



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 **Wednesday, September 4, 2019**, at 4:00p.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: Siding Rehabilitation

Project Applicant: Keith Martin Construction

Case No: HP-19-0001

Project Location: 1205 13th Street

APN: 005-155-009

Project Zoning and Land Use: R3 (Residential High)/HDR (High Density Residential)

Project Description: The property owners are proposing to repair and replace the existing cedar shingles on all of the facades of the single-family residence with hardi-siding. Per Eureka Municipal Code (EMC), the proposed project requires review and approval by the Historic Preservation Commission [§157.006 (C)].

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 Raquel Menanno, Assistant Planner, rmenanno@ci.eureka.ca.gov or (707) 441-4113.



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CITY OF EUREKA HISTORIC PRESERVATION COMMISSION

STAFF REPORT

September 4, 2019

Project Title: Siding Rehabilitation

Project Applicant: Keith Martin Construction **Case No:** HP-19-0001

Project Location: 1205 13th Street **APN:** 005-155-009

Project Zoning and Land Use: R3 (Residential High)/HDR (High Density Residential)

Project Description: The property owners are proposing to repair and replace the existing cedar shingle siding on all of the facades of the single-family residence with hardi-siding. Per Eureka Municipal Code (EMC), the proposed project requires review and approval by the Historic Preservation Commission [§157.006 (C)].

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

Staff Recommendation: Adopt a resolution.

Recommended Motion: *See suggested options on page 6.*

Background: The property is on the Local Register of Historic Places (LRHP) and is currently owned by Merv and Fran Dody. According to the “Green Book”, the structure was constructed in 1913 and is described as a “two-story shingled Craftsman house”.

The property owners were informed the house was listed on the LRHP, however, they were not aware of the review authority in place. According to the owners, the Humboldt County Historical Society informed them their structure was not listed on their registry. After receiving this information, the property owners started removing the cedar shingles on the west elevation, thinking they were not on the LRHP. The cedar shingles have been removed from the west elevation and hardi-siding has been added to a portion of the west elevation.

The cedar shingles on the home are deteriorating. Keeping in mind the state of the cedar shingles and increased instances of fires, the owners thought it would be best to remove and replace the cedar shingles with hardi-siding. The replacement material does not deteriorate as quickly as cedar shingles and it is better for fireproofing. The owners would like to complete one side of the house each summer, beginning with the side with the most deterioration – the west elevation.

Site Images:



Figure 1: West versus South Elevations



Figure 2: West versus South Elevations



Figure 3: South Elevation



Figure 4: South Elevation



Figure 5: Northwest Elevation



Figure 6: North Elevation



Figure 7: West Elevation



Figure 8: New material (left - hardi-siding) v. Original (right - cedar shingles)



Figure 9: New material-hardi-siding



Figure 10: Deteriorated cedar shingles

The property owners have already started and completed a portion of the siding rehabilitation. As such, staff is exploring the following options based on the after-the-fact application.

- 1. Approve hardi-siding replacement on the north (rear) and east facade but deny hardi-siding installation on the west and south (front) façades.**
- 2. Approve siding replacement on the lower portion of the north (rear) and east facade but deny siding installation on the upper portion of both the north (rear) and east facade and the entire west and south (front) façades.**
- 3. Approve project as submitted.**
- 4. Deny project as submitted.**

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 overall historic character of the property will not be retained and preserved as the exterior façade is being altered from cedar shingle siding to hardi-siding and portions of the façade are

street facing. The “Green Book” specifically calls out the distinctive material in the description as a “shingled” craftsman house.

- 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 intent of the project is to rehabilitate the deteriorating shingles; however, the addition of the hardi-siding creates a false sense of historical development as it is not original to the structure’s physical record of time, place, and use.

- 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 cedar shingles have been removed on the west elevation. By approving the project with the replacement material being hardi-siding, the distinctive materials that characterize the property will not be 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 shall be substantiated by documentary, physical, or pictorial evidence.*

Given the cedar shingles are deteriorated, replacement is the best option. The hardi-siding appears to be very similar to the cedar shingles in texture as well, however, it does not match the old in design, color, or texture. Pictorial evidence of the replacement is included in this report.

