

NOTICE OF PUBLIC HEARING

EUREKA HISTORIC PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN that the Historic Preservation Commission will hold a public hearing on **Wednesday, October 7, 2020**, at 4:00 p.m., or as soon thereafter as the matter can be heard. Pursuant to Executive Order N-29-20, by Governor Gavin Newsom, this meeting will be conducted telephonically through Zoom. Please be advised that pursuant to the Executive Order and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not be open for the meeting.

Project Title: Shows Upstairs Window Modification.

Project Applicant: Amber Shows **Case No:** HP-19-0003 (MOD)

Project Location: 2210 C Street

APN: 010-021-003

Project Zoning and Land Use: R2 (Medium Density Residential) and MDR (Medium Density Residential)

Project Description: The applicant is proposing a modification to the previously approved, upstairs window style and layout. The parcel contains a 1913, one-and-a-half story Craftsman House. The property is listed on the City of Eureka's Local Register of Historic Places and the proposed addition of the railing requires review and approval by the Historic Preservation Commission, pursuant to Chapter 157 of Eureka Municipal Code.

The public is invited to participate in the following manner:

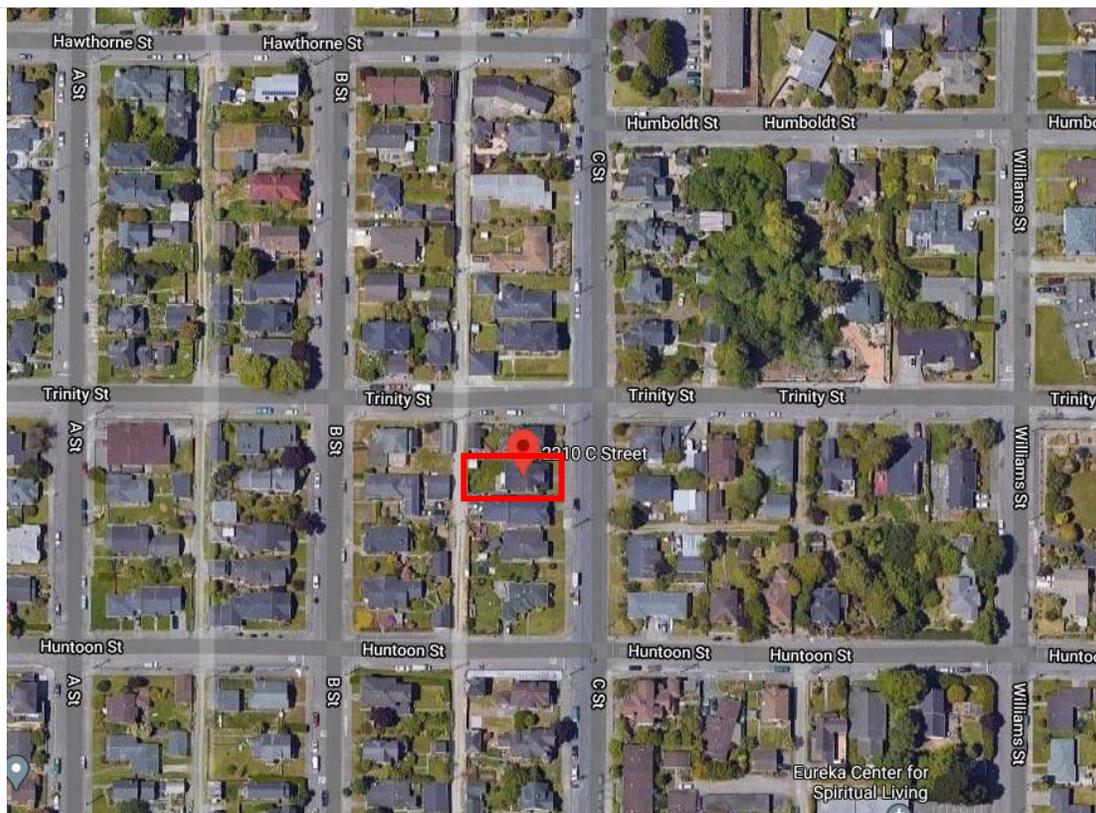
1. You can view the Historic Preservation Commission meetings live on the City of Eureka's website at www.ci.eureka.ca.gov or on Cable Channel 10. To view from the website, select Agendas, Meeting and Videos on the home page.
2. If you wish to speak and be heard during the hearing or oral communications, please submit your name, phone number and name of the item you would like to comment on by e-mail to planning@ci.eureka.ca.gov or leave a message at 707-441-4160 on or before **October 7, 2020 at 12:00 p.m.** A Development Services staff member will call you during the public hearing for the item.
3. If you don't want to participate during the meeting but want to submit comment on a project or for oral communications, please submit your comment via email to planning@ci.eureka.ca.gov or you may leave a message at 707-441-4160 prior to **October 7, 2020 at 12:00 p.m.** to ensure that the Commission receives your comment before the meeting. All comments received by email or mail will be part of the public record for consideration but will not be read aloud during the meeting.

