

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Carr House

and/or common Carr House

**2. Location**

street & number 165 East D Street \_\_\_\_\_ not for publication

city, town Benicia \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 4th

state California code 06 county Solano code 095

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

**4. Owner of Property**

name Pamela Hills

street & number 620 West K Street

city, town Benicia \_\_\_\_\_ vicinity of \_\_\_\_\_ state California 94510

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Solano County Assessor's Office

street & number 321 Tuolumne

city, town Vallejo \_\_\_\_\_ state California 94590

**6. Representation in Existing Surveys**

title Benicia Project, 1976 Historic American Buildings Survey has this property been determined eligible?  yes \_\_\_\_\_ no

date summer 1976  federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records HABS and Library of Congress

city, town Washington D.C. \_\_\_\_\_ state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> Found	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Carr House is a rectangular brick and wood structure located at 165 D Street in the city of Benicia, California. The building measures 43'8"x28'4" and is presently a detached dwelling surrounded by homes of a similar size.

The front elevation of the Carr House is a simple one-story (with partial basement) design of three bays. The double-hung sash windows retain their original wood facings. The front door opening, federal in style, with a fanlight, is framed with a plain wood facing. An electrical outlet has been added to the facing above the fanlight. Decorative millwork, not typical of the Federal style, is noticeably present on the front door. Such millwork once covered the Carr House, but has been removed and is being stored for safekeeping until restoration work can begin. A front porch, once graced by extensive millwork, has also been removed (circa 1976) for storage. It is likely that the original brick portion of the structure dates to the late 1850's; the millwork suggests a later date of the 1870s. It is probable that in the 1870s the owner of the house wanted to update it and did so through the addition of the millwork.

Although the building was originally a rectangular plan, later additions to the rear of the design create a plan which today reads as a shortened "T" with the crossbar of the "T" the original brick structure and the arm of the "T" as the addition.

The original building measured 28'x26'; this was then extended to the rear to obtain the present day measurements of 43'8"x28'4". The plan still reads as a rectangle, however an aerial view would show a cross gable in the roof treatment which has been cut into the steeply pitched gable of the earlier roofline to form a rather squat "T" shape.

Both sides of the original brick structure are symmetrical; the elevation is one and a half stories with a single window centered in the attic level of the end wall. Two equally spaced first floor windows with flat arches break the end wall at this level. Iron reinforcing braces, typical in brick structures of this age run the length of the house and are anchored at each end wall. Windows are double hung sash; the top story window contains 8 over 8 panes while the first floor windows are single panes in each sash. The extension to the rear of the original brick structure is shiplap siding with numerous irregular openings to the back. A door which approximates the Federal overtones of the front door is centered in the rear wall, this is flanked on one side by an 8 over 8 double hung sash window and by a small single pane window on the other side. Two double hung sash windows appear on each side of these openings to complete the fenestration of this rear addition. The addition was completed before 1919; it appears on the 1919 Benicia Assessment Book.

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When the addition was built onto the brick structure a rather odd juncture in the roofline occurred. The nailing boards were left, but the shingles were removed when the roof of the frame addition was added over the steeply pitched original roof. At this time part of the rear masonry wall was removed to allow for a flue for a kitchen stove as well as openings for communication from the masonry structure to the frame addition. It appears that the addition once has an open porch but, at an unknown date, was filled in with the 8 over 8 sash window.

Today the Carr House contains four rooms in what was the original structure; the front parlor, the dining room, and two bedrooms located on the first floor. The attic contains one bedroom and one dressing room. The addition contains a kitchen, bath, and toilet.

It is the owner's intention to authentically restore the building to its original appearance. Work will begin soon under Robert Duncan Nicol, AIA.

Two outbuildings are located on the property, they do not relate architecturally or historically to the Carr House. One building is located to the west of the house and serves as a garage and is constructed of wood siding with a flat roof and sliding garage door. The second outbuilding is located to the property's northeast side and functions as an outbuilding/storage structure. It is of similar construction to the garage.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1850s & 1870s      **Builder/Architect** unknown

**Statement of Significance (in one paragraph)**

The significance of the Carr House is that it is one of the few extant structures from the early history of Benicia, California. Stylistically the simple brick vernacular structure suggests a date in the 1850s and would thus date from the years when Benicia was the California State Capitol. Today few structures remain from this early development phase of Benicia's history (an attached map shows the remaining 1850-60s masonry structures).

