

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-xx

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF EUREKA RECOMMENDING THE CITY MANAGER ENTER INTO A MILLS ACT  
CONTRACT (MA-24-0001) AND CONDITIONALLY APPROVING THE FAÇADE ALTERATIONS (HP-24-  
0003) AT 1214 BAY STREET, APN 002-182-002

WHEREAS, the subject property at 1214 Bay Street (APN 002-182-002) was added to the Local Register of Historic Places (LRHP) in 1997; and

WHEREAS, according to the "Green Book," the residence was constructed in 1880 as a one-and-a-half-story frame house with gabled roof, small center cross gable, and gabled entry; and

WHEREAS, the property owner has requested approval to enter into a Mills Act contract with the City of Eureka for various interior and exterior alterations to the historic residence to maintain and improve the property, and approval of façade alterations to replace the front door with a mahogany/alder door, repair an existing historic wooden window, replace 6 single-hung vinyl windows with Marvin Elevate® double-hung fiberglass-exterior and wooden-interior windows; 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 June 5, 2024 at 4:00 p.m. in the Council Chamber; and

WHEREAS, the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA); a project which complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties qualifies for a Class 31 (Historical Resource Restoration/Rehabilitation) exemption pursuant to §15331 of the CEQA Guidelines; and

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 project qualifies for the Class 31 (Historical Resource Restoration/Rehabilitation) exemption pursuant to §15331 of the CEQA Guidelines.
2. The property at 1214 Bay Street meets the definition of a "qualified historic property" by being entirely located within the Eureka city limits; privately owned by Christine Backman and Justin Shobe; not exempt from property taxation; and individually listed on the LRHP, and therefore is eligible to enter into a Mills Act agreement with the City.
3. The entire project comprised of the interior and exterior alterations listed the "Mills Act Rehabilitation Plan Cost Estimate" as conditioned, complies with the Secretary of the Interior's Standards for the Rehabilitation and Treatment of Historic Properties because they will not significantly alter the overall historic character of the historic residence and

property, as described in the staff report.

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

- a. Prior to initiating any work, the owner shall apply for any applicable permits, which shall include, but not be limited to, a building permit to the satisfaction of Development Services - Building.
- b. The applicant shall undertake the project as approved by the Historic Preservation Commission. Any deviation in proposed design, architectural style, or exterior appearance from those currently proposed shall have prior approval.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application, and recommend the City Manager enter into a Mills Act contract with the property owners, subject to the 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 5<sup>th</sup> day of June, 2024, by the following vote:

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

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Ted Loring, Chair, Historic Preservation Commission

Attest:

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Lisa Savage, Executive Secretary