



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
Rob Holmlund, AICP, Director

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NOTICE OF PUBLIC HEARING

EUREKA CITY HISTORIC PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN that the Eureka City Historic Preservation Commission will hold a public hearing on Wednesday, September 5, 2018 at 4:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chamber, Eureka City Hall, 531 “K” Street, Eureka, California, to consider the following application:

Project Title: Removal of 2237 2nd Street from the Local Register of Historic Places

Project Applicant: Humboldt Transit Authority (HTA)

Case No: HPO-17-0007

Project Location: 2237 2nd Street; APN 002-124-009

Zoning and General Plan Designations: CS (Service Commercial)/GSC (General Service Commercial)

Project Description: The applicant is requesting the Historic Preservation Commission remove the subject property from the Local Register of Historic Places on the grounds the property does not possess sufficient historic or architectural attributes to qualify as a designated property.

All interested persons are invited to comment on the project either in person at the scheduled public hearing, or in writing. Written comments on the project may be submitted at the hearing or prior to the hearing by mailing or delivering them to the Community Development Division, 531 K Street, Eureka, CA 95501. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice or written correspondence delivered to the public entity conducting the hearing at or prior to the public hearing. The project file is available for review at the Development Services Department, Third Floor, City Hall. If you have questions regarding the project or this notice, please contact Raquel Menanno, Assistant Planner; phone: (707) 441-4113; fax: (707) 441-4202; email: rmenanno@ci.eureka.ca.gov



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CITY OF EUREKA HISTORIC PRESERVATION COMMISSION

STAFF REPORT

September 5, 2018

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Project Zoning and Land Use: CS (Service Commercial)/GSC (General Service Commercial)

Project Description: The applicant is requesting the Historic Preservation Commission remove the subject property from the Local Register of Historic Places on the grounds the property does not possess sufficient historic or architectural attributes to qualify as a designated property.

Contact Person: Raquel Menanno, Assistant Planner; phone: (707) 441-4113; fax: (707) 441-4202; email: rmenanno@ci.eureka.ca.gov

Staff Recommendation: Staff recommends that the Commission adopt a Resolution of the Historic Preservation Commission finding the subject property no longer possesses sufficient historic or architectural attributes to qualify as a designated property and approving removal of the property from the Local Register of Historic Places.

Recommended Motion: *“I move that the Historic Preservation Commission adopt a Resolution of the Historic Preservation Commission finding the subject property no longer possesses sufficient historic or architectural attributes to qualify as a designated property and approving removal of this property from the Local Register of Historic Places.”*

Background:

The subject property is known as the Nixon House, and is a vacant residential structure in the Eddy Tract. The property is on the Local Register of Historic Places and is owned by the Humboldt Transit Authority (HTA). As listed in “Eureka: An Architectural View”, the residence was constructed in 1899 by an unknown builder and architect. The structure is listed as being owned by C. Nixon, and described as a “one-story frame Italianate cottage”.

The Humboldt Transit Authority's (HTA) bus parking and maintenance facility covers two city blocks and is located between 1st and 2nd Streets and V and X Streets, in Eureka. The Nixon House is located at 2237 Second Street and is restricting the full utilization of their property.

This property previously came before the Historic Preservation Commission at the October 4, 2017, meeting as a pre-application for demolition of the structure. Since then an historic assessment has been completed by Jill Macdonald and Greenway Partners. Based on previous reports submitted in 2017 for the demolition of the structure, rehabilitation and reuse of the Nixon House for office space would cost well over a half a million dollars and the house's layout is not suitable for use as office space. The cost to relocate the house to a different site within 4 to 5 blocks is approximately \$132,000. Greenway Partners and other consultants have exhausted all feasible efforts to move the house within this range. There are no lots available and no one has expressed an interest in spending the funds required to move it. While the house is a good example of the Italianate Cottage architecture; there is not an advocate or a buyer for this house. There are no public funds available to the HTA for rehabilitation.

Required Findings and Analysis:

Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.004(A), specifies that for "delisting" criteria, "*a change **has** occurred since the effective date so that on balance the property **does not** possess sufficient historic or architectural attributes to qualify as a designated property.*" In order to determine if the structure can be removed from the Local Register of Historic Places, Section 157.004 outlines the findings required for the Commission to grant approval of removal:

- (A) A property shall cease to be a designated property, following written application by the owner of record or initiation by the Commission, and determination of the following:
 - (1) That for a designated property which is not a district property, that a change has occurred since the effective date so that on balance the property does not possess sufficient historic or architectural attributes to qualify as a designated property;
 - (2) That for a district property, that a change has occurred since the effective date so that on balance the property does not possess sufficient historical or architectural attributes to contribute significantly to the character of the Preservation District which includes the property;
 - (3) That for any designated district or property, that a taking would result unless the status of the property is changed; or
 - (4) That significant error was made during the designation process. A significant error means: (i) that the property was listed in error because at the time it was listed it did not possess sufficient historical or architectural attributes to qualify for listing; or (ii) that the city failed to provide notice as required by Ordinance 607-C.S. passed 3-19-96; or (iii) the city failed to remove the

property after receiving an election for exclusions pursuant to Ordinance 607-C.S.

Section 157.004 (A)(1) of the above required findings would apply to this project.

The applicant submitted a new historic assessment as well as the July 2017 Report of findings, and a May, 2000 historic assessment that was submitted with a previous application to relocate the Nixon House and the Riley House at 2205 2nd Street. (Attachment ____).

Jill Macdonald's Historic Assessment (Attachment ____)

According to Macdonald's report dated May 4, 2018, the home is currently in a state of disrepair as the roof has failed leading to an excessive mold issue within the structure. As for the exterior of the building, it displays a compromised membrane with rotten soffits and fascia boards; the stairs leading to the front and side porches are unusable. Additionally, the home is covered in unkempt vegetation. For the last eighteen years, the home has been deteriorating due to neglect.

Greenway Partners Report of Finding (Attachment ____)

Greenway Partners identified three options for the Nixon House: (1) restore the house and use it for office space or sell the lot with the house; (2) move the house to a nearby location, or (3) demolish the house.

For option one, the cost to remodel is estimated to range from \$539,731-\$588,797. The mold issue would require abatement, which is difficult and not guaranteed. Additionally, the sale price would likely be less than the cost to remodel. Additionally, the location is not desirable.

As for option two, the house cannot be moved onto wetland area and required setbacks are needed in conjunction with proximity to wetlands and ESHAs. Wetlands and ESHAs were identified on HTA's other properties on 1st Street. The parcels are also located in the tsunami run up zone and are subject to rising sea levels. Moving the house to another property would require additional studies. Five owners of vacant lots within the vicinity of the Nixon House were contacted and none of them were interested in accepting the house even if HTA paid for the move and foundation. None of these owners were interested in selling their lots to HTA either. Blue Ox is unable to accept the house now or in the foreseeable future, as their plans and permits are not sufficiently developed. If the house were to be moved, it would likely cost \$25,000 for permits; \$45,000 for the physical move; and \$35,000 for the foundation. The cost for asbestos and mold abatement in addition with the move and foundation would cost \$120,000.

For option three, the asbestos abatement would cost \$1,500. As for the other asbestos containing materials (ACM), they do not need to be removed prior to demolition. The cost to demolish the house and dispose of the materials would cost about \$30,000 and take two to three days to complete.

Susie Van Kirk's Historic Report

Susie Van Kirk was contracted in May 2000 as a Historical Resources Consultant to identify the Area of Potential Environmental Impact for historical resources, evaluate two 19th-century houses (2205 and 2237 Second Street) to determine "significance" as defined by CEQA guidelines Section 15604.5, and determine whether demolition of either or both of the houses constituted "a significant effect on the environment." Although Susie Van Kirk recommended the Nixon House be moved for preservation and utilization as a working/living space in the community, the current reports by Macdonald and Greenway Partners provide information supporting the fact that 18 years later, the Nixon house no longer retains its previous high degree of architectural integrity.

