



HISTORIC PRESERVATION COMMISSION
STAFF REPORT
September 6, 2023

Title:	Metropole Siding and Window Rehabilitation
Project:	Historic Preservation HP-23-0007
Location:	306 2 nd Street (217 D Street)
APN:	001-093-016
Applicant:	Dave Gaddis
Property Owner:	Evo and Catherine Fanucchi
Purpose/Use:	Replace siding and windows on south-facing building façade
Application Date:	July 17, 2023
General Plan:	C-RC – Core Retail Commercial
Zoning:	CW – Commercial Waterfront
CEQA:	Exempt under §15331, Class 31 Historical Resource Restoration/Rehabilitation
Staff Contact:	Millisa Smith, Assistant Planner
Recommendation:	Hold a public hearing; and Adopt a resolution finding the project is exempt from CEQA and approving with conditions
Motion:	<i>“I move the Historic Preservation Commission adopt a resolution finding the project is exempt form CEQA and conditionally approving the Metropole siding and window rehabilitation at 306 2nd Street.”</i>

Figure 1: Location Map

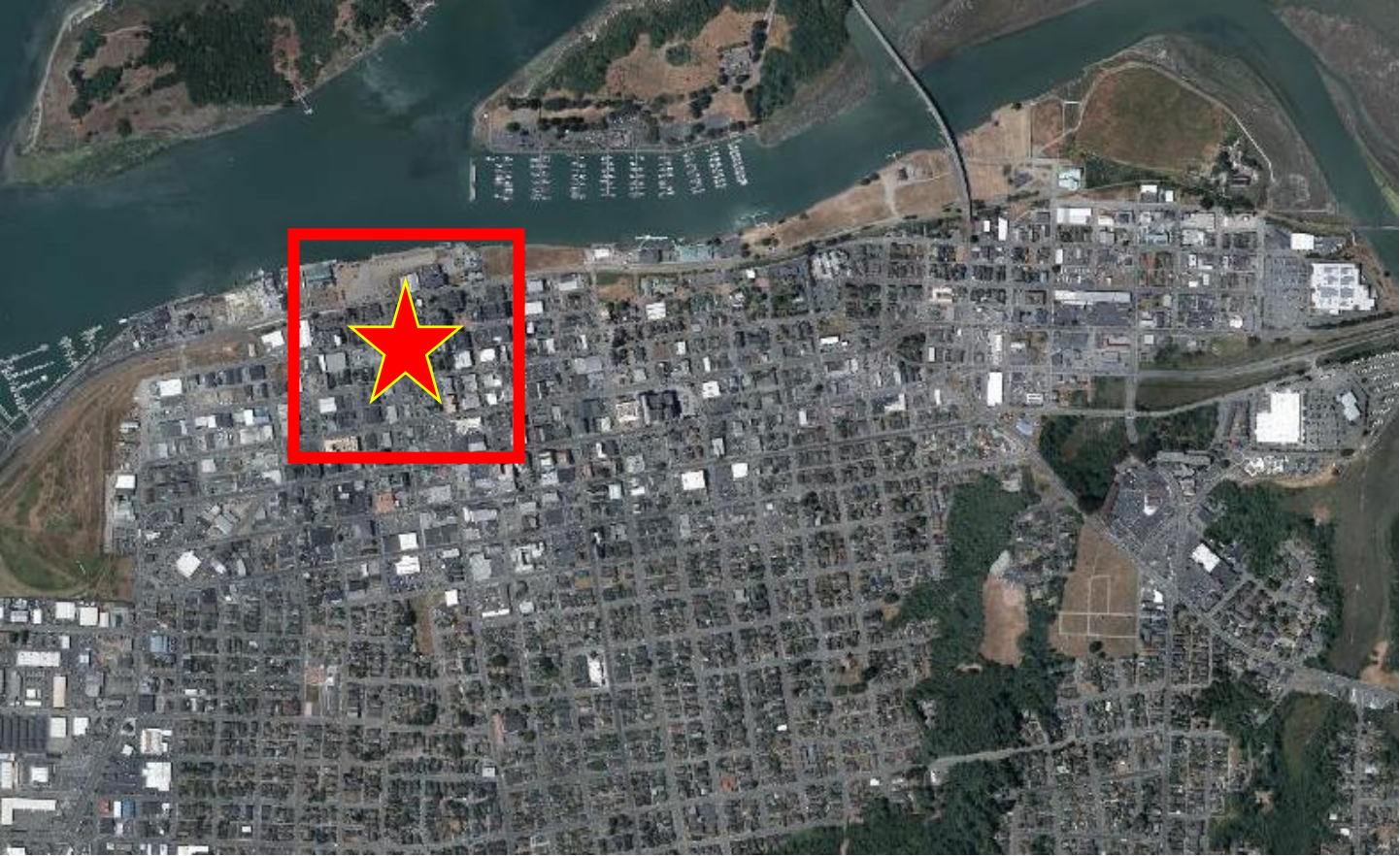


Figure 2: Site Map



PROJECT SUMMARY

The Applicant is proposing the replacement of all siding and 10 windows along the south-facing façade of the Metropole Building located at 306 2nd Street (217 D Street). Existing Redwood siding will be replaced with Cedar siding and existing wood framed windows and trim will be replaced with Vinyl windows and Cedar trim. All repairs will be done in the same colors and dimensions as what exists now.