Although a simple vernacular building, the Carr House retains overtones of the Federal style. The house is similar in construction to California's first capitol building and the composition of the brick appears to be the same as that of the capitol building suggesting brick from a local factory. The building technology of this construction method is significant to California's building technology and history. According to historian Harold Kirker,

Heavy fire losses in the gold communities encouraged large-scale production of bricks in San Francisco as early as 1849. But careless workmanship made these brick inferior in quality by use of salt water. Within several years, however, important manufacturing economies resulting from the introduction of mechanical devices, and the discovery of an adequate supply of limestone for mortar in the Sierra foothills and at Benicia, made brick second only to redwood as the State's building material. 1

Thus, not only does the Carr House provide a visual document of architectural expression during the early days of Benicia, it also documents the growth of the masonry building industry in Benicia as well as the San Francisco Bay Area.

Footnote: 1. Harold Kirker, California's Architectural Frontier. Peregrine Smith, Inc., p. 60.

# 9. Major Bibliographical References

Please see continuation sheet

# 10. Geographical Data

Acreeage of nominated property .143 acres

Quadrangle name Benicia, Ca.

Quadrangle scale 1:24000

UMT References

A 

1	0	5	7	3	9	0	0	4	2	1	1	1	4	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

Book of Claims of 1867 in the City of Benicia: Lot 1 and 1/3 of lot 2 Block 13 in the city of Benicia, Ca. This property measures 50'x125' and is located at 165 D Street. It is the property owned by the first documented residents of the Carr House.

List all states and counties for properties overlapping state or county boundaries of the Carr House.

state code county code

state code county code

# 11. Form Prepared By

name/title Robert Duncan Nicol/Architect

organization

date April 25, 1979

street & number 455 17th Street

telephone

city or town Oakland, California

state

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer, for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Kenneth M. Ellison*

title

date 7-17-79

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I hereby certify that this property is included in the National Register

*James Earl Skurl*  
Keeper of the National Register

date 9-13-79

Attest:

*[Signature]*  
Chief of Registration

date 9-13-79

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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Assessor's Book of 1890 located at State Capitol Building, Benicia, California  
Assessor's Book of 1919 located at City Clerk's Office, Benicia, California  
Assessor's Book of 1867, Book of Claims for City of Benicia, located at  
Solano County Assessor's Office

California's Architectural Frontier, Harold Kirker, Peregrine Smith, Inc.

Historic American Building Survey, summer of 1976, Benicia, California,  
located at Library of Congress.

"The Gazette" Vol. III, No. III, located at Benicia Historical Society,  
Benicia, California

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CARR HOUSE

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EARLY BRICK BUILDINGS IN BENICIA 1850 - 1860.

1. CAPITAL BUILDING (CITY HALL)  
COMPLETED IN 1852.
2. LEVISTON HOUSE - A JUDGE,  
HOUSE WAS BUILT BETWEEN  
1854-55, RUMORED AS THE  
TREASURY BLDG. LOCATED  
ACROSS FROM THE CARR  
HOUSE ON "D" STREET.
3. ORIENTAL HOUSE RUN BY  
MAX BURKHARDT (N.W.  
CORNER LOT 1 BLK 14)  
ON FIRST ST. BETWEEN  
"D" & "E". "...A BRICK  
BLDG. USED AS A REST-  
AURANT. FIRE BURNED  
IT IN 1867. BLDG. USED  
ALL THE TIME FROM 1860  
TIL FIRE. BOOK OF CLAIMS  
1867-BENICIA.
4. ALTMARK HOUSE (NEXT  
TO ORIENTAL HOUSE BE-  
TWEEN "D" & "E") "ACT-  
UAL OCCUPATION FOR 9  
YEARS (SINCE 1867) A  
VALUABEL BRICK BLDG.  
USED AS PLACE OF BUS-  
INESS & DWELLING.  
BURNED IN 1867 FIRE.  
BOOK OF CLAIMS 1867  
CITY OF BENICIA.
5. CARR HOUSE.

