

Title:	Timm Patio Overhang
Project:	Historic Preservation HP-24-0002
Location:	226 15 th Street
APN:	004-186-003
Applicant:	Doris J Timm
Property Owner:	Doris J Timm
Purpose/Use:	Construct patio overhang over existing concrete patio
Complete Application:	April 23, 2024
Deadline for Action	July 22, 2024
General Plan:	High Density Residential (HDR)
Zoning:	Residential High (R3)
CEQA:	Exempt under §15331, Class 31 Historical Resources Restoration/Rehabilitation
Staff Contact:	Millisa Smith, Associate Planner
Recommendation:	Hold a public hearing; and Adopt a resolution finding the project is exempt from CEQA and approve with conditions
Motion:	<i>"I move the Historic Preservation Commission adopt a Resolution finding the patio overhang is exempt from CEQA and conditionally approving the new patio overhang at 226 15th Street."</i>

Figure 1: Location Map

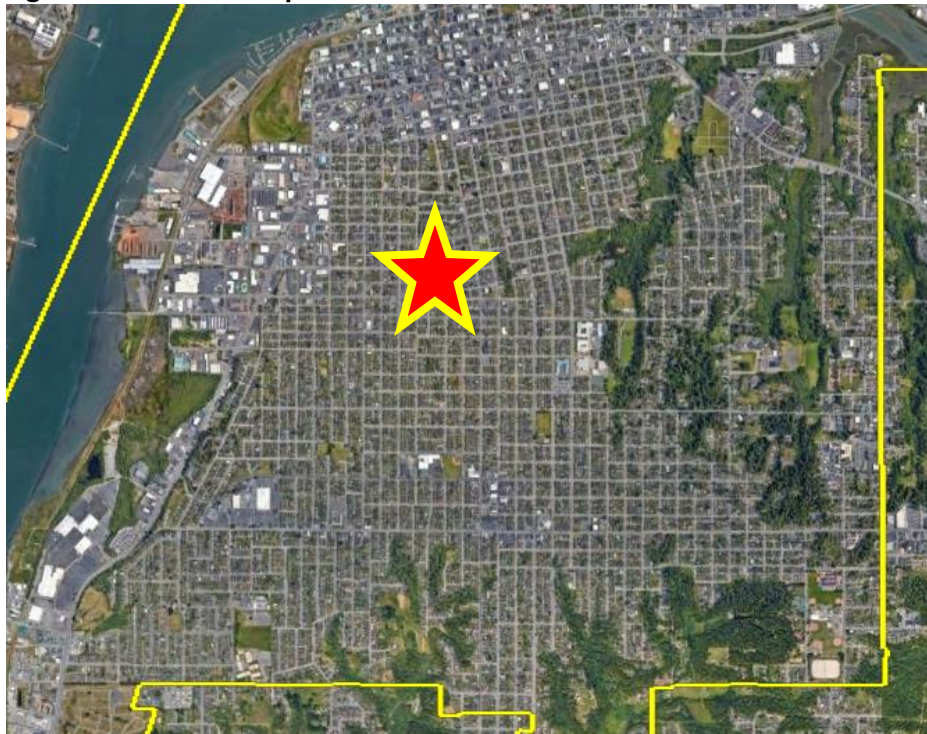


Figure 2: Site Map



PROJECT SUMMARY

Doris J. Timm (Applicant) is proposing to construct a 14-foot (ft) by 16.25-ft overhang to cover an existing concrete slab patio located in the center of the property, between the existing single-family residence and attached garage at 226 15th Street (Figures 2, 3, and 4).

BACKGROUND

The property is listed on the Local Register of Historic Places (LRHP). The residence was constructed in 1908 and is described in the “Green Book” as a “*one-and-a-half-story shingled Craftsman house with recessed porch and gabled roof.*” This area of 15th Street (the 15th Street Neighborhood) has a collective historic character also described in the “Green Book” with the following passage:

“Homes on this street, along with several on D and Williams Streets, are representative of Eureka’s relatively prosperous economy before World War I. The town’s population nearly doubled at the time of the railroad’s completion in 1914 and the need arose for working class housing. While some of these houses are later examples of the Queen Anne style, Classis Revival and Colonial Revival cottages and Craftsman bungalows are more common. Bungalows are generally one or one-and-a-half-stories and have medium pitched roofs with gable ends with exposed rafters and porches with high pedestals and closed railing that support stylized columns. These simplified cottages were created as a result of the developers’ need for easily constructed housing. By containing all of the building’s elements within a square or rectangle, economy of space and materials could be achieved. Therefore, indented porches and a restrained use of projection other than dormers are common in these houses.”