BACKGROUND

The approximately 0.15-acre project site contains an approximately 6,534-

square-foot (sf), three-story, mixed-use building occupying the entire parcel. The property is listed on the Local Register of Historic Places (LRHP) and is contained within Eureka’s Old Town Historic District which is listed on the National Registry of Historic Places. Repairs or alterations to sites listed on the LRHP must undergo review by the Historic Preservation Commission as required by Eureka Municipal Code (EMC) §157.003.A.1.

Figure 3: South-facing building façade (facing north east from D Street)



The building, known historically as the Metropole Hotel, was built in 1903 and originally owned by an A. Abrahamson. It is described in the “Green Book” as a three-story frame Classic Revival building, elaborated on further with the following passage:

“An elegant rendition of the twentieth century Classical Revival style in wood, the Abrahamson Building was designed as a residential hotel. Entrance to the hotel is gained through a hood projection supported by large consoles. A dentiled classical cornice

Figure 4: Piece of existing 5/16-inch by 10-inch Redwood siding



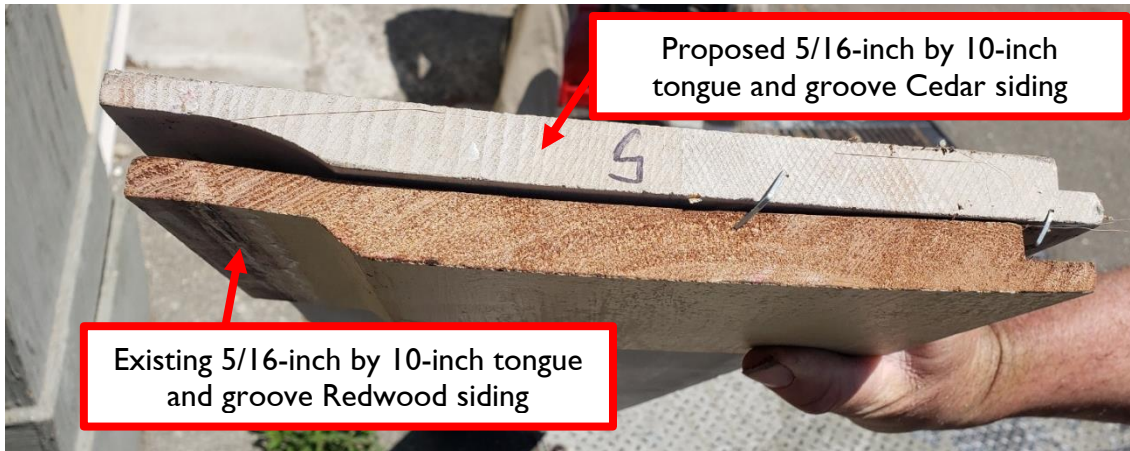
traverses the lower floor. The simple upper levels are formally designed into groupings of windows separated by colossal paneled Doric pilasters. Pedimented window moldings supported by consoles are found on two bays. The tin cornice is particularly fine and appears above a frieze embellished with disc shapes. The building was renovated in 1977.”

The parents of the current owner, Evo Fanucchi, purchased the building in 1930, and in 1977 Evo and his business partner embarked on over \$700,000 in renovations to the building, decades before the Local Registry of Historic Places was created.

The applicant commenced the work for the proposed project on the south-facing façade prior to this application and without the benefit of permits or reviews. On June 26, 2023, City Staff observed the work being conducted on the south-facing façade and issued a stop work order, discussing with the applicant

at that time both an approved building permit and review by the Historic Preservation Commission will be required in order to complete the proposed repairs.

Figure 5: Existing and proposed siding side-by-side



The applicant is proposing to replace the existing deteriorated and rotted 5/16-inch by 10-inch Redwood tongue and groove siding (Figures 3, 4 and 5), which was installed during the 1977 renovations, with 5/16-inch by 10-inch tongue and groove Cedar siding (Figure 5), for the entirety

of the south-facing building wall. Any pieces of the existing Redwood siding which are not deteriorated will be retained for future siding patch repair on other façades of the building.