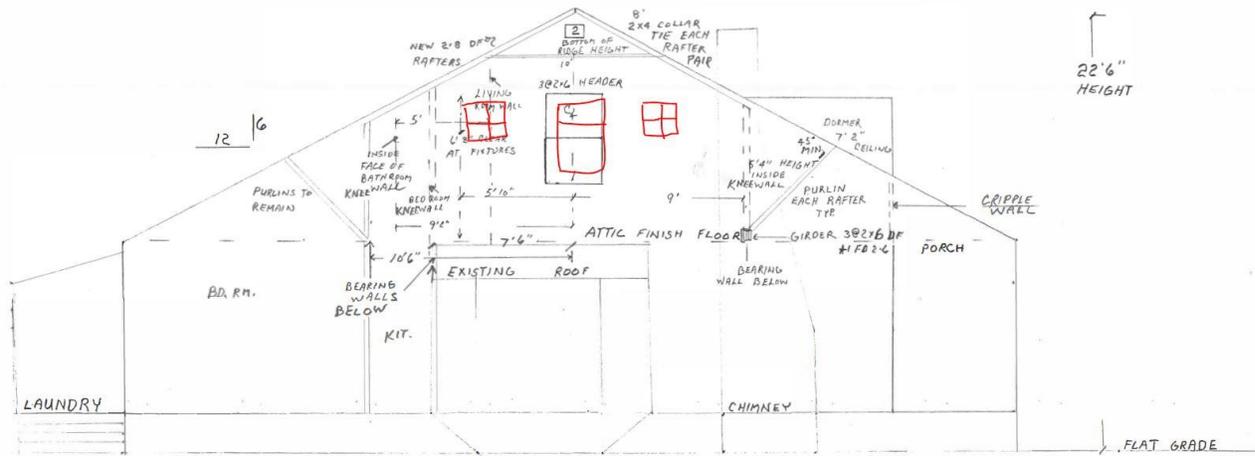
Appeals to the City Council of the action of the Historic Preservation Commission, may be made within 10 calendar days of the action by filing a written Notice of Appeal, along with the filing fees as set by the City Council, with the City Clerk.

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 or written correspondence received during or prior to the public hearing. Accommodations for handicapped access to City meetings must be requested of the City Clerk, 441-4175, five working days in advance of the meeting. The project file is available for review at Development Services - Planning. If you have questions regarding the project or this notice, please contact Riley Topolewski, Senior Planner, rtopolewski@ci.eureka.ca.gov or (707) 268-1971.

