



CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT
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NOTICE OF PUBLIC HEARING

EUREKA HISTORIC PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN that the Historic Preservation Commission will hold a public hearing on **March 6, 2019**, 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: Frye Window, Siding, and Door Replacement

Project Applicant: Pyong Sil Frye **Case No:** HPO-19-0003

Project Location: 1526 Harris Street **APN:** 012-206-006

Project Zoning and Land Use: RS-6000 (One Family Residential District) /LDR (Low Density Residential)

Project Description: The applicant is requesting approval, after the fact, for the replacement and reconfiguration of vinyl and wood windows, siding, and doors. The property is listed on the Local Register of Historic Places and requires review by the Historic Preservation Commission.

All interested persons are invited to comment either in person at the scheduled public hearing, or in writing. Written comments may be submitted prior to or during the hearing by mailing or delivering them to the Development Services Department, Third Floor, 531 K Street, Eureka. 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 the Development Services Department. If you have questions regarding the project or this notice, please contact Swan Asbury, Associate Planner, sasbury@ci.eureka.ca.gov or (707) 268-1830.



**CITY OF EUREKA
DEVELOPMENT SERVICES DEPARTMENT**

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Community Development Division

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CITY OF EUREKA HISTORIC PRESERVATION COMMISSION

STAFF REPORT

March 6, 2019

Project Title: Frye Window and Siding Replacement

Project Applicant: Pyong Sil Frye **Case No:** HPO-19-0003

Project Location: 1526 Harris Street **APN:** 012-206-006

Project Zoning and Land Use: RS-6000 (One Family Residential District) /LDR (Low Density Residential)

Project Description: The applicant is requesting approval, after the fact, for the replacement and reconfiguration of wood windows and siding. The property is listed on the Local Register of Historic Places and requires review by the Historic Preservation Commission.

Contact Person: Swan Asbury, Associate Planner; phone: (707) 268-1830; email: sasbury@ci.eureka.ca.gov

Staff Recommendation: Adopt a resolution.

Motion: *See suggested options on pages 14 and 15.*

Background:

According to the “Green Book”, the residence at 1526 Harris Street was constructed in 1890 as a two story frame house with hipped roof and full-width front porch. Towards the rear of the site, adjacent to Q Street, is an accessory structure. The property is included on the Local Register of Historic Places (LRHP) and is currently owned by the Frye family. The family has indicated they were not aware the property was listed on the registry.

Members of the Frye family first purchased the home in 1976, and then sold the home in 1979. They then repurchased the home in 2017. At least two fires have occurred since the 1970s. Building permit records from 2001 show the back portion of the house being reconstructed after a fire. The scope of work included “Remove and replace fire damaged roofing, roof sheeting, rafters and insulation. Remove and replace fire damaged siding. Remove and replace damaged sliding glass door and kitchen window. Remove and replace fire damaged deck and patio cover.” It is unknown why the project did not come before the

Frye Window and Siding Replacement; Case: HPO-19-0003; APN: 012-206-006
Commission in 2001.