- 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 occurred during the replacement of the exterior façade materials nor will chemical or physical treatments occur during the remainder of the replacement, if approved.

- 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.

Historic materials that characterize the property have been and are proposed to be removed. The removed material has been destroyed. The new work is not compatible with the historic materials size, scale, and proportion, thereby not protecting the integrity of the property and its environment because it is an entirely different material.

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 is proposed.

Summary of Findings: Based on the discussion for each standard above, the replacement of the 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 siding with cedar-shingles which requires the expenditure of additional money to purchase new cedar shingles. The cost of the hardi-siding will be lost..

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. Approve hardi-siding replacement on the north (rear) and east facade but deny hardi-siding installation on the west and south (front) façades.

The property owner has already expended money by purchasing the hardi-siding. It would be more cost-effective and sustainable to utilize the materials already purchased and salvage any existing intact cedar shingles for reuse. This option likely has a less substantial cost burden as it should require purchasing fewer cedar shingles.

2. Approve siding replacement on the lower portion of the north (rear) and east facade but deny siding installation on the upper portion of both the north (rear) and east façade and the entire west and south (front) facades.

The property owner has already expended money by purchasing the hardi-siding. It would be more cost-effective and sustainable to utilize the materials already purchased and salvage any existing intact cedar shingles for reuse. This option includes a more substantial cost burden as it requires purchasing more cedar shingles.

3. Approve entire project as submitted.

The property owner would not need to expend further money for materials because all of the

hardi-siding has already been purchased.

If the Commission chooses to impose conditions of their own, or use the conditions above, 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.

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 to the 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 choose to ignore the denial or the conditions of approval, not appeal the Commission's action, and install the hardi-siding on all four facades. 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 hardi-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. 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.

Motion Options:

1. Deny entire project.

"I move the Historic Preservation Commission adopt a resolution denying the siding replacement and require the removal of the hardi-siding and installation of new cedar shingles."

2. Approve siding replacement on the north (rear) and east facade but deny hardi-siding installation on the west and south (front) façades.

"I move the Historic Preservation Commission adopt a resolution approving the siding replacement on the rear and east façade and denying the siding replacement on the west and front facade."

3. Approve siding replacement on the lower portion of the north (rear) and east facade but deny siding installation on the upper portion of both the north (rear) and east facade and the entire west and south(front) facades.

“I move the Historic Preservation Commission adopt a resolution approving the siding replacement on the lower portion of the north (rear) and east facade but deny siding installation on the upper portion of the north (rear) and east facade and the entire west and south(front) facade.”

4. Approve entire project.

“I move the Historic Preservation Commission adopt a resolution approving the hardi-siding installation.”

Summary of Motion Options

| Motion | Hardi-siding installation allowed | | | |
|--------|-----------------------------------|--------------|------------------------|-------------|
| | North Facade | South Facade | East Facade | West Facade |
| 1 | No | No | No | No |
| 2 | Yes | No | Yes | No |
| 3 | Yes-lower, No-upper | No | Yes-lower, No-upper | No |
| 4 | Yes | Yes | Yes | Yes |

Support Material:

| | | |
|--------------|---------------------------|-------------|
| Exhibit 1 | Resolution Option 1 | pages 17-18 |
| Exhibit 2 | Resolution Option 2 | pages 19-21 |
| Exhibit 3 | Resolution Option 3 | pages 22-24 |
| Exhibit 4 | Resolution Option 4 | pages 25-27 |
| Attachment 1 | Public Comment | pages 29-30 |

Option 1

RESOLUTION NO. 2019-____

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA DENYING THE ENTIRE PROJECT AT 1205 13TH STREET, APN 005-155-009.