Figure 6: Images of rotted and deteriorated window framing



The existing window framing along the south-facing façade has deteriorated substantially due to rot and weathering, as seen in Figure 6, and, according to the applicant, the interior of the building is experiencing both moisture and air-flow due to the deteriorated state of the window framing.

Figure 7: Replacement windows



The applicant is proposing to replace the 10 single-pane 35.5-inch by 79.5-inch single-hung Redwood-framed south-facing windows with double-pane Vinyl single-hung windows of the same exact dimensions (Figure 7). The Redwood framing which exists now around the windows will be replaced, in the same dimensions and design, with Cedar. All window framing and siding will be painted to match what exists now.

In the lower western corner of the south-facing building façade, a two-section approximately five-foot by eight-foot window originally existed. Sometime between 2007 and 2012, the lower section of the window was boarded, and sometime between 2017 and 2018 the upper section of the window was boarded and the interior of the building was drywalled where the window existed (Figure 8). At the July 17, 2018 meeting of the Arts and Culture Commission, a mural of the Madaket boat was approved for this location and the mural

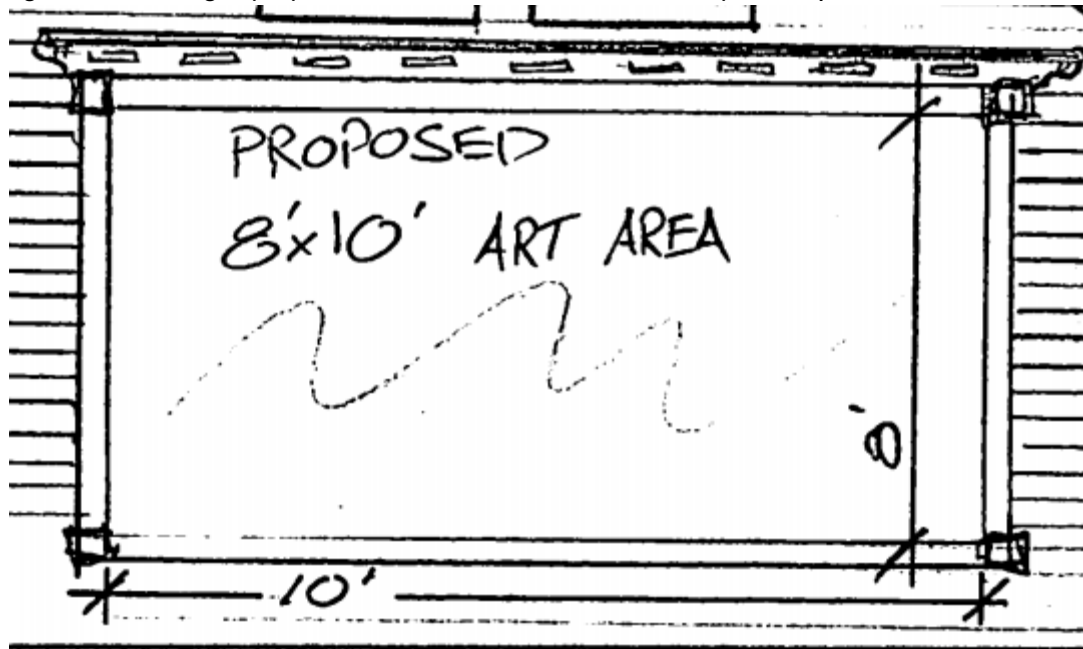
was painted during the 2018 Eureka Street Art Festival. According to the applicant, during the earthquake on December 20, 2023, the mural suffered damage and cracked, after which moisture was leaking into the wall behind it. When the siding was removed prior to this application, the window frame and the mural it contained were removed as well. The applicant is proposing to install an eight-foot by 10-foot framed art area, with decorative framing and trim to match other decorative features on other façades of the building, where this framed mural previously existed (Figure 9). The applicant intends to provide this space to an artist in the future for a mural of some historic nature, with approval by the Arts and Culture Commission no longer required.

Figure 8: South-facing façade in 2018



Sometime between 2018 and this application a row of inoperable exterior lighting fixtures approximately 38 feet in height, and associated electrical conduit, was removed along the south-facing building façade, and the scope of work for the project proposed under this application does not include replacement of this exterior lighting (Figure 8).

Figure 9: Rendering of proposed art area where boarded window previously existed



REQUIRED FINDINGS AND ANALYSIS

Title XV, 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 replacement/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: 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 current use of the property as a commercial and residential mixed-use neighborhood serving structure will remain unchanged. Removing and replacing rotten siding and windows will have no direct effect upon the use of the building, but will protect the structure from further damage over time.