Summary of Macdonald and Greenway Partners Conclusions:

1. The current condition, and arguably context of the structure excludes it from being an eligible historic resource.
2. The structure is disqualified as a historic resource as it no longer possesses the architectural integrity that would qualify it as a locally significant structure.
3. The house is not suitable for office space nor is it a desirable location to inhabit.
4. Remodeling, selling and/or moving the house could be seen as a misuse of HTA's public funds as could selling it for less than the total cost.
5. The space occupied by the house is needed for bus parking.
6. It would cost \$120,000 to move the house.
7. There are no available lots within the study area for relocation. None of the nearby property owners want the house nor do they want to sell their lots.
8. HTA's 1st Street and Blue Ox's properties are affected by wetlands and the coastal zone, making permitting for this area more intensive.
9. There are no suitable locations to move the house within a reasonable distance.
10. Greenway recommends demolition and disposal.

Environmental: This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). The project qualifies for Class 5 Categorical Exemption under 15305, Article 19, Title 14 Chapter 3 California Code of Regulations: minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The exemption does not qualify for any of the exceptions for Class 0 Categorical Exemption under 15300.2., Article 19, Title 14 Chapter 3 California Code of Regulations.

Recommended Motion: *"I move that the Historic Preservation Commission adopt a Resolution of the Historic Preservation Commission finding the subject property no longer possesses sufficient historic or architectural attributes to qualify as a designated property and approving removal of this property from the Local Register of Historic Places."*

Support Material:

Attachment A Historic Preservation Commission Resolution.....page
Attachment B Jill Macdonald Historic Resource Assessmentpages
Attachment C Greenway Partners Report of Findingpages
Attachment D Susie Van Kirk’s Historic Reportpages

Raquel Menanno
Assistant Planner

Rob Holmlund
Director of Community Development

RESOLUTION NO. 2018-__

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA APPROVING THE REMOVAL OF THE STRUCTURE AT 2237 2ND STREET FROM THE LOCAL REGISTER OF HISTORIC PLACES.

WHEREAS, the applicant has requested approval from the Historic Preservation Commission to remove 2237 2nd Street in Eureka from the Local Register of Historic Places; and

WHEREAS, Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.004, specifies that a property shall cease to be a designated property, following written application by the owner of record or initiation by the Commission; and

WHEREAS, the Historic Preservation Commission must find that for a designated property which is not a district property, that a change has occurred since the effective date so that on balance the property does not possess sufficient historic or architectural attributes to qualify as a designated property; and

WHEREAS, on August 14, 2018, the property owner submitted an application to remove the property from the Local Register of Historic Places; and

WHEREAS, on September 5, 2018, the Historic Preservation Commission held a duly noticed public hearing.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka that the project, as conditioned and described in the Staff Report, was approved, and the decision to approve with conditions the subject application was made after careful, reasoned and equitable consideration of the evidence in the record, including, but not limited to: written and oral testimony submitted at the public hearing; the staff report; site investigation(s); project file; and, the evidence submitted with the permit application. The findings of fact listed below “bridge the analytical gap” between the raw evidence in the record and the Historic Preservation Commission’s decision.

1. Based on the report dated May 4, 2018, by Jill Macdonald, Historic Preservation Consultant, the structure no longer possesses the architectural integrity to qualify as an historically significant resource.

FURTHER project approval is conditioned on the following terms and requirements. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.

1) The City of Eureka will record the appropriate document to remove 2237 2nd Street from the Local Register of Historic Places.

2) If the structure is demolished in the future, the applicant will photographically document the structure and provide sets of photos to Humboldt State University, the Humboldt County Historical Society, and the Humboldt Room at the Humboldt County Library; and

Supporting this conclusion is previously submitted information including reports that document the extent of deterioration of the building, the need for removal of hazardous materials, the cost of rehabilitation, and the lack of interest in others wanting the structure.

This is in spite of years of effort of HTA offering and advertising it's availability for relocation. HTA has looked for and has been unsuccessful at finding a suitable property to have the structure moved or in finding someone interested in taking on offsite rehabilitation of this 'project'. This does not affect the loss of the structure's historic integrity by itself, but it points to the undesirability of or infeasibility for the historic community to rehabilitate this structure by those most interested in preservation of historic structures. It has reached a stage beyond the point of redemption. This is well documented in Greenway Partners July 17, 2017 Report of Finding, previously submitted to the HPC.

The vernacular Italianate cottage is not an uncommon architectural type in Eureka; there are many preserved examples in Eureka. The setting is mostly paved and industrial/commercial; it is not its residential setting, as it once was. It does not contribute to a recognizable historic district in the vicinity. The noted Riley House has been removed from the property. And even Susie Van Kirk's 2000 report recommends removal of the structure(s) from the property. And so, on balance the property does not possess sufficient historical or architectural attributes to continue to qualify it as a designated property. ②

The May 4, 2018 report from Jill Macdonald makes two recommendations which HTA supports. The first is that the structure be photographically documented and sets of photos be provided to Humboldt County Historical Society, the Humboldt Room at the Humboldt County Library, and Humboldt State University. The second is that that there is building fabric that could be reused and/or recycled by locals in the community that would be interested in those historic materials.

Susie Van Kirk's 2000 report identified an Area of Potential Environmental Impact (APEI) and described the general vicinity as well as five contributing structures within that area. Since the time of the report, two of those structures have been removed (The Riley House at 2205 Second St. and the Green House at 2203 First Street) between 2005 and 2009. Since 2000, much of the HTA property bounded by V Street, X Street, 1st Street and Second Street has been paved (2009) with removal of smaller structures (except the Nixon House) and construction of a fueling station roof (after 2014). Seventeen structures on HTA property and immediately adjacent are not historic, nor contributing. The addition of Target and its parking lot, one block to the east in 2005 and the future alignment of Waterfront Drive through this area further changes the character, where if an APEI actually existed in 2000, the Nixon House no longer retains any such contribution or relationship in its current condition.

Based on the above discussion and all previously submitted information in the file on this property at City Hall, we have provided the substantial evidence to support the City's determination of a change in

Rob Holmlund
Application for change in status
July 13, 2018
Page 3

status of a designated property and its removal from the Local Register of Historic Places based on Eureka Municipal Code Section 157.004(A)(5). As far as I can tell, the City has received no evidence to the contrary.

If the property and structure is removed from the Local Register of Historic Places, then this project qualifies for CEQA Statutory Exemption per CEQA Guidelines 15268 Ministerial Projects and CEQA Categorical Exemption per CEQA Guidelines 15301. The project includes the demolition of an existing structure. Demolition and removal of individual small structures (such as a single-family residence) is allowed under Class 1 categorical exemptions section 15301(l)(1) if the designated property is not excepted from the exemption per 15300.2(f) because of historic resources.

I am available to answer any questions or submit additional information, as requested by City staff, and look forward to meeting with the HPC to resolve this application request.

Respectfully submitted,

SHN Engineers & Geologists



Bob Brown, AICP
Principal - Planning

RB:EBL

- Appendices:
1. Jill Macdonald's Historic Assessment, dated May 4, 2018
 2. Greenway Partners Report of Finding, dated July 19, 2017
 3. Susie Van Kirk's Historic Report, dated May, 2000

**Jill McDonald's
Historic Assessment**

1

May 4, 2018

To: Bob Brown, Streamline Planning Consultants

From: Jill Macdonald, Historic Preservation Consultant

RE: 2237 2nd Street, Eureka/ APN 002-124-009

Statement of Qualification:

- Bachelor of Arts 1988, Architectural History, University of Oregon
- Masters of Science 1990, Historic Preservation, University of Oregon
- 1990-present, I've been a local preservation consultant working on projects including but not limited to: National Register Nominations, Section 106, CEQA. Other preservation related activities include: Founding Commissioner of City of Eureka Historic Preservation Commission, founding member of Eureka Main Street, authored the original Historic Preservation curriculum at College of the Redwoods, and currently a member of the Arcata Historic Landmark Committee.

Context for Report:

The Humboldt Transit Authority (HTA) owns property located at 2nd and X Streets in Eureka California that includes 2237 Second Street, the Historic Nixon House. The HTA needs the space that is occupied by this structure and in 2000, per CEQA requirements [article 5, sec. 15064.5(a)(2)] began researching the significance of the property, and alternatives for removal of the structure.

In 1987 this property was listed as historically significant by the Eureka Heritage Society in their publication *Eureka: An Architectural View*, a survey of all 10,000 structures in the City of Eureka. In 2000, Susie Van Kirk authored a report that found that this structure was a local historic resource and that appropriate mitigation would be to move the structure to a different location.