Subject:	Shows - Historic Preservation Commission Review HP-19-0003(MOD)
Location:	2210 C Street
APN:	010-021-003
Applicant:	Amber Shows
Property Owner:	Amber Shows
Purpose/Use:	Modification to the previously approved design for two upstairs windows, with the new proposal calling for the installation of four windows
Application Date:	September 9, 2020
General Plan:	MDR – Medium Density Residential
Zoning:	R2 – Residential High
Staff Contact:	Riley Topolewski, Senior Planner
Recommendation:	Staff recommends the Commission hold a public hearing, and approve the project with conditions.
Motion:	<i>“I move the Historic Preservation Commission adopt a resolution approving the installation of four new windows at 2210 C Street as conditioned.”</i>

Figure 1: Location Map

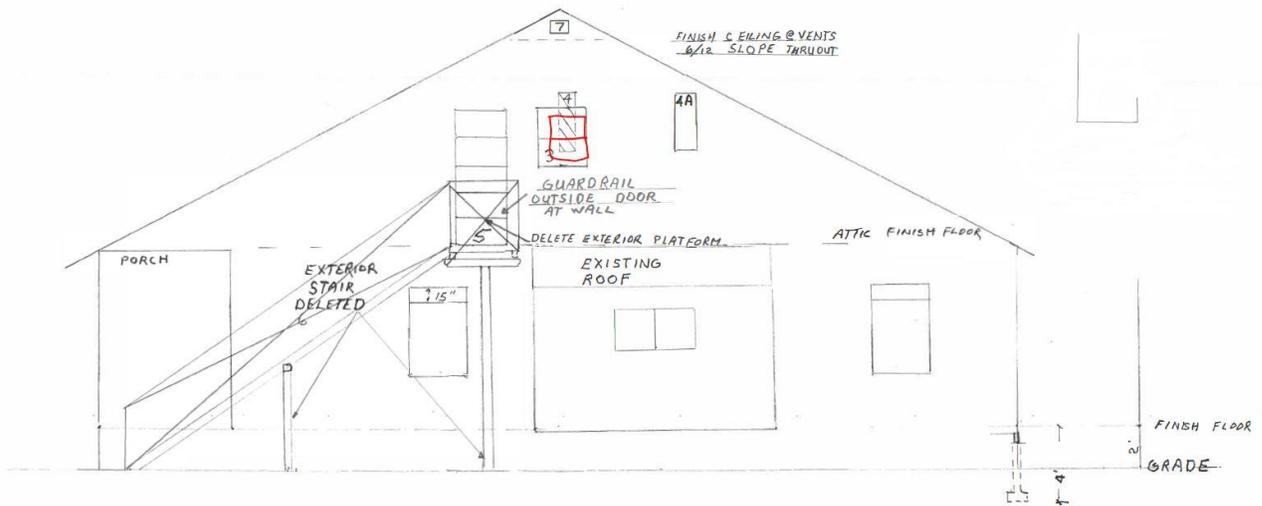




SOUTH ELEVATION



Figure 1: South Elevation with redlined proposed changes



NORTH ELEVATION



Figure 2: North Elevation with redlined proposed changes



Figure 3: Windows for South Side



Figure 4: Window for North Side

Background

The property is on the Local Register of Historic Places (LRHP) and is currently owned by Amber Shows. According to the “Green Book”, the structure was constructed in 1913 and is described as a “one-and-a-half-story Craftsman house with full-width porch”.

The applicant Amber Shows is proposing the installation of four new windows to the upstairs of the residence- one window on the south side and three on the north side. This proposal is a modification of the original Historic Preservation Commission case HP-19-0003, during which the Commission, at the December 4, 2019 hearing approved the installation of two upstairs windows.

Previously, at the December 4, 2019 HPC session, two windows were approved for installation in the upstairs of the residence at 2210 C Street. The window that was approved on the north side of the structure was rectangular with a 1/3 2/3 sash, and the window that was approved for the south side was of a similar style. The applicant was informed by the City of Eureka Building Department that, in order to meet California Building Code (CBC) requirements for ventilation, there would need to be additional windows installed. The applicant is now requesting HPC approval for the addition of two windows on the south side of the residence for the purpose of meeting the CBC's ventilation requirements. The applicant is also requesting approval to slightly modify the two originally approved windows.