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.*

Removing and replacing the siding and windows will not significantly affect the spatial relationships that characterize the property, as all replacement windows and siding will be in the same dimensions and locations as what exists now, and the remaining features of the structure will remain intact. It is important to note the south-facing building façade, where all of the proposed alterations will be, does not contain any distinctive historical features or decorative elements similar to those which characterize the other street-facing façades of the building (2nd Street and D Street facing façades). It may be argued the wall on the alley-facing side of the building is not a distinctive feature of the structure as no distinctive architectural features or decorative elements are present on this façade. Additionally, the appearance of the building from Opera Alley will be essentially identical. The appearance of the building façades on 2nd Street and D Street will remain completely unchanged. The only proposed alteration that will slightly change the spatial relationship of the south-facing façade is the expansion of the art area from 40 square-feet (sf) to 80 sf.

The applicant has agreed to repurpose any Redwood siding removed from the south-facing façade which is not rotted or deteriorated for patchwork repairs to the Redwood siding on the two street-facing façades in the future, and the project has been conditioned as such. Additionally, the applicant has agreed that any future repairs to the two façades with distinctive historical or decorative elements (2nd Street and D Street) will be done in-kind, utilizing, for example, Redwood siding and wood framed windows with no alteration to decorative features which define the historic character of the building, and a separate condition has been added requiring such. When future siding or window repairs are proposed for the 2nd Street or D Street façades, a building permit will be required, at which time review will be conducted by Development Services Staff to ensure they are in-kind repairs.

Although some distinctive materials will be removed, the intent of the project is to exactly match the material appearance and color of the existing wall as closely as possible. Alterations to historic buildings can be made to allow for continuing uses that require minimal changes pursuant to the Secretary of Interior's Standards, and Staff finds the overall historic character of the entire property will generally be retained and preserved to the greatest extent possible, acknowledging the property's historic character evolves over time. Furthermore, although wood windows may last longer, they typically require more frequent maintenance in order to stand the test of time. Vinyl double-pane windows are more cost effective, energy efficient, and require less maintenance over time than

wood-framed single-pane windows, allowing for the building's physical appearance and structural integrity to potentially be maintained to a higher standard for a longer period of time.

- 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 exactly match the material appearance and color of the existing wall as closely as possible, even though the materials will be new. No features or elements from other historic properties 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 which 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 applicant intends to retain any pieces of the existing Redwood siding which are not rotted or deteriorated for use as patchwork for siding repairs on other façade of the building in the future, as repairs to the other building façades, although not included in the scope of work for this application, are planned for the next five years. Although the project will utilize different materials, the distinctive features of the property will be preserved and will be unaffected by the project as the appearance of the building from Opera Alley will be essentially identical and the appearance of the building façades on 2nd Street and D Street will remain completely unchanged.

- 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.*

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. The standards do not require that every feature of a historic property be preserved, but do seek to preserve the most significant, character-defining features of a historic site.

The level of rot and deterioration of the existing windows and siding is considered to be severe, and repair is no longer feasible. Due to the severity of the deterioration, Staff finds that replacement of windows and siding is appropriate as it will ensure the protection of the structural integrity of the building over a longer period of time. The wall will match the old almost exactly in design, color and texture, and all character-defining elements of the property will not be affected by this project.

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

No chemical or physical treatments will be conducted on any part of the existing structures.

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

All work will occur within the existing footprint of the structure, and 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.*

With the appearance of the building from Opera Alley remaining essentially the same, replacement of the siding and windows will not significantly affect any features or spatial relationships that characterize the property. Furthermore, the appearance of the building from D Street and 2nd Street will remain completely unchanged. No new additions or construction are proposed, and the alteration to exterior materials on the south-facing façade will be compatible and harmonious with the historic materials, matching what exists now exactly in size, scale and proportion.

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 construction are proposed.

Summary of Findings: Due to the severity of deterioration and the fact that the essential form and integrity of the historic property will be visually unimpaired, Staff finds that replacement with different materials is appropriate in accordance with the Secretary of the Interior's standards for rehabilitation. Removing rotted siding and replacing with Cedar, and removing rotted windows and replacing with Vinyl windows with Cedar framing, are appropriate rehabilitation choices given that it will ensure the protection of the underlying structural integrity of the building, the proposed material will match the old almost exactly in design, color, and texture, and with the important note that any sections of material not severely deteriorated will be retained for patch repairs on other façades of the building.

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

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

ENVIRONMENTAL

This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). A project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties qualifies for a Class 31 exemption from the preparation of environmental documents. Because the alteration will 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.

DOCUMENTS ATTACHED

Attachment I: Historic Preservation Commission Resolution 2023-__