Throughout the years numerous meetings, research, bids, and proposals have ensued, and the structure still sits in its original location at 2237 Second Street. This report will consider the current historical significance of the property, its current condition, and offer ideas to mitigate an impending demolition.

Description:

2237 Second Street is a single story Italianate style home that was built in 1899. The rectilinear outline of the original structure is still in place, though minor changes have taken place throughout the years. Modifications include some added fenestration, an enclosed portion of the North East porch, and some later decorative elements including the window shutters and possibly the siding at the basement level. Notable architectural features include, the canted bay windows that flank the front door on the symmetrical front (south) façade, the hipped roof, the

unadorned horizontal siding, and the applied decoration including: rounded windows in the basement level, columnettes, corner boards, window hoods, and brackets. It should also be noted that the daylight basement with the round-topped windows is a unique architectural feature, not often seen in Eureka. In its' original condition, the Nixon House would have been an excellent example of a vernacular Italiniate cottage.

Current Condition:

Currently the home is in a **state of disrepair**. The **roof has failed** causing an **excessive mold problem** on the interior of the structure. The exterior shows a **compromised membrane**, including rotten soffits, and fascia boards. The exterior stairs leading to the front and side porches are **not usable**. The home is **covered in vegetation**. The structure has been secured with boarded windows and fencing. Unfortunately, during the last eighteen years the home has been slowly **demolishing out of neglect**.

Current Historic Significance

According to the U.S. Department of the Interior the following are criteria for Significance.

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, 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:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of significant persons in our past; or*
- C. That 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. That have yielded or may be likely to yield, information important in history or prehistory.*

In 1987 the Nixon House was deemed historically significant as a local contributor under IIC. As a criteria for evaluation, the structure must meet the minimum requirement of "*integrity of location, design, setting, materials, workmanship, feeling, and association, and:*" **Unfortunately,**

its current condition and arguably context, precludes it from still being an eligible historic resource.

Currently there are more intact examples of the Italinat style in the City of Eureka. Several examples would include: 1136 K Street, 252 Clark Street, 1525 J Street, and 1110 G Street. All of these structures possess integrity in setting and materials, but also architectural characteristics of the Italinat style including, columnettes, brackets, canted double bay windows, symmetrical facades, window hoods, and brackets.

Conclusion and Recommendations:

It is the unfortunate opinion of this consultant that the current physical condition of the 2237 2nd Street has disqualified the structure as an historic resource. Its no longer possesses the architectural integrity that would qualify it as a locally significant structure.

If the structure must be demolished I recommend that the structure be photographically documented and sets of photos be provided to the Humboldt County Historical Society, the Humboldt Room at the Humboldt County Library, and Humboldt State University. There are many architectural elements of the structure that could be saved and I encourage HTA to consciously demolish the building with the knowledge that there is building fabric that could be reused and/or recycled and locals in the community that would be interested in those historic materials.

Greenway Partners Report of Finding 2

Humboldt Transit Authority
133 V St
Eureka, CA 95501

Subject: Report of Finding for the Nixon House Project

To: HTA Board Chair; Natalie Arroyo,

Greenway Partners has been assisting HTA with various projects related to safety, beautification, energy efficiency, traffic flow and parking capacity, at your facility. We permitted and managed the removal of the Cypress trees on V Street and prepared a landscape plan for the front entrance. We helped HTA facilitate the lighting retrofit and PV system installation. We negotiated an encroachment permit that allows HTA to fence off and park busses on W Street. We are now focused on creating more bus parking spaces within your secured perimeter.

Previously, the HTA looked into remodeling the house and using it for office space. This option was rejected due to its high cost and unsuitable layout. The HTA also tried but failed in an attempt to give the house away to anyone that would remove it from their lot. Inquiries to the City by Greenway led us to the Historic Preservation Commission (HPC). The Nixon house is on the Local Register of Historic Places but is not a state or nationally registered historic house. We presented the previous studies and findings at an HPC meeting and asked for guidance in preparations to demolish the house. They requested that the HTA gather additional information about the costs and logistics of moving the house and return to a later meeting. We have gathered additional information and are presenting the following options for your consideration.

Option 1 – Restore house use it for office space or sell the lot with the house.

- In 2014, HTA received a cost estimate to remodel and repair the house from a local architect. The cost ranged from \$539,731 to \$ 588,797 at prevailing wage rates. The work included repairs to the exterior, gutting the house to the frame, installation of all new plumbing and wiring, all new interiors, a new roof and interior/exterior painting. Greenway confirmed that estimate with a local building contractor that was involved with the initial project. If the house was moved and a private party owned the house, the work could probably be completed for about half to two-thirds of that range.
- The house has a significant mold problem. Successful mold abatement is difficult and not guaranteed.
- Sale price for the house and lot at that location will likely be less than the cost to complete the remodel. A residence in the corner of a bus station is not desirable.

Conclusion:

- The house is not suitable for use as office space by the HTA, nor is it a desirable location for a residence.
- Remodeling it and selling it will probably cost HTA more than the sale price and could be seen as a misuse of public funds.
- The space occupied by the house is needed to park busses.
- The Nixon House should be removed from the lot to make room for bus parking.

Option 2 – Move Nixon House to a nearby vacant lot.

- Greenway sent a letter to the California Coastal Commission and met with the local staff to get their guidance and to discuss their permit process for moving (or demolishing) the house. They provided a detailed response. The house is in the Coastal Zone and will require a Coastal Development Permit (CDP) be issued by the City (appealable to the Commission) to move (or demolish) the house. **The house cannot be moved onto wetland area and certain setbacks must be maintained from wetlands and ESHAs.**
- A previously completed wetland delineation identified **wetlands and ESHAs** (Environmentally Sensitive Habitat Areas) on the HTA's properties on 1st Street. The parcels are located in the **tsunami run up zone and will be subject to rising sea levels.** **Various additional studies and negotiated/justified reduced setbacks would be required to move it to HTA's property on 1st St.**
- Greenway identified seven vacant lots in the vicinity of the Nixon House. After multiple attempts, we were able to contact five of the owners. **None of them were interested in accepting the house (even if HTA paid for the move and the foundation).** **None of them were interested in selling their lots to the HTA.**
- Greenway contacted Philippe Lapotre (local architect) regarding moving the house to the Blue Ox property. Philippe is working with the Blue Ox to develop a period village venue on their property. They were interested in the house but their **plans and permits are not** sufficiently developed to be able to accept the house now or in the foreseeable future.
- Greenway conducted a structural inspection of the Nixon House with George Kurwitz (local house mover) to determine if the house could be moved safely. We were able to inspect the foundation, the girders and floor joists from under the house and the roof structure from holes in the ceilings in various rooms. The structure appears to be intact although signs of powder post beetle were observed. **We concluded that the house could be moved, but would probably have to be split in two and reassembled after the move.**
- **The roof has failed and the interior of the house has extensive water damage and mold. It should be gutted prior to moving it.**
- Greenway retained a licensed asbestos consultant to conduct an asbestos survey. A small quantity of friable asbestos was discovered (vinyl floor covering and asbestos/concrete pipe). Asbestos was also found to be present in the drywall. If the house was to be moved; the drywall, floor covering, and pipe should be removed first. If the house is going to be demolished, only the vinyl and pipe need be removed. The drywall can be disposed with the rest of the demolition debris.
- Greenway received a cost estimate from New Life Services to **complete the asbestos and mold abatement and gut the house down to the frame.** The cost would be approximately **\$15,000.** This would **allow the house to be moved and be ready for a remodel.**
- We requested an estimate of cost from George Kurwitz (local house mover) to determine the logistics and cost to move the house. He did not provide a written estimate but offered these ballpark figures assuming that the house was moved to a location within 4 or 5 blocks and was set on a fairly level lot:
 - Interaction with utilities, encroachment permit, building permit, plans: \$25,000



- Lift, move, and set the house: \$45,000
- Build a foundation under the house: \$35,000
- The cost to abate asbestos and mold, then move the house and set it on a foundation would be approximately \$120,000

Conclusions:

- It is possible to move the house. It would cost approximately \$120,000.
- There are no available vacant lots in the study area. None of the nearby landowners want the house nor do they want to sell their lots.
- The Blue Ox property and the HTA properties are impacted by wetlands and permitting those site (if possible) could take a couple years.
- Moving the house, completing the remodel, and selling it for less than it cost would probably be perceived as a misuse of public funds.
- There are no suitable locations to move the house, within a reasonable distance.