WHEREAS, the property owners are proposing to repair and replace the existing cedar shingle siding on all of the facades of the single-family residence with hardi-siding; and

WHEREAS, per Eureka Municipal Code (EMC), §157.006 (C), the proposed project requires review and approval by the Historic Preservation Commission; and

WHEREAS, according to the owners, the Humboldt County Historical Society informed them their structure was not listed on their registry; and

WHEREAS, after receiving this information, the property owners started removing the cedar shingles on the west elevation, thinking they were not on the LRHP; and

WHEREAS, the cedar shingles have been removed from the west elevation and hardi-siding has been added to a portion of the west elevation; and

WHEREAS, the cedar shingles on the home are deteriorating. Keeping in mind the state of the cedar shingles and increased instances of fires, the owners thought it would be best to remove and replace the cedar shingles with hardi-siding; and

WHEREAS, the replacement material does not deteriorate as quickly as cedar shingles and it is better for fireproofing; and

WHEREAS, the owners would like to complete one side of the house each summer, beginning with the side with the most deterioration — the west elevation; and

WHEREAS, the Historic Preservation Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on September 4, 2019 at 4:00 p.m. in the Council Chamber, to consider an application to replace the cedar shingles on all facades with hardi-siding.

WHEREAS, the Historic Preservation Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 157, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. 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 overall historic character of the property will not be retained and preserved as the exterior façade is being altered from cedar shingle siding to hardi-siding and portions of the façade are street facing. The “Green Book” specifically calls out the distinctive material in the description as a “shingled” craftsman house.

3. The intent of the project is to rehabilitate the deteriorating shingles; however, the addition of the hardi-siding creates a false sense of historical development as it is not original to the structure's physical record of time, place, and use.
4. There are no known changes to the property that have acquired significance in their own right.
5. The cedar shingles have been removed on the west elevation. By approving the project with the replacement material being hardi-siding, the distinctive materials that characterize the property will not be preserved.
6. Given the cedar shingles are deteriorated, replacement is the best option. The hardi-siding appears to be very similar to the cedar shingles in texture as well, however, it does not match the old in design, color, or texture.
7. No chemical or physical treatments occurred during the replacement of the exterior façade materials nor will chemical or physical treatments occur during the remainder of the replacement, if approved.
8. No ground disturbing activities are proposed.
9. Historic materials that characterize the property have been and are proposed to be removed. The removed material has been destroyed. The new work is not compatible with the historic materials size, scale, and proportion, thereby not protecting the integrity of the property and its environment because it is an entirely different material. No new additions or adjacent construction is proposed.
10. No new additions or adjacent construction is proposed.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby deny the application.

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 day of September, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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 THE SIDING REPLACEMENT ON THE NORTH (REAR) AND EAST FAÇADE AND DENYING THE SIDING REPLACEMENT ON THE WEST AND SOUTH (FRONT) FACADE AT 1205 13TH STREET, APN 005-155-009.

WHEREAS, the property owners are proposing to repair and replace the existing cedar shingle siding on all of the facades of the single-family residence with hardi-siding; and

WHEREAS, per Eureka Municipal Code (EMC), the proposed project requires review and approval by the Historic Preservation Commission [§157.006 (C)]; and

WHEREAS, according to the owners, the Humboldt County Historical Society informed them their structure was not listed on their registry; and

WHEREAS, after receiving this information, the property owners started removing the cedar shingles on the west elevation, thinking they were not on the LRHP; and

WHEREAS, the cedar shingles have been removed from the west elevation and hardi-siding has been added to a portion of the west elevation; and

WHEREAS, the cedar shingles on the home are deteriorating. Keeping in mind the state of the cedar shingles and increased instances of fires, the owners thought it would be best to remove and replace the cedar shingles with hardi-siding; and

WHEREAS, the replacement material does not deteriorate as quickly as cedar shingles and it is better for fireproofing; and

WHEREAS, the owners would like to complete one side of the house each summer, beginning with the side with the most deterioration – the west elevation; and

WHEREAS, the Historic Preservation Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on September 4, 2019 at 4:00 p.m. in the Council Chamber, to consider an application to replace the cedar shingles on all facades with hardi-siding.

WHEREAS, the Historic Preservation Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 157, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. 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 overall historic character of the property as viewed from the public way will be retained and preserved, while the portion of the structure not fronting on the street will be altered from cedar shingle siding to hardi-siding.