The property is consistent with this description of residences in the 15th Street Neighborhood, a Craftsman bungalow-style residence which includes a high pedestal porch with an enclosed railing, decorative columns, and decorative stair railing balusters; a medium-pitched roof with gabled ends and exposed rafters; 2 roof dormers; and uniquely patterned upper-floor divided light windows (Figure 3).

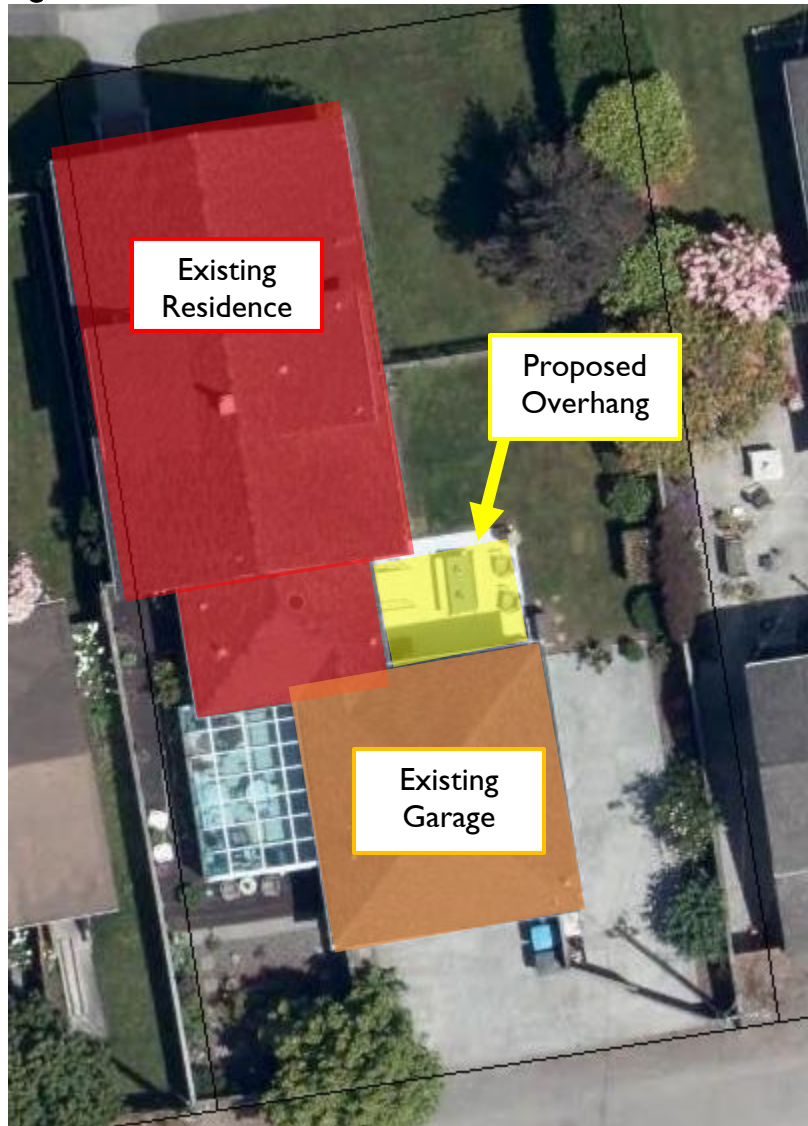
Figure 3: Street View (from 15th Street look south)



The patio overhang will be attached to the existing residence, at the roof line of the inset east-facing wall of the residence, above the existing secondary east-facing entrance, and along the north-facing wall of the attached garage (Figures 3, 4, 5, and 6). The overhang will have a slight pitch downward from west to east to allow for water runoff (Figures 5). The overhang will be attached to the walls with two (2) 2-in by 6-in ledgers, which will be attached with approximately 13 bolts, 4.25-in long lag bolts with a 0.5-in diameter. The patio overhang will be comprised of Douglas Fir rafters. Four (4) Douglas Fir 4-in by 4-in post will support the overhang and will attach to the existing concrete slab using Simpson-style post bases. Decorative 2-in by 2-in balusters comprised of Redwood will accent the north and east-facing edges of the overhang, cascading upward gradually in height from west to east on the north-facing edge to match the pitch of the overhang (Figures 5 and 6). The roof will be comprised of clear corrugated roof panels. Although the proposed overhang will be attached to the existing residence and will be visible from the streetscape, the area where the structure will attach to the residence is difficult to see from the streetscape (Figure 3), and no existing decorative features or elements that characterize this property will be altered or removed.