Option 3 – Demolish Nixon House

- A Coastal Development Permit, an Air Board Permit, and a demolition permit will be required prior to demolition.
- Certain asbestos containing materials (ACM) must be removed from the house prior to demolition. The abatement cost would be approximately \$1,500. Even though there are other ACM present (drywall, window putty, roof mastic, etc.) they do not need to be removed prior to demolition.
- The cost to demolish and dispose of the house would be approximately \$30,000 and would require two to three days to complete.
- Engineered fill and asphalt paving will be required to prepare the site for bus parking.
- The City of Eureka's Historic Preservation Commission will need to be consulted before starting the permit process. It is unknown if their permission is required.

Conclusions:

- The Nixon House should be removed from the HTA's property. As there are no suitable locations to move it to, Greenway recommends demolition and disposal.

The removal of the Nixon House and the successful encroachment/vacation of W Street will alleviate current bus parking problems, in short term. For a long term solution; Greenway recommends going through a facilitated, strategic planning process to determine how best to utilize your existing facilities and property. We offer these services and have a number of clients that will vouch for our expertise, including the Sequoia Park Zoo Foundation, the Arcata Fire Department, and the Mclean Foundation. Looking forward to continuing to work with the HTA.

Sincerely,



Steve Salzman, P.E.
Greenway Partners



**Susie Van Kirk's
Historic Report 3**

SUSIE VAN KIRK
Historical Resources Consultant
P.O. Box 568
Bayside, Ca 95524
(707) 822-6066

May 2000

Introduction

The Humboldt Transit Authority (HTA) proposes to develop the entire block bounded by First, W, Second and X streets in Eureka to provide a natural gas fueling facility and parking for local buses. The project will result in the removal of all existing structures on the block, consisting of two 19th-century houses, 21 mobile homes, and two light industrial buildings, and the construction of a perimeter sound wall.

HTA contracted with SHN Consulting Engineers and Geologists to prepare the necessary environmental and planning documents. To satisfy requirements for the assessment of historical resources, SHN contracted with Alex Stillman & Associates. The scope of work includes: 1) identification of the Area of Potential Environmental Impact (APEI) for historical resources; 2) evaluation of the two 19th-century houses to determine "significance" as defined in CEQA Guidelines Section 15064.5; and 3) determination of whether demolition of either or both of these houses constitutes "a significant effect on the environment."

Methodology

A survey of the surrounding neighborhood was made in early May 2000 to determine the appropriate boundaries for the APEI relative to historical resources. In addition to the two houses on the project site, four properties were identified: two on north side of First Street, one at the northeast corner of First and X streets, and one at the southwest corner of Second and W streets.

To properly evaluate the two, 19th-century houses on the project block, a chain of title for each was researched at the Humboldt County Recorder's Office in Eureka. Tax assessment records in the basement of the Humboldt State University Library provided improvement values for determining construction dates. Census records and local newspapers on microfilm, city directories, and the Susie Baker Fountain Notebooks were reviewed for information about the families that owned the houses.

Photographs were taken of the houses, the project site, off-site properties that could be affected by the project, and streetscapes. Descriptions were prepared for the two on-site houses.

Findings

1. With regard to historical resources, the project could impact two 19th-century houses at 2203 and 2235 First Street; the entrance to the Blue Ox Mill Works and Historic Park at the northeast corner of First and X streets; and the 19th-century house at 2136 Second Street.

2. The Nixon House at 2237 Second Street was determined to be an historical resource pursuant to CEQA Guidelines which include a definition of “historical resources” as those included in a local register or survey [article 5, sec. 15064.5(a)(2)]. The house is listed in the survey conducted by the Eureka Heritage society and published in 1987 in the “green book,” entitled *Eureka: An Architectural View*. It is listed as “important to the history and development of architecture on a community or regional level” and identified as a “one-story frame Italianate cottage.”

3. The Riley House at 2205 Second Street was determined to be an historical resource because of its importance to the history and development of local architecture, representing, as it does, three periods of construction—settlement, turn-of-the-century transitional, and Craftsman—each of which retains sufficient integrity to be distinctive. Such a determination by the lead agency is allowed [sec. 15064.5(a)(3)]. Furthermore, the fact that a resource is not listed on the California Register of Historical Resources or on a local register, or identified in a survey does not preclude a lead agency from determining that the resource may be an historical resource [sec. 15064.5(a)(4)].

4. Under the CEQA Guidelines, demolition of either or both of these houses would be a project that would cause a “substantial adverse change in the significance of an historical resource,” and would, therefore, have a “significant effect on the environment” [sec. 15064(b)(1)].

5. It is possible that sub-surface artifacts, both historic and pre-historic, are present on the project site. CEQA applies to effects on archaeological sites that are determined to be an historical resource [sec. 15064.5(c)(1)].

Recommendations

1. For determining effects to off-site historical resources, the APEI should include the north side of First Street between W and X streets; the northeast corner of First and X streets; and the southwest corner of Second and W streets.

2. To mitigate the impacts of demolishing historical resources resulting from implementation of the proposed project, the Nixon House at 2237 and the Riley House at 2205 Second Street should be moved.

3. To preserve and utilize these houses, they should be moved to sites where they can provide living and/or working space in the community. Maintaining their architectural integrity does not preclude adaptive modifications for different and contemporary uses.

4. Provisions should be included in construction contracts that in the event sub-surface artifacts, historic or pre-historic, are uncovered, work will stop pending a decision by a professional archaeologist on the appropriate action to be taken.

Discussion

Area of Potential Environmental Impact (APEI)

The two houses on the north side of First Street are settlement period dwellings. The house at 2203 First is a one-story saltbox with side gables, shingle siding, and a central entrance with porch. Alterations are apparent in the added shingles and window changes. The house was probably constructed prior to 1880 and retains integrity of location and setting. The house at 2235 First is a small version of the upright-and-wing house. It has a front-facing gable section with another gabled section at right angles. Classic features of this house-type are the off-centered front entrance, separate porch, shiplap siding, two-over-two light windows, and corner boards. The two-over-two windows suggest a construction date in the 1880s. It retains integrity of location, setting, and architecture.

The Blue Ox Mill and Historic Park consists of an eclectic collection of buildings and artifacts from the 19th and early 20th centuries. It includes the large millwork building, constructed in 1904 for use by the North Mountain Power Company, and structures relocated to the property. Situated on the bay and remote from modern traffic and development, the property recalls a distance time in local history and retains integrity of location and setting. The entrance at the northeast corner of First and X streets includes a display of a "Guy Stump," a relic of steam donkey logging that dates to the early 1880s in Humboldt County.

The house at 2136 Second Street represents a popular house-type built in Humboldt County during the settlement period. It is a one-and-a-half story, front-facing gable with return cornices, sometimes identified as vernacular Greek Revival. It has an off-centered front entrance with a bracket-decorated stoop, two-over-two light windows and an interesting grooved shiplap siding. An 1880s construction date is estimated. This house retains integrity of location and architecture.

The streetscape on First Street between W and X streets, including the entrance to the Blue Ox Mill and Historic Park, represents another era in Eureka's history. It is quiet, undeveloped, and a stone's throw from Humboldt Bay. A walk along this street or down into the Blue Ox property brings to mind Eureka's historic association with Humboldt Bay. When these First Street houses were constructed and for many years after their

construction, essentially the only way to move people or freight to and from Eureka was by the ships that called at the city's waterfront.

These First Street houses and the entrance to Blue Ox face the north side of the project block. Two light industrial/commercial buildings are located on the east side of X Street. A lattice-type fence, surrounding HTA's bus yard, extends along the west side of W Street to a corner house, now used for office space. And facing the south side of the block on Second Street are two metal commercial buildings, a storage garage, and the side of a flat-roof, circa 1940s house. The house at 2136 Second is diagonally across Second and W streets from 2205 Second.

The Riley House at 2205 Second Street

The original house at this location was purchased by Clark P. Riley in 1886 for \$200 and included not only a small dwelling, but two lots, numbers 5 and 6 in block 12 of the Eddy Tract. The entire property covered an area 110 by 120 feet (Deeds 3:318).