3. The intent of the project is to rehabilitate the deteriorating shingles. The replacement of the shingles on the street facing facades does not create a false sense of historical development.
4. There are no known changes to the property that have acquired significance in their own right.
5. The cedar shingles have been removed on the west elevation. However, the remainder of the cedar shingles that are intact could be salvaged to cover the portions of the structure that are street-facing on the west and south facades. Salvaging the intact cedar shingles is a sustainable and logical option providing materials for portions of the façade which are street-facing. All of the cedar shingles may not be salvageable because of the state of deterioration; however, the remainder of the cedar shingles may be salvaged and new cedar shingles installed for the remainder of the street facing facades.
6. Given the cedar shingles are deteriorated, replacement with new cedar shingles is the best option for areas which cannot be covered with the salvaged cedar shingles on the west and south facades because the severity of deterioration may be beyond repair. Replacement on the east and north facades is the best option as the portions of the façade are not as visible from the street and will have a decreased effect on the character of the property. The analysis above details the salvaging of the cedar shingles. The proposed material for the exterior façade mimics the old in design and color. The hardi-siding appears to be similar to the cedar shingles in texture as well. Pictorial evidence of the replacement is included in this report.
7. No chemical or physical treatments occurred during the replacement of the exterior façade materials nor will chemical or physical treatments occur during the remainder of the replacement, if approved.
8. No ground disturbing activities are proposed.
9. Historic materials that characterize the property have been and are proposed to be removed. The removed material has been destroyed. The new work as proposed is compatible with the historic materials size, scale, and proportion, thereby protecting the integrity of the property and its environment.
10. No new additions or adjacent construction is proposed.

WHEREAS, in the opinion of the Historic Preservation Commission of the City of Eureka, the proposed application should be partially approved subject to the following conditions:

- a. Hardi-siding installed on the west façade will be removed.
- b. Salvageable cedar shingles from the structure shall be retained and reused.
- c. Either salvaged cedar shingles, or new cedar shingles, will be installed on the west and south facades.
- d. Hardi-siding may be used on the north and east facades.
- e. The applicant has up to 1 year (12 months) from the date of approval to obtain all necessary building permits and complete all work.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application, subject to the mitigation and conditions listed above.

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 day of September, 2019 by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

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 SIDING REPLACEMENT ON THE LOWER PORTION OF THE NORTH (REAR) AND EAST FAÇADE BUT DENY SIDING INSTALLATION ON THE UPPER PORTION OF THE NORTH (REAR) AND EAST FAÇADE AND THE ENTIRE WEST AND SOUTH (FRONT) FACADE AT 1205 13TH STREET, APN 005-155-009.

WHEREAS, the property owners are proposing to repair and replace the existing cedar shingle siding on all of the facades of the single-family residence with hardi-siding; and

WHEREAS, per Eureka Municipal Code (EMC), the proposed project requires review and approval by the Historic Preservation Commission [§157.006 (C)]; and

WHEREAS, according to the owners, the Humboldt County Historical Society informed them their structure was not listed on their registry; and

WHEREAS, after receiving this information, the property owners started removing the cedar shingles on the west elevation, thinking they were not on the LRHP; and

WHEREAS, the cedar shingles have been removed from the west elevation and hardi-siding has been added to a portion of the west elevation; and

WHEREAS, the cedar shingles on the home are deteriorating. Keeping in mind the state of the cedar shingles and increased instances of fires, the owners thought it would be best to remove and replace the cedar shingles with hardi-siding; and

WHEREAS, the replacement material does not deteriorate as quickly as cedar shingles and it is better for fireproofing; and

WHEREAS, the owners would like to complete one side of the house each summer, beginning with the side with the most deterioration — the west elevation; and

WHEREAS, the Historic Preservation Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on September 4, 2019 at 4:00 p.m. in the Council Chamber, to consider an application to replace the cedar shingles on all facades with hardi-siding.

WHEREAS, the Historic Preservation Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 157, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. 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 overall historic character of the property will not be retained and preserved as the exterior façade is being altered from cedar shingle siding to hardi-siding and portions of the façade are

street facing. The “Green Book” specifically calls out the distinctive material in the description as a “shingled” craftsman house.