Sliding glass door on the fire damaged portion of the house from 2001

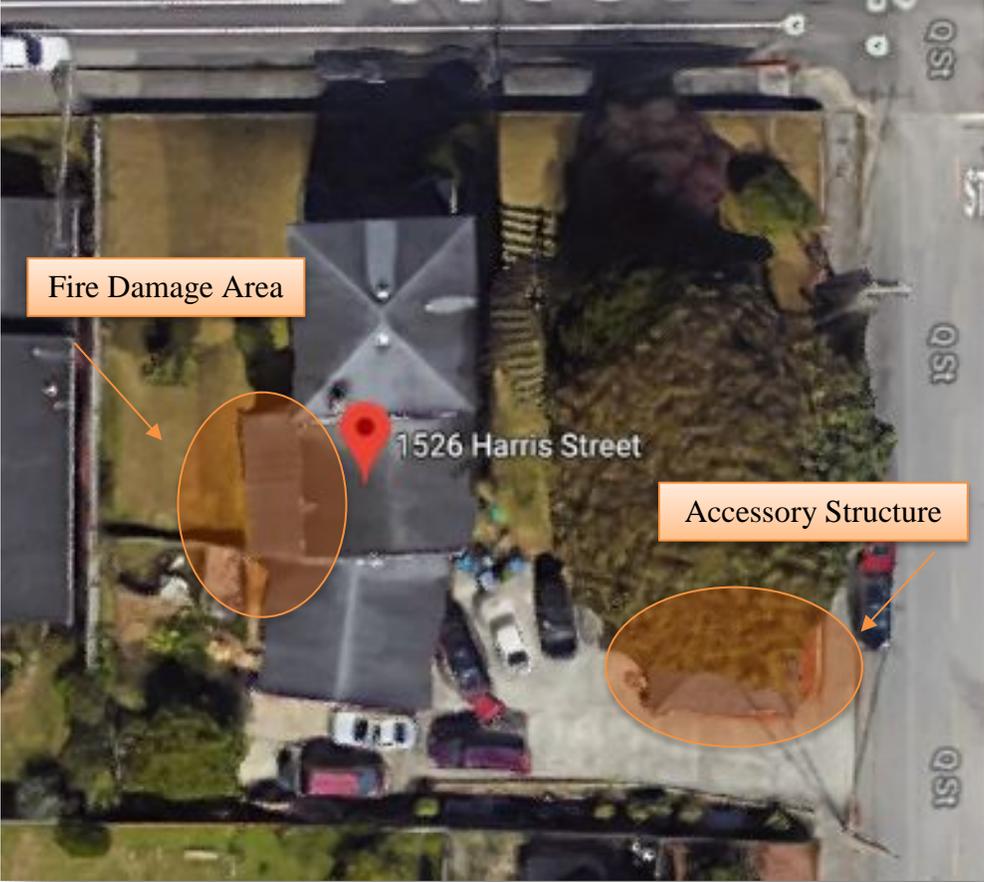


Aluminum window in the fire damaged portion of the house from 2001



Current photo of the house

According to the applicant, several aluminum and vinyl windows were installed by the previous owner on the fire damaged portions of the house. Since repurchasing the home, the applicant has replaced wooden windows with vinyl, reconfigured the size of two of the windows, and replaced the siding on the accessory structure. Staff visited the site and took photographs included in this staff report to show the changes.



Historic photo of the house hung in the owner's home

Window replacement, vinyl for wood

The applicant has replaced thirteen wooden windows with vinyl including three on the accessory structure and ten on the main home.



Before, Google street view from May 2018



After, current view



Before, Google street view from May 2018



After, current view



Before, Google street view April 2012



After, current view

Window reconfiguration

The applicant also reconfigured two of the windows on the main structure.



Siding on accessory structure

Regarding the accessory structure, in addition to replacing the wood windows with vinyl, the applicant replaced the siding on the rear side of the structure.



REQUIRED FINDINGS: Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.07(C), specifies that for properties listed on the Local Register of Historic Places that 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.

The Secretary of the Interior's Standards were developed to promote consistent preservation practices. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect cultural resources. In the Standards, there are four ways that a historic property may be treated; they include Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. 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. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods. Finally, Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The most appropriate standard to use for reviewing this project is Rehabilitation. Rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains. Contemporary or non-historic materials may be used in the construction where the same materials would be impractical. Rehabilitation focuses more on how people continue to use and adapt properties according to changing needs than on historical interpretation.

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 values. There are 10 standards to consider when determining if Rehabilitation is the appropriate method of preserving a historic resource. They are:

- 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 historic residential use of the property will remain unchanged. Replacing the windows and siding will not affect the spatial relationship of the property to adjacent residential properties; however, the distinctive features and fenestrations of the structure are altered through the modifications to the windows and the new siding. It appears distinctive features and fenestrations were altered during the fire damage repair.