This house represents three different periods and styles of construction. The rear, one-story gabled section with an identifying six-over-six light window dates to the settlement period and was probably constructed prior to 1880. The Tax Assessment for 1886 valued the first house at \$150. It had a open porch across the west side which may have been the front of the house. The 1900 Sanborn Fire Map shows this rear section and porch, along with a wing on the east side that is no longer present.

The second period is represented by the large, hipped-roof, two-story house facing Second Street. This house was constructed in the 1890s (Tax Assessments, 1890, 1895, 1897). The turn of the 20th century was a transitional period in Humboldt County's architecture, when past and future features appeared together. The single-pane, double-hung windows, hipped roof, symmetry of window placement, and simple box construction are characteristic of this period. It certainly lacks the applied ornamentation and variety of surfaces and shapes popular during the preceding Victorian period. But this house still has decorative brackets on its wide frieze board and, prior to the addition of the asbestos shingles in the 1950s, it may well have displayed decorative window moldings. The original wide-groove shiplap siding is still evident on the front porch.

The third architectural period represented by the Riley House is evident in the added front porch, the enclosed west-side porch, and the added gabled-roof section that extends at right angles to the first house. Craftsman period features include the grouped, multi-paned windows, shingles in the gables, solid wall porch balustrade with posts, and exposed rafter ends. These bungalow characteristics were popular in Humboldt County from the mid-teens well into the 1920s.

This house is notable because it displays three different architectural styles and periods, each retained with a degree of integrity. The Craftsman period features were added to the 1890s house without altering that period's features. And even the little

settlement period house is quite obvious with its pre-1880 window on the rear wall. It is a varied collection; nonetheless, the house serves as an example of how one family kept up with the times in the 1890s and then again in the 1920s. Asbestos shingle siding was added to many Humboldt County houses during the 1950s because it withstood rainy winters without painting and provided “insulation” for houses that had none.

Clark P. Riley was born in Indiana in 1850. He was married to Emma Louise about 1875 and they had two daughters, Lelia Mae and Mary Louise Riley, both born in Indiana (1900 Census). The family came to Eureka in the mid 1880s and Clark purchased the original house and property in 1886 (Deeds 3:318). He was involved in Humboldt County’s timber industry, working as a fireman in a mill at the time of both the 1900 and 1910 censuses. However, when Fieldbrook was getting its start about 1902, he erected a shingle mill there, one of the first buildings constructed in the new community. The mill was large enough to accommodate three Hansen shingle machines and he had a contract with the Vance Lumber Company for the shingle bolts (Susie Baker Fountain Notebook 70:514-516). Riley suffered misfortune, however, when the mill burned in 1904 and the loss apparently “ruined the owner financially” (SBF 70:533).

Riley died in January 1917 of a stroke (Humboldt County Vital Records Center). His widow and unmarried daughters continued living in the family home until their deaths. Emma Louise died in 1933 (*Humboldt Times*, 11 April 1933). Mary Louise worked as a bookkeeper for various Eureka businesses and died of diphtheria in 1938 (City Directories; HT, 16 Dec. 1938). Lelia May worked as a clerk, mainly in local jewelry stores. Although she never married, she raised Arthur and Cornelius Daignan. Along with his sister, Gladys Helen Daignan, Cornelius inherited the property upon Lelia’s death in 1944 (City Directories; HT, 26 June 1944; Official Records 116:536).

The Daignans sold the property in 1951 to Floyd R. and Blanche McMahan (OR 158:195). In 1956, Hannibal Lima purchased not only lots 5 and 6 from the McMahans but lots 1, 2, 3 and a portion of 4 as well (OR 423:443). Lima disposed of all lots to Patrick and Inga Spence in 1981 (OR 1647:733) and in 1998, the present owner, Blackhawk Aviation, Inc., purchased the house and the property occupied by the 21 mobile homes (OR 1998:25773).

The Nixon House at 2237 Second Street

The Nixon House is a one-story Italianate cottage that retains a high degree of architectural integrity. The hipped roof, central entrance, paired front bays, and ornamented frieze, windows and bays are characteristic of this style. The house sits sufficiently above ground level to have an above-ground basement that was finished as a living space at some point, resulting in the rounded windows in the board-and batten foundation skirting. The house has corner boards and shiplap siding. The post and pilasters on the west-side porch on the rear section appear to be original, although the railing is not. The 1900 Sanborn Fire Insurance Map indicates that the original house consisted of the front section facing Second Street, a rectangular extension to the rear,

and the west-side L, the same arrangement existing today. The one exception appears to be the east-side porch which originally extended the length of the rear extension and wrapped around the end of the house. A room was created at the northeast corner of the porch. Other alterations include the fixed window shutters, side porch window, and front door.

In 1895, Caleb B. Nixon purchased lot number 8 of block 12 in the Eddy Tract from realtor G.R. Georgeson (Deeds 54:279). Four years later, he had this handsome cottage built for himself, his new wife, and her seven-year-old daughter (1900 Census; 1900 Tax Assessment).

Nixon came to Humboldt County in 1888 from New Brunswick where he was born in 1866. He obtained his first employment working on the jetties at the entrance to the Bay (*Arcata Union*, 23 July 1925). In 1902, apparently after a separation from his wife Madge, he sold the house and the adjoining lot, moving to Vance's on Mad River, where he worked on the Eureka and Klamath River Railroad (Deeds 80:526; SBF 54:311,345). He married Mary Crawford, the daughter of a prominent Arcata family, in 1905 and purchased a half interest in C.C. Crawford's hardware store. Mary was the firm's bookkeeper (SBF 11:227; AU, 23 July 1925). Later he was associated with the White Front saloon on Arcata's Plaza and during Prohibition, his "soft drink parlor" was raided on more than one occasion. In June 1925, Nixon was arrested on charges of selling liquor to an "undercover operative," but Caleb never came to trial; he died within the month (AU, 11 Jan. 1923; 10 Jan. 1924; 25 June 1925; 23 July 1925).

May E. Spaulding purchased lots 7 and 8 in the fall of 1902 (Deeds 80:527). She was married to Willis C. Spaulding, a native of California, about 1900 and they had two sons, Willis C., Jr. and John M. Spaulding (1910 Census). This was Spaulding's second marriage, but it ended in divorce in 1916 and Plaintiff Mr. Spaulding received the property in the settlement (Deeds 133:364). Spaulding worked as a scaler and tallyman in a lumberyard and upon his death in 1923, the house and lots went in undivided one-thirds to each of his two sons and a grandson. John Ralph Spaulding, son of a deceased son in San Francisco (Deeds 164:192). The sons and grandson sold their interests to Frank Frahman in 1924 (Deeds 169:2,3) and Frahman disposed of the property to Arthur E. Estee in following year (Deeds 172:114).

Estee, a native of Montana, had a variety of vocations, including gardener, poultryman, and general laborer, and was a retired fisherman at the time of his death at age of 68 in 1944 (City Directories, 1927, 1930, 1935; HT, 4 Jan. 1944). Estee sold the house in 1942 to Henry and Thelma Wesgaard (Deeds 255:136). In February 1956, Floyd R. and Blanche McMahan, the present owners, purchased both lots (O.R. 379:185).

Conclusion

The Area of Potential Environmental Impact relative to historical resources should include the north side of First Street, where two 19th-century houses at 2203 and 2235 First Street are located; the intersection of First and X streets, being the entrance to the Blue Ox Mill Works and Historic Park; and the southwest corner of Second and W streets, where a 19th-century house at 2136 is located.

The houses on the project site, the Riley House at 2205 and the Nixon House at 2237 Second Street, are considered historical resources as defined by CEQA. They are locally significant as “important to the history and development of architecture on a community...level.” The Nixon House is a good example of Italianate architecture that retains a high degree of integrity. The Riley House maintains the integrity of three different periods—settlement, transitional, and Craftsman—and is an interesting example of an evolving architectural history.

Demolition of these houses would result in a significant effect on the environment. To mitigate this effect, the houses should be relocated to other street sites in Eureka where they can be useful as living and/or working space, while continuing to contribute to the city’s architectural heritage.