The window on the north side will be downsized, while keeping the same 1/3 2/3 sash style. Additionally, the applicant is seeking approval to install a square, 1/2 1/2 sash window on the south side. To meet ventilation requirements, the applicant would also like to add two foursquare windows- one on each side of the proposed square window on the south side.

Required Findings and Analysis:

Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.006(C), specifies that for properties listed on the Local Register of Historic Places, a proposed alteration must be considered in light of its effect on the existing historical character of the affected structure as it relates to the streetscape. Also, as provided in Chapter 157, the Historic Preservation Commission has adopted the ***Secretary of the Interior's Standards for the Treatment of Historic Properties*** as the guidelines for alterations to historic properties and in carrying out their historic preservation responsibilities.

In the Standards, there are four ways that a historic property may be treated; they include Preservation, Rehabilitation, Restoration, and Reconstruction. The most appropriate standard for this project is Rehabilitation. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character as it has evolved over time. This treatment standard is chosen by staff because the proposal will alter a historic structure to meet continuing uses while retaining the structure's historic character.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural significance when possible. There are ten standards to consider when determining if Rehabilitation is the appropriate method of preserving a historic resource:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The main structure was historically used as a residence and will continue to host this use. The current use of the property will not be changed as a result of this proposed project.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The installation of windows will retain the historic character through the use of wooden windows- similar to the existing, original windows.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposal will not include any additions which would create a false sense of historical development. The intent of the project is to maintain the current appearance of the structure.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no known changes to the property that have acquired significance in their own right.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The installation of four new windows will utilize similar, distinctive wooden windows which will preserve the character of the property.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The four proposed new windows will allow for necessary ventilation and lighting to the upstairs living space. By installing wooden windows, similar to the existing material, the historic look and feel will be retained.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments will occur during the installation of windows.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No ground disturbing activities are proposed.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The new windows will utilize historic details similar to those already present on the structure.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

With the installation of the four windows, no other new additions or adjacent construction is proposed.

Summary of Findings: Based on the discussion for each standard above, the installation of wooden windows does comply with the Secretary of the Interior Standards.

The Historic Preservation Commission should review the proposed project to determine whether it is appropriate for the parcel. If the Commission concurs with Staff's analysis above, and concludes the proposed project does comply with the Secretary of the Interior's Standards for Rehabilitation, the Commission could approve the application.

If the Commission chooses to impose conditions of their own, the Commission must adopt findings supporting their action, and conditions of approval to specify any action that must be taken, including identifying the design, architectural style, and exterior appearance that should be used for the proposed project.

Environmental: This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). A project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties qualifies for a Class 31 exemption from the preparation of environmental documents. Because the alteration will match the old in design and color and it will not cause a substantial adverse change in the significance of the historical resource, this project is consistent with the Secretary of the Interior's Standards and qualifies for a Class 31 exemption from CEQA.

Recommended Motion:

"I move the Historic Preservation Commission adopt a resolution of the Historic Preservation Commission of the City of Eureka approving the installation of four new upstairs windows at 2210 C Street."

Support Material:

Attachment 1	Resolution	pages 8-9
Attachment 2	Previous Resolution from 12/4/19.....	pages 10-11

Attachment 1

RESOLUTION NO. 2020-__

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA APPROVING THE INSTALLATION OF FOUR NEW WINDOWS AT 2210 C STREET, APN 010-021-003.