3. The intent of the project is to rehabilitate the deteriorating shingles, however, the addition of the hardi-siding creates a false sense of historical development as it is not original to the structure’s physical record of time, place, and use.
4. There are no known changes to the property that have acquired significance in their own right.
5. The cedar shingles have been removed on the west elevation. However, the remainder of the cedar shingles that are intact could be salvaged to cover the portions of the structure that are street-facing on the lower portion of the north (rear) and east facade. Salvaging the intact cedar shingles is a sustainable and logical option providing materials for portions of the façade which are street-facing. All of the cedar shingles may not be salvageable because of the state of deterioration; however, the remainder of the cedar shingles may be salvaged.
6. Given the cedar shingles are deteriorated, replacement is the best option for areas which cannot be covered with the salvaged cedar shingles on the lower portion of the north (rear) and east façade because the severity of deterioration may be beyond repair. Replacement on the lower portion of the north and east facades is the best option as the portions of the façade are not as visible from the street and will have a further decreased effect on the characterization of the property with the strategic placement of the new materials. The analysis above details the salvaging of the cedar shingles. The proposed material for the exterior façade mimics the old in design and color. The hardi-siding appears to be very similar to the cedar shingles in texture as well. Pictorial evidence of the replacement is included in this report.
7. No chemical or physical treatments occurred during the replacement of the exterior façade materials nor will chemical or physical treatments occur during the remainder of the replacement, if approved.
8. No ground disturbing activities are proposed.
9. Historic materials that characterize the property have been and are proposed to be removed. The removed material has been destroyed. The new work is not compatible with the historic materials size, scale, and proportion, thereby not protecting the integrity of the property and its environment. It may be similar to the cedar shingles, but it is not compatible with the historic materials because it is a different material (hardi-siding), which upon close inspection is visibly different from the cedar shingles.
10. No new additions or adjacent construction is proposed.

WHEREAS, in the opinion of the Historic Preservation Commission of the City of Eureka, the proposed application should be partially approved subject to the following conditions:

- a. Hardi-siding installed on the west façade will be removed.
- b. Salvageable cedar shingles from the structure shall be retained and reused.
- c. Either salvaged cedar shingles, or new cedar shingles, will be installed on the west, south, and upper portions of the north and east facades.
- d. Hardi-siding may be used on the lower portion of the north and east facades.
- e. The applicant has up to 1 year (12 months) from the date of approval to obtain all necessary building permits and complete all work.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application, subject to the mitigation and conditions listed above.

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 day of September, 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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 SIDING REPLACEMENT AT 1205 13TH STREET, APN 005-155-009.

WHEREAS, the property owners are proposing to repair and replace the existing cedar shingle siding on all of the facades of the single-family residence with hardi-siding; and

WHEREAS, per Eureka Municipal Code (EMC), the proposed project requires review and approval by the Historic Preservation Commission [§157.006 (C)]; and

WHEREAS, according to the owners, the Humboldt County Historical Society informed them their structure was not listed on their registry; and

WHEREAS, after receiving this information, the property owners started removing the cedar shingles on the west elevation, thinking they were not on the LRHP; and

WHEREAS, the cedar shingles have been removed from the west elevation and hardi-siding has been added to a portion of the west elevation; and

WHEREAS, the cedar shingles on the home are deteriorating. Keeping in mind the state of the cedar shingles and increased instances of fires, the owners thought it would be best to remove and replace the cedar shingles with hardi-siding; and

WHEREAS, the replacement material does not deteriorate as quickly as cedar shingles and it is better for fireproofing; and

WHEREAS, the owners would like to complete one side of the house each summer, beginning with the side with the most deterioration – the west elevation; and

WHEREAS, the Historic Preservation Commission of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on September 4, 2019 at 4:00 p.m. in the Council Chamber, to consider an application to replace the cedar shingles on all facades with hardi-siding.

WHEREAS, the Historic Preservation Commission of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code Chapter 157, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. 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 overall historic character of the property will be retained and preserved as the exterior façade is being altered from cedar shingle siding to hardi-siding and portions of the façade are street facing.
3. The intent of the project is to rehabilitate the deteriorating shingles. The addition of the hardi-siding does not create a false sense of historical development as it mimics the original materials, therefore recognizing the property as a physical record of time, place, and use.