Sanborn
Map, 1900

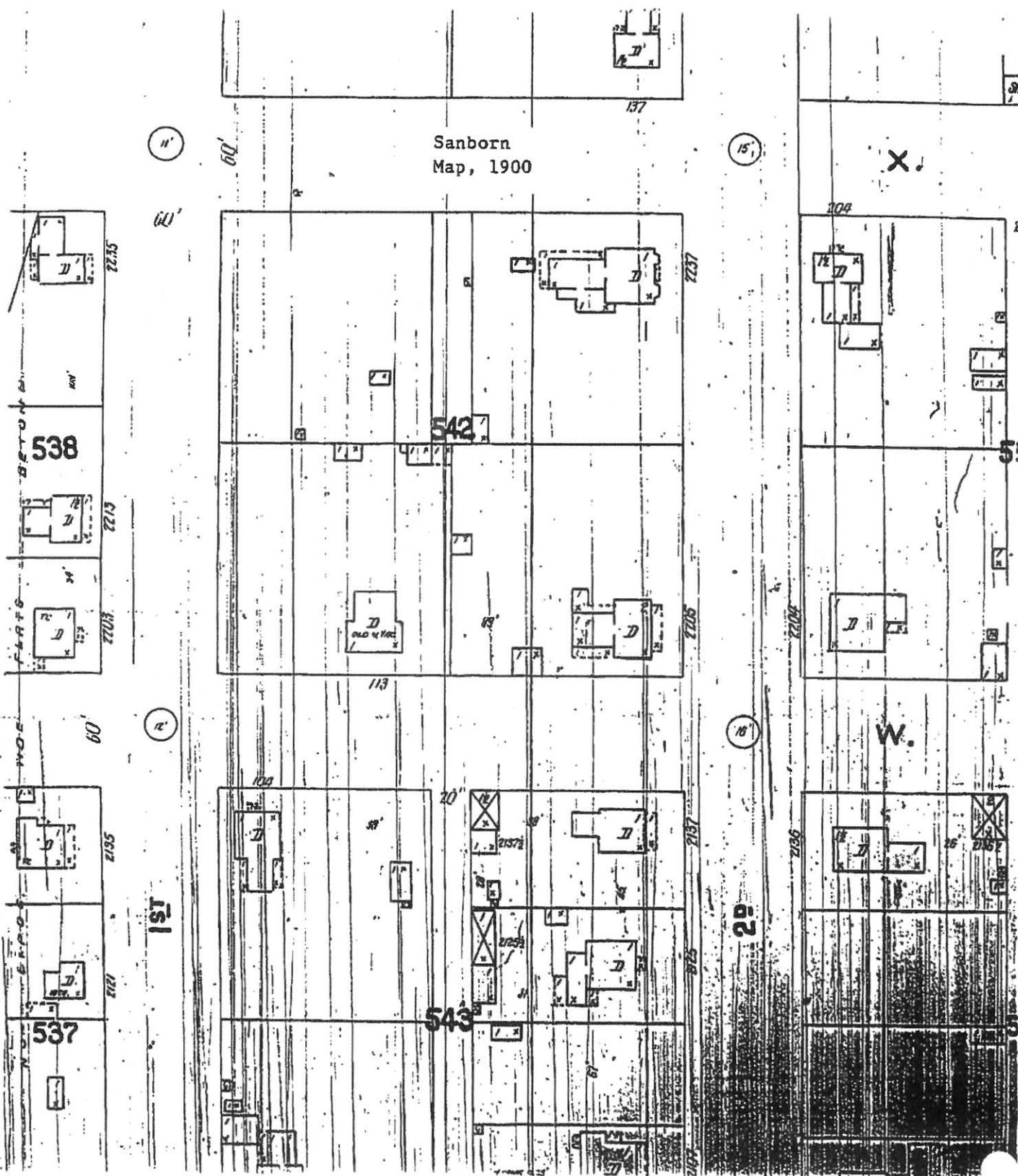
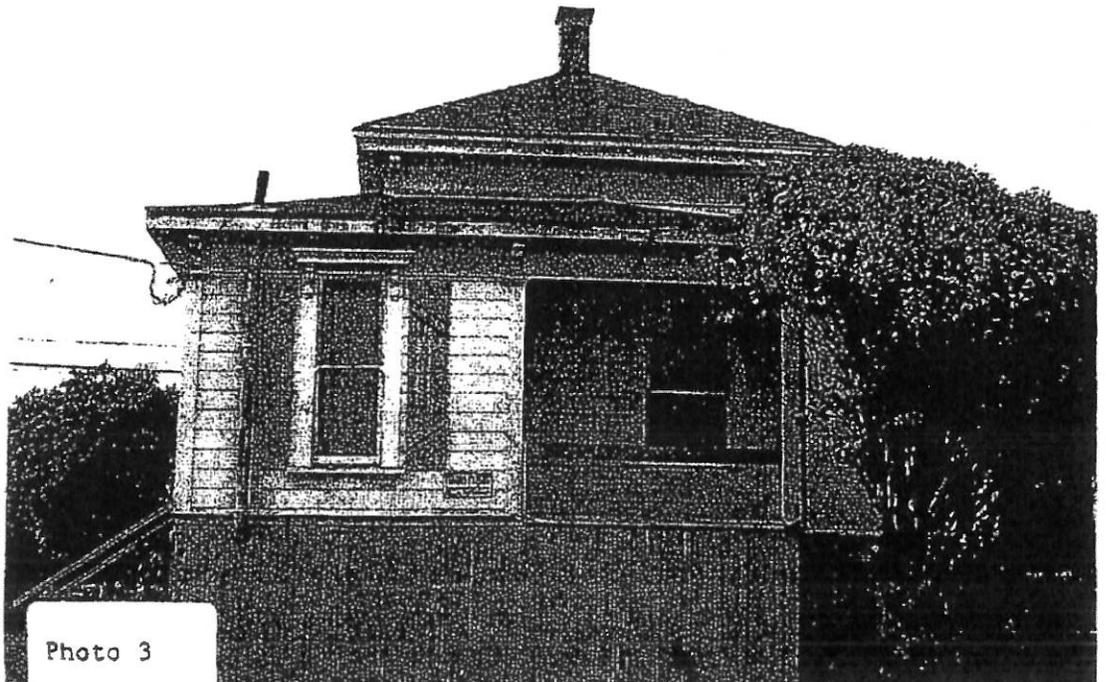
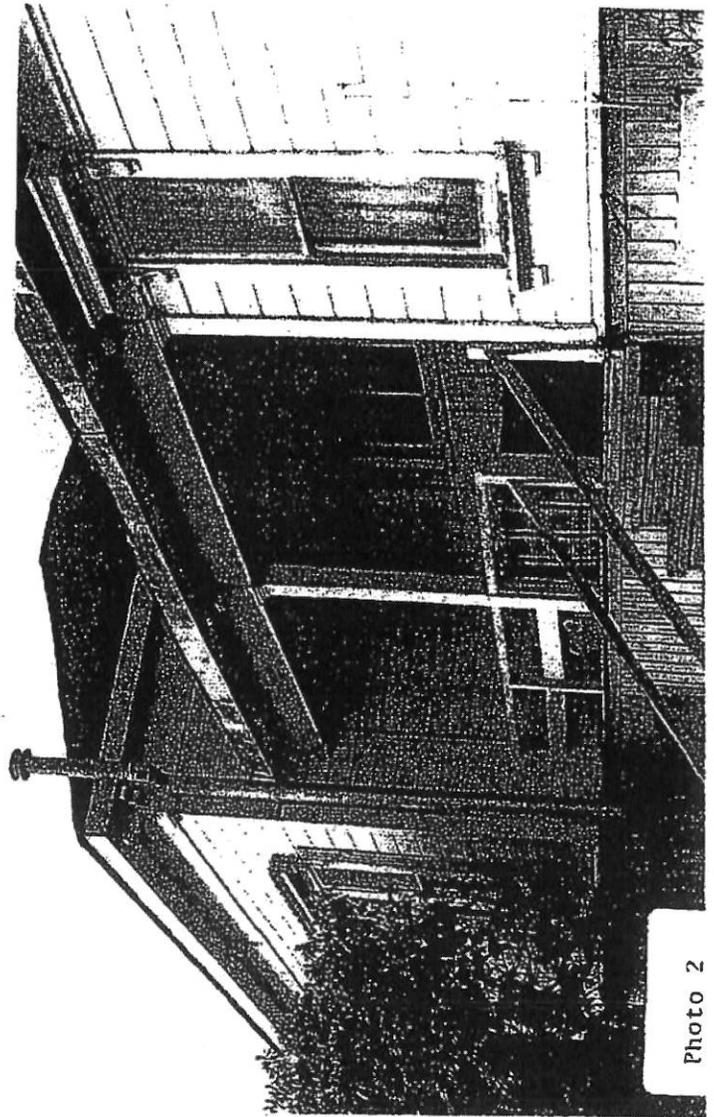
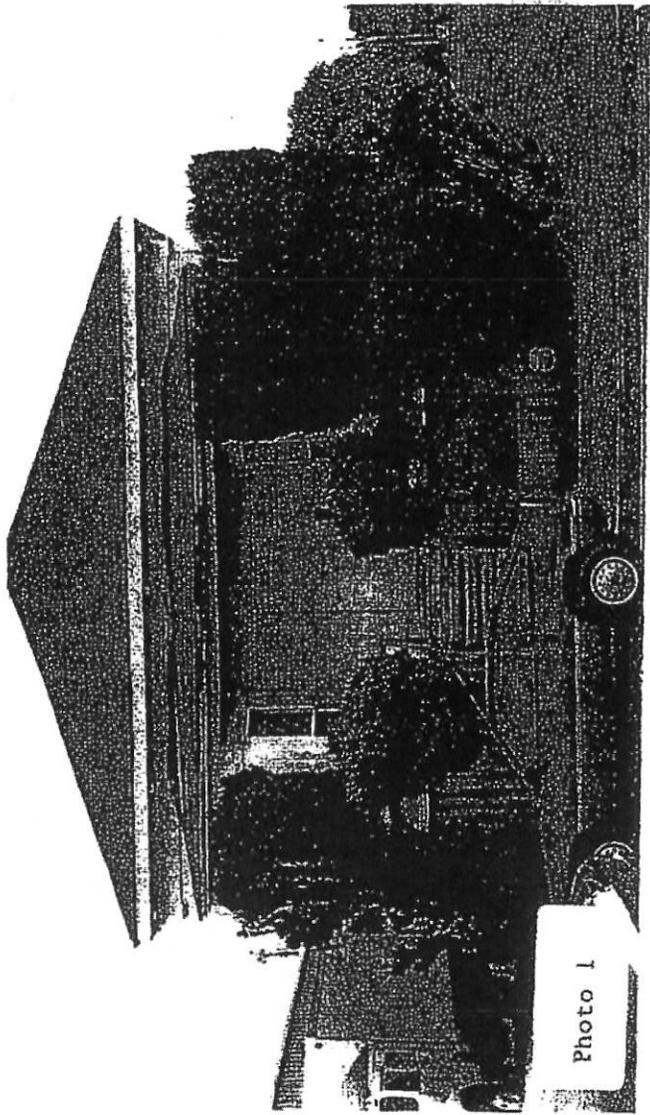