- 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.*

Replacing and reconfiguring the existing windows with vinyl, and changing the siding alters the historic character of the property.

- 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.*

No conjectural features or elements from other historic properties have been or will be added to the property.

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

There have been no 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.*

Some distinctive features of the structure remain and have been preserved. However, by utilizing vinyl windows and replacing the wooden shingle siding on the accessory structure, some of the distinctive materials that characterize the property, as well as the wood craftsmanship are not preserved.

- 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 will be substantiated by documentary and physical evidence.*

While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials. Although in some instances, replacement of wood windows with vinyl has previously been approved by the Commission, those replacements did not substantially alter the size, shape, and opening of the windows.

- 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 have or will occur.

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

All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.

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 exterior modifications do not alter the spatial relationships that characterize the property. The modifications also differentiate the new work from the old; however, reconfiguration of the windows, and the replacement of one wall of siding do not preserve historic materials or features, and are not considered compatible with the original materials according to the Secretary of the Interior standards.

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.*

No new additions or adjacent construction are proposed.

Based on the discussion for each standard above, Staff believes the alteration of two of the window openings, combined with the replacement of the wood windows with vinyl, and the replacement of wood shingle siding, does not 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 not comply with the Secretary of the Interior's Standards for Rehabilitation, the Commission could deny the application. Denial would mean the applicant would have to restore the original window openings, and purchase and reinstall the wood windows and the siding on the accessory structure.

However, instead of denial, the Commission could consider and then impose conditions that could then allow the Commission to find the project would conform to the Secretary of the Interior Standards. The conditions would require the applicant to take some action, such as:

1. Restore the two window openings, re-install wood windows, and allow the replacement siding.

Unknown costs, but could be substantial. The applicant has already expended money, and time modifying the window openings, and purchasing and installing the vinyl windows. The costs of the vinyl windows would be lost. Additional money and time would be required to restore the original openings, and to find, purchase, and install

wood windows.

2. Restore the two window openings, allow all vinyl windows, and allow the replacement siding.

Unknown costs, but could be substantial. The applicant has already expended money, and time modifying the window openings, and purchasing and installing the vinyl windows. Additional money and time would be required to restore the original openings.

3. Restore the two window openings, allow all vinyl windows, and restore the wood shingle siding.

Unknown costs. The applicant has already expended money and time modifying the window openings and purchasing and installing the vinyl windows. Additional money and time would be required to restore the original openings and to find, purchase, and install the wood shingle-siding.

4. Allow the two window openings, allow all vinyl windows, and restore the wood shingle siding.

Unknown costs. The applicant has already expended money and time modifying the window openings and purchasing and installing the vinyl windows. Additional money and time would be required to find, purchase, and install the wood shingle-siding.

5. Allow the two window openings, re-install wood windows, and restore the wood shingle siding.

Unknown costs, but could be substantial. The applicant has already expended money and time modifying the window openings and purchasing and installing the vinyl windows. Additional money and time would be required to find, purchase, and install the wooden windows and wood shingle-siding.

6. Allow the two window openings, re-install wood windows, and allow the replacement siding.

Unknown costs. The applicant has already expended money and time modifying the window openings and purchasing and installing the vinyl windows. Additional money and time would be required to find, purchase, and install the wood windows.

7. Allow a grace period for restoration work

Prior to imposition of any fines as discussed below, the Commission could instead require the applicant to apply potential fines toward reconfiguring, repurchasing and replacing the windows and/or siding. The Commissions could implement a grace period during which no fines would be imposed, provided the applicant restores the windows and/or siding by a certain date. Failure to replace the windows would result in the imposition of the administrative citation and fine process described below, at the end of the grace period.

If the Commission chooses to impose conditions of their own, or use the conditions above, it is recommended that the Commission adopt findings and conditions of approval to specify the action that must be taken, and identify the design, architectural style, and exterior appearance that should be used for the proposed project.