WHEREAS, the applicant has requested approval from the Historic Preservation Commission to install four new windows; and

WHEREAS, the property at 2210 C Street is listed on the Local Register of Historic Places; and

WHEREAS, the project was before the Commission on December 4, 2019 where amongst other modifications to the structure, two windows were approved for installation in the upstairs of the residence; and

WHEREAS, Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.006 3(C), specifies that no property, which is designated on the Local Register of Historic Places, shall be altered unless the alteration is approved by the city, following notice to the extent required by § 157.005 and hearing(s) pursuant to the chapter; and

WHEREAS, Eureka Municipal Code §157.000 (J) prescribes the findings required to be made by the Historic Preservation Commission prior to granting approval of projects associated with historic properties; and

WHEREAS, on September 9, 2020, the property owners submitted an application to install four new windows at 2210 C Street; and

WHEREAS, on October 7, 2020, 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, was approved with conditions, and the decision to approve the subject application with conditions 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. The project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). The project complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and therefore qualifies for a Class 31 exemption from the preparation of environmental documents.

2. The project, as conditioned, complies with the Secretary of the Interior's Standards for the Rehabilitation and Treatment of Historic Properties, as the proposed alterations will not significantly alter the overall historic character of the structure.

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 applicant shall undertake the project as approved by the Historic Preservation Commission. Any deviation in proposed design, architectural style, or exterior appearance from those currently proposed shall have prior approval.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 7th of October, 2020, by the following vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN: COMMISSIONER

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

RESOLUTION NO. 19-04

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA DENYING THE CONSTRUCTION OF AN EXTERIOR STAIRCASE, DENYING THE REPLACEMENT OF TWO DOWNSTAIRS WINDOWS, DENYING THE INSTALLATION OF STAINED-GLASS WINDOWS, APPROVING THE INSTALLATION OF TWO NEW UPSTAIRS WINDOWS AND ALLOWING THE APPLICANT TO MODIFY THE UPSTAIRS DOOR OPENING.

WHEREAS, the applicant has requested approval from the Historic Preservation Commission to install an exterior staircase, replace three existing windows, and install two new windows;

WHEREAS, the property at 2210 C Street is listed on the Local Register of Historic Places; and

WHEREAS, Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.006 3(C), specifies that no property, which is designated on the Local Register of Historic Places, shall be altered unless the alteration is approved by the city, following notice to the extent required by § 157.005 and hearing(s) pursuant to the chapter; and

WHEREAS, Eureka Municipal Code §157.000 (J) prescribes the findings required to be made by the Historic Preservation Commission prior to granting approval of projects associated with historic properties; and

WHEREAS, on September 3, 2019, the property owners submitted an application to undergo exterior modifications consisting of the installation of a new exterior staircase, the replacement of three existing windows and the addition of two new windows at 2210 C Street; and

WHEREAS, on November 6, 2019, the Historic Preservation Commission held a duly noticed public hearing which was continued to December 4, 2019.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby deny the construction of an exterior staircase, deny the replacement of two downstairs windows, deny the installation of stained-glass windows, approve the installation of two new upstairs windows and allow the applicant to modify the upstairs door opening. The decision to deny a portion of the application and approve a portion of the 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.

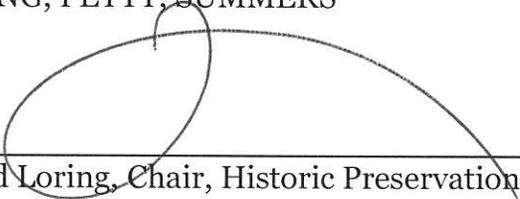
1. The project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore qualifies for a Class 31 exemption from the preparation of environmental documents.
2. The project, as conditioned, complies with the Secretary of the Interior's Standards for the Rehabilitation and Treatment of Historic Properties, as the proposed alterations will not significantly alter the overall historic character of the structure.

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 applicant shall undertake the project as approved by the Historic Preservation Commission. Any deviation in proposed design, architectural style, or exterior appearance from those currently proposed shall have prior approval.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 4th of December, 2019, by the following vote:

AYES: EAGAN, KNIGHT, LORING, PETTY, SUMMERS
NOES: NONE
ABSENT: SEIVERTSON
ABSTAIN: NONE



Ted Loring, Chair, Historic Preservation Commission

Attest:



Rob Dumouchel, Planning & Building Manager