PHOTO PAGE

All photographs were taken during May 2000 by Susie Van Kirk.

- Photos 1-7 The Nixon House at 2237 Second Street. Built in 1899.
- Photo 8 North side of Second Street between X and W streets, showing Nixon House in foreground and Riley House at far corner.
- Photos 9-11 Riley House at 2205 Second Street. Original house built prior to 1880; two-story house built in 1890s; Craftsman period additions made circa 1920s.
- Photos 12-13 Craftsman period features added to Riley House in 1920s.
- Photo 14 Rear wall of original Riley House with six-over-six light window, probably dates to before 1880.
- Photo 15 Off-site house at 2136 Second Street.
- Photo 16 Mobile home park on project site.
- Photo 17 Open lot between 2203 and 2235 First Street with Humboldt Bay behind last row of vegetation.
- Photo 18 North side First Street between X and W streets, showing 2235 in foreground and 2203 in the distance.
- Photos 19-20 Off-site house at 2203 First Street.
- Photo 21-22 Off-site house at 2235 First Street.
- Photo 23 "Guy Stump" at northeast corner of First and X streets at entrance to Blue Ox Mill and Historic Park.
- Photo 24 Blue Ox Mill, built in 1904.



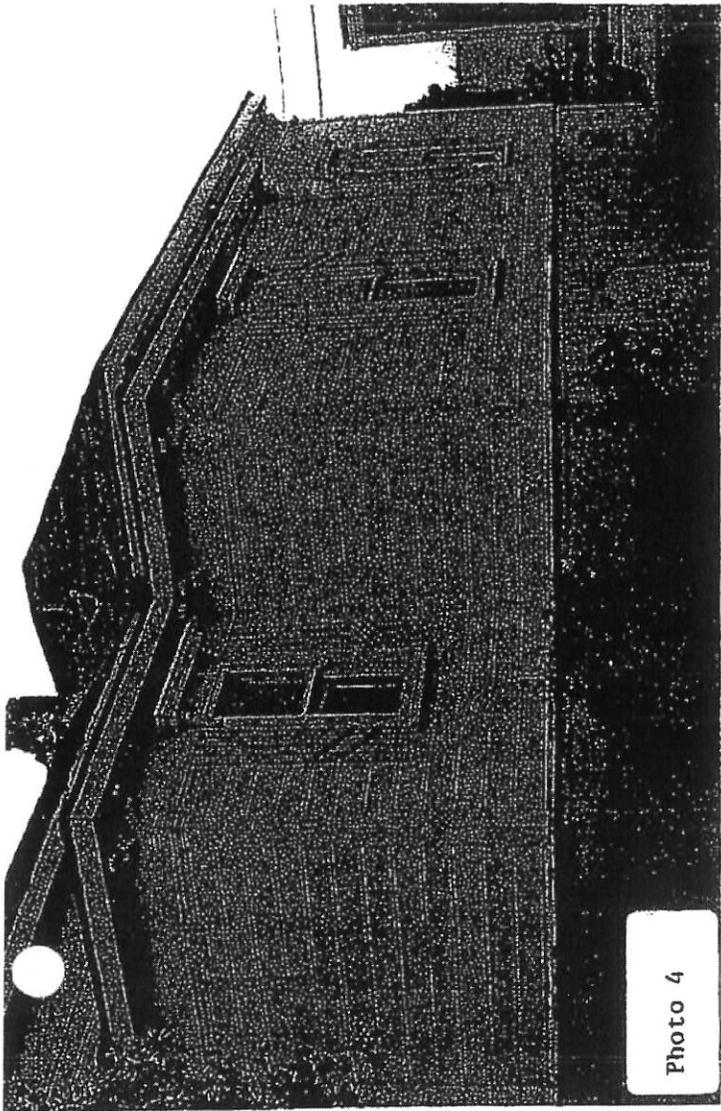


Photo 4

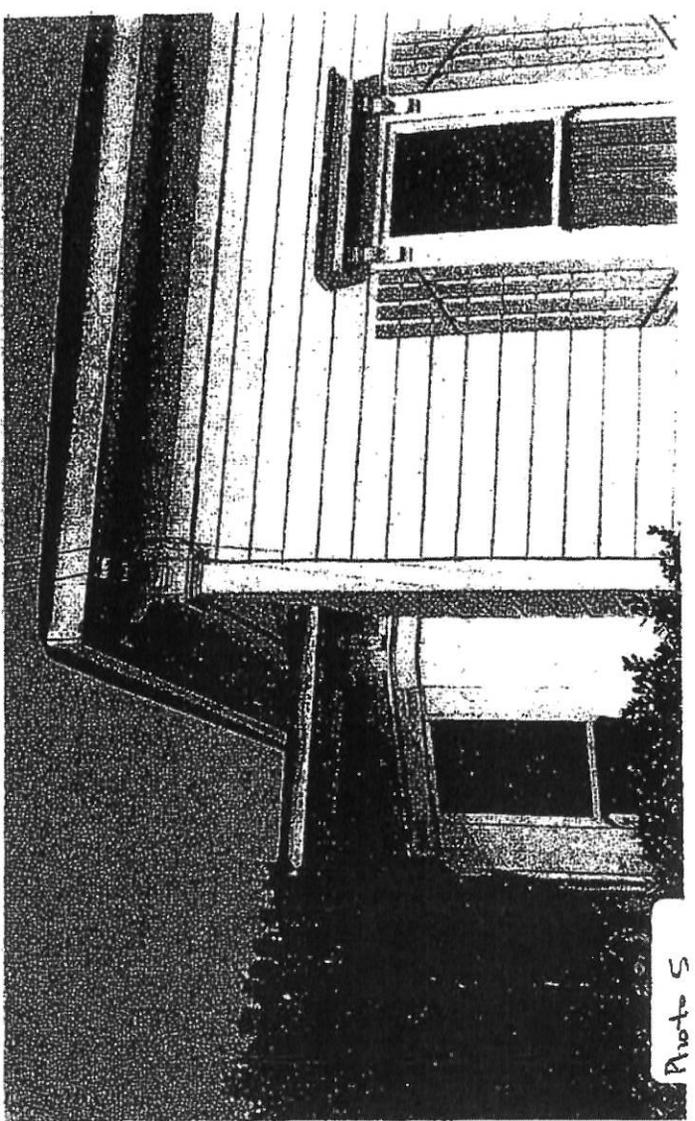


Photo 5

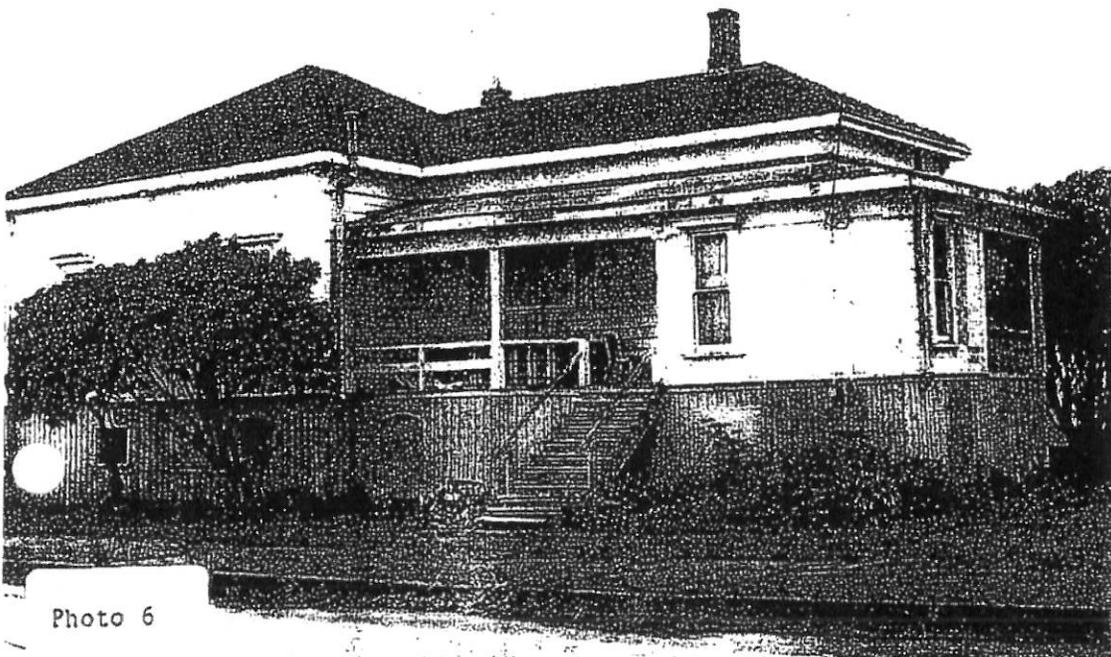


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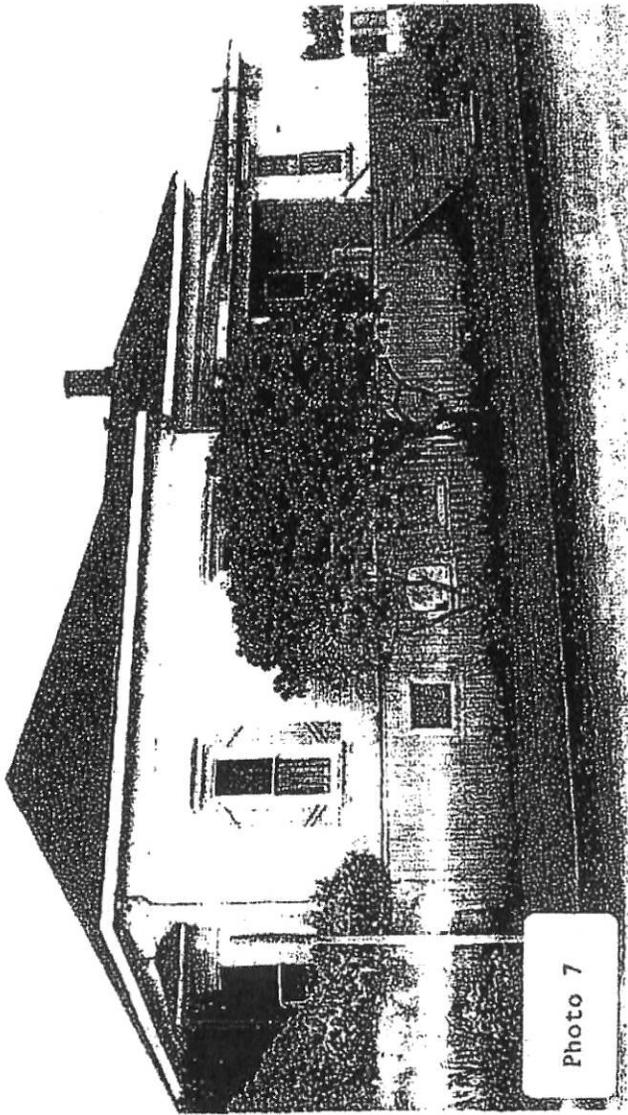


Photo 7

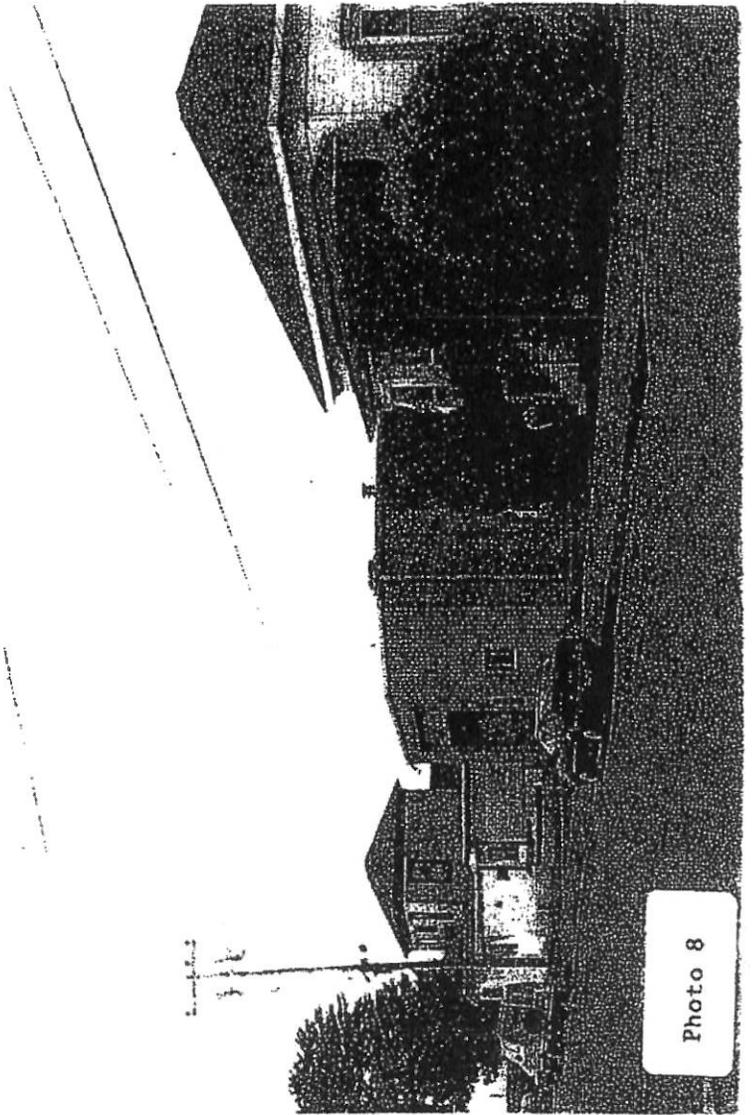


Photo 8



Photo 9