If the Commission imposes conditions in order to be able to approve the project, or if the Commission denies the vinyl window replacement, the applicant could:

A. Appeal the denial to City Council.
There is a \$780 appeal fee.

B. Ignore the denial or conditions of approval.

Although Staff does not recommend this option, it is a possible scenario with consequences. The applicant could chose to ignore the denial or the conditions of approval, and not appeal the Commission's action. The next step could then involve the issuance of an administrative citation and daily fine. The daily fine would be \$50.00 per day, which totals \$18,250 per year. The fines would continue to accrue, as well as penalties and interest, until the Commission's conditions were met, or if denied, the windows and/or siding were replaced. If the applicant did not pay the accrued fines, penalties, and interest, the next step could be to lien the property for the amount of the accumulated fines. The lien would eventually be satisfied when the property is sold in the future. The violation would then become the responsibility of the next owner, and the fines could continue to be assessed to the new owner. Under this scenario, the now-existing vinyl windows and/or siding would remain.

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. If this project, or a portion thereof, is determined to be consistent with the Secretary of the Interior's Standards, then the project or portion qualifies for a Class 31 exemption from CEQA.

Projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b). If the project, or a portion thereof, is denied, then the project or portion is exempt from CEQA.

Motion Options:

1. Approve siding replacement/ deny window alterations and replacement

"I move the Historic Preservation Commission adopt a resolution approving the siding replacement and denying the window replacement and window alterations."

2. Approve siding and window replacement/ deny window alterations

"I move the Historic Preservation Commission adopt a resolution approving the siding and window replacement and denying the window alterations."

3. Approve window replacement/ deny of window alterations and siding replacement

“I move the Historic Preservation Commission adopt a resolution approving the window replacement and denying the siding replacement and window alterations.”

4. Approve window alterations and replacement/ deny siding replacement

“I move the Historic Preservation Commission adopt a resolution approving the window alterations and replacement and denying the siding replacement.”

5. Approve window alterations/ deny window and siding replacement

“I move the Historic Preservation Commission adopt a resolution approving the window alterations and denying the window and siding replacement.”

6. Approve window alterations and replacement siding/ deny window replacement

“I move the Historic Preservation Commission adopt a resolution approving the window alterations and replacement and denying the window replacement.”

7. Denial of entire project

“I move the Historic Preservation Commission adopt a resolution denying the window and siding replacement and window alterations.”

Summary of Motion Options

Motion	Window Alterations Approved	Window Replacement Approved	Siding Replacement Approved
1	No	No	Yes
2	No	Yes	Yes
3	No	Yes	No
4	Yes	Yes	No
5	Yes	No	No
6	Yes	No	Yes
7	No	No	No

Support Material:

Attachment 1 Resolution Denying Windows page 16
 Attachment 2 Resolution Denying Window Alteration page 19
 Attachment 3 Resolution Denying Window Alteration and Siding page 22
 Attachment 4 Resolution Denying Siding page 25
 Attachment 5 Resolution Denying Window and Siding Replacement page 27
 Attachment 6 Resolution Denying Windows Replacement page 30
 Attachment 7 Resolution Denying Windows and Siding page 33
 Attachment 8 Parcel Map page 35

Option 1

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING SIDING REPLACEMENT AND DENYING
THE WINDOW REPLACEMENT AND ALTERATIONS AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the replacement of the siding is approved, and the window alteration and replacement is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the windows and siding does not affect the spatial relationship of the property to adjacent residential properties.
3. Replacing the existing windows with vinyl, and reconfiguring the window openings alters the historic character of the property.
4. Replacing the siding on the accessory structure does not significantly alter the historic character of the property.
5. No conjectural features or elements from other historic properties have been or will be added to the property.
6. There have been no changes to the property that have acquired significance in their own right.
7. Some distinctive features of the structure remain and have been preserved, including three sides of wooden siding on the accessory structure.
8. By utilizing vinyl windows some of the distinctive materials that characterize the property, as well as the wood craftsmanship are not preserved.
9. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
10. No chemical or physical treatments have or will occur.
11. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
12. The exterior modifications do not alter the spatial relationships that characterize the property.
13. The modifications differentiate the new work from the old; however, reconfiguration of the windows and replacement of wood windows with vinyl do not preserve historic materials or features, and are not considered compatible with the original materials.
14. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 2

