the proportions and character of the house and compromises its integrity of design. The house has been considered a potential contributor to the Downtown Historic District, but this major change to its original appearance would make it ineligible for listing as a contributor.

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.)