4. There are no known changes to the property that have acquired significance in their own right.
5. The cedar shingles have been removed on the west elevation. By approving the project with the replacement material being hardi-siding, the distinctive materials that characterize the property will be preserved.
6. Given the cedar shingles are deteriorated, replacement is the best option. The hardi-siding appears to be very similar to the cedar shingles in texture as well and it matches the old in design, color, or texture. Pictorial evidence of the replacement is included in this report.
7. No chemical or physical treatments occurred during the replacement of the exterior façade materials nor will chemical or physical treatments occur during the remainder of the replacement, if approved.
8. No ground disturbing activities are proposed.
9. Historic materials that characterize the property have been and are proposed to be removed. The removed material has been destroyed. The new work is compatible with the historic materials size, scale, and proportion, thereby protecting the integrity of the property and its environment.
10. No new additions or adjacent construction is proposed.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application.

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 day of September, 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ted Loring, Chair, Historic Preservation Commission

Attest:

Kristen M. Goetz, Executive Secretary

Attachment 1

08/25/2019

Historical Preservation Commission
City of Eureka

I received a notice regarding the house at 1205 13th Street for the repair/replacement of cedar shingle siding.

I will not be able to attend the hearing as I will be out of town.

It is not only important to preserve the appearance of the house, but it is equally or even more important to preserve the structural integrity. The siding that was chosen was almost a perfect match and will fulfill both these needs.

As you drive around the neighborhood, you will note that many of the houses with the cedar siding built in the early 1900s are in various stages of deterioration. The Historical Preservation Commission is the guardian of the past. In order for future generations to enjoy and learn about the past, these structures must be supported in the best possible way.

In my opinion, that is by using new technology to ensure that these houses will survive. The siding that has been chosen is an incredible match and provides structural protection.

I am in favor of and support the use of this siding for the project: Siding Rehabilitation located at 1205 13th Street.

Sincerely,

Kathleen Schafer

Kathleen Schafer
1301 M Street
Eureka, CA 95501

RECEIVED
AUG 26 2019
DEPARTMENT OF
COMMUNITY DEVELOPMENT

August 26, 2019

RECEIVED

AUG 27 2019

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Historical Preservation Commission
City of Eureka, Development Services Department
531 K Street
Eureka, California 95501

To whom it may concern:

Having received the notice of the public hearing on September 4, 2019 about the siding rehabilitation at 1205-13th Street, Eureka, CA 95501, I wanted to respond prior to the hearing.

I have lived in this neighborhood for 57 years and in the house across the street from the house in question for 51 years. During this time I have seen a tremendous amount of change in many ways from the structures to the residents.

The property at 1205 -13th Street has gone through some changes with the former owners, some good and maybe some not so good.

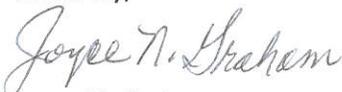
The current owners bought the house because they loved the house as it is with all the historical aspects. They are of highest integrity in maintaining the residence in its glory with all its historical features. Like all the homes of this age with the cedar siding it is showing its age and the current owners are endeavoring to maintain and restore it to its original beauty.

They, to my understanding, have chosen to replace the weathered and deteriorating cedar shingles with a product which looks like the original shingles but will be more durable and will last the lifetime of the house. Using new technology to preserve the look of this beautiful home in its original form is a positive step to preserve the history of and looks of this residence for us and future generations to enjoy.

Having lived here in the Eureka and Cutten area most of my life, 73 years to be exact, I am grateful and appreciative of having your organization, the Historic Preservation Commission, and also the Historical Society as I have seen what can happen with no guidelines, safeguards, and approval of projects. I am in hopes that you will always exist for the protection of our historical areas.

That being said, I do wish to express my support for the restoration planned of the residence at 1205-13th Street, Eureka, CA 95501.

Sincerely,



Joyce N. Graham
1214-13th Street
Eureka, CA 95501