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING SIDING AND WINDOW REPLACEMENT
AND DENYING THE WINDOW ALTERATIONS
AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the replacement of the siding and windows are approved, and the window alteration is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the windows and siding will not affect the spatial relationship of the property to adjacent residential properties.
3. Reconfiguring the existing windows with vinyl alters the historic character of the property.
4. No conjectural features or elements from other historic properties have been or will be added to the property.
5. There have been no changes to the property that have acquired significance in their own right.
6. Some distinctive features of the structure remain and have been preserved.
7. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
8. No chemical or physical treatments have or will occur.
9. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
10. The exterior modifications do not alter the spatial relationships that characterize the property.
11. The modifications differentiate the new work from the old; however, reconfiguration of the windows does not preserve historic materials or features, and is not considered compatible with the original materials.
12. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 3

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING THE WINDOW REPLACEMENT AND
DENYING THE SIDING REPLACEMENT AND WINDOW ALTERATIONS
AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the replacement of the windows is approved, and the siding replacement and window alteration is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the windows and will not affect the spatial relationship of the property to adjacent residential properties.
3. Reconfiguring the existing windows with vinyl, and changing the siding alters the historic character of the property.
4. No conjectural features or elements from other historic properties have been or will be added to the property.
5. There have been no changes to the property that have acquired significance in their own right.
6. Some distinctive features of the structure remain and have been preserved.
7. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
8. No chemical or physical treatments have or will occur.
9. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
10. The exterior modifications do not alter the spatial relationships that characterize the property.
11. The modifications differentiate the new work from the old; however, reconfiguration of the windows, and the replacement of one wall of siding do not preserve historic materials or features, and are not considered compatible with the original materials.
12. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 4

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING THE WINDOW ALTERATIONS AND
REPLACEMENT AND DENYING THE SIDING REPLACEMENT
AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the alterations and replacement of the windows is approved, and the siding replacement is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the windows and siding will not affect the spatial relationship of the property to adjacent residential properties.
3. Replacing the siding alters the historic character of the property.
4. No conjectural features or elements from other historic properties have been or will be added to the property.
5. There have been no changes to the property that have acquired significance in their own right.
6. Some distinctive features of the structure remain and have been preserved.
7. By replacing the wooden shingle siding on the accessory structure, some of the distinctive materials that characterize the property, as well as the wood craftsmanship are not preserved.
8. No chemical or physical treatments have or will occur.
9. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
10. The exterior modifications do not alter the spatial relationships that characterize the property.
11. The modifications differentiate the new work from the old; however, the replacement of one wall of siding does not preserve historic materials or features, and are not considered compatible with the original materials.
12. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 5

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING THE WINDOW ALTERATIONS AND
DENYING THE WINDOW AND SIDING REPLACEMENT AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the alterations of the windows is approved, and the window and siding replacement is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the windows and siding will not affect the spatial relationship of the property to adjacent residential properties.
3. Reconfiguring the existing windows with vinyl, and changing the siding alters the historic character of the property.
4. No conjectural features or elements from other historic properties have been or will be added to the property.
5. There have been no changes to the property that have acquired significance in their own right.
6. Some distinctive features of the structure remain and have been preserved.
7. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
8. No chemical or physical treatments have or will occur.
9. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
10. The exterior modifications do not alter the spatial relationships that characterize the property.
11. The modifications differentiate the new work from the old; however, replacement of the windows, and the replacement of one wall of siding do not preserve historic materials or features, and are not considered compatible with the original materials.
12. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 6

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA APPROVING THE WINDOW ALTERATIONS AND
SIDING REPLACEMENT AND DENYING THE WINDOW REPLACEMENT
AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book", the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

WHEREAS, 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.

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the alterations of the windows and siding replacement is approved, and the window replacement is denied, and the decision on 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. The historic residential use of the property will remain unchanged.
2. Replacing the siding and altering the windows will not affect the spatial relationship of the property to adjacent residential properties.
3. Replacing the existing windows with vinyl alters the historic character of the property.
4. No conjectural features or elements from other historic properties have been or will be added to the property.
5. There have been no changes to the property that have acquired significance in their own right.
6. Some distinctive features of the structure remain and have been preserved.
7. By utilizing vinyl windows some of the distinctive materials that characterize the property, as well as the wood craftsmanship are not preserved.
8. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
9. No chemical or physical treatments have or will occur.
10. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
11. The exterior modifications do not alter the spatial relationships that characterize the property.
12. The modifications differentiate the new work from the old; however, replacement of the windows does not preserve historic materials or features, and are not considered compatible with the original materials.
13. No new additions or adjacent construction are proposed.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Option 7

RESOLUTION NO. 2019-

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF EUREKA DENYING THE WINDOW AND SIDING REPLACEMENT
AND WINDOW ALTERATIONS AT 1526 HARRIS STREET**

WHEREAS, the subject property at 1526 Harris Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the “Green Book”, the residence was constructed in 1890 as a two story frame house with hipped roof and full-width front porch; and

WHEREAS, the applicant is requesting approval, after the fact, for the replacement of thirteen wooden windows with vinyl windows, and the alteration of window framing; and

WHEREAS, the applicant is requesting approval, after the fact, for replacement of wooden shingle siding on one exterior wall of the accessory structure; and

WHEREAS, the Secretary of the Interior's Standards were developed to promote consistent preservation practices, and the intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

WHEREAS, the most appropriate standard to use for reviewing this project is Rehabilitation; and

WHEREAS, rehabilitation emphasizes the retention and repair of historic materials, but also acknowledges that time moves forward and properties change, and that additions may be made so long as the essential historic character on the parcel remains; and

WHEREAS, contemporary or non-historic materials may be used in the construction where the same materials would be impractical; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, projects which a public agency rejects or disapproves are exempt from CEQA pursuant to CEQA Guidelines §15270(b).

NOW THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Eureka, that the project, is denied, and the decision to deny 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.

13. The historic residential use of the property will remain unchanged.
14. Replacing and reconfiguring the existing windows with vinyl, and changing the siding alters the historic character of the property.
15. No conjectural features or elements from other historic properties have been or will be added to the property.
16. There have been no changes to the property that have acquired significance in their own right.
17. Some distinctive features of the structure remain and have been preserved.
18. By utilizing vinyl windows and replacing the wooden shingle siding on the accessory structure, some of the distinctive materials that characterize the property, as well as the wood craftsmanship are not preserved.
19. While deterioration of wood windows may, in some instances, necessitate replacement with a new window, the new window should match the previous window size, shape, location, and preferably materials.
20. No chemical or physical treatments have or will occur.
21. All work has and will occur within the existing footprint of the structure, and no ground disturbing activities are proposed. The parcel is located in an urban area and is outside known archeological areas.
22. The exterior modifications do not alter the spatial relationships that characterize the property.
23. The modifications differentiate the new work from the old; however, reconfiguration and replacement of the windows, and the replacement of one wall of siding do not preserve historic materials or features, and are not considered compatible with the original materials.
24. No new additions or adjacent construction are proposed.

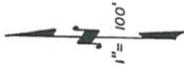
PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 6th day of March, 2019 by the following vote:

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary



R.S. Bk. 30, Pg. 148

Por. Amd. Plat Gill Addn., R.M. Bk. 5, Pg. 70

Por. Park View Tr., R.M. Bk. 11, Pg. 57

Por. Amd. Plat Gill Addn. R.M. Bk. 6, Pg. 13

P.M. No. 968 of P.M. Bk. 8, Pg. 106