The Applicant will be required to: 1) construct the overhang as approved, with any deviation from the approved plans needing additional approval by the Historic Preservation Commission (Commission); and 2) obtain a Building Permit prior to commencing construction. Conditions have been added to ensure the applicant is aware of these requirements (Attachment I).

Figure 4: Site Plan



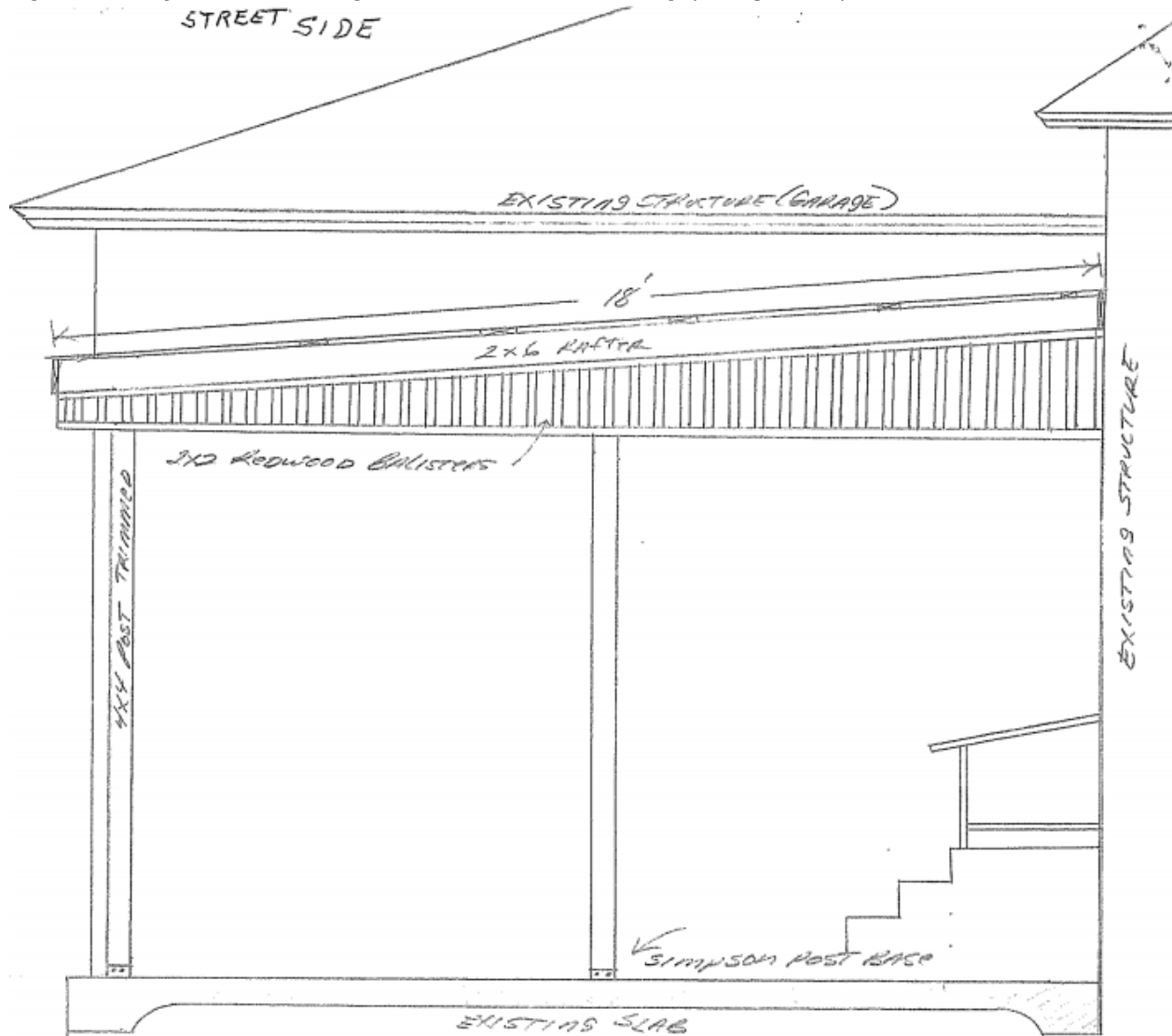
REQUIRED FINDINGS AND ANALYSIS

Title XV, Chapter 157, of the Eureka Municipal Code, §157.006(C), specifies that for properties listed on the LRHP, 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 Commission has adopted the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) as the guidelines for alterations to historic properties and in carrying out their historic preservation responsibilities.

In the Standards, there are 4 ways a historic property may be treated; they include Preservation, Rehabilitation, Restoration, and Reconstruction. The most appropriate standard for this project

is Rehabilitation, as the Rehabilitation Standards acknowledge 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. The proposed overhang project intends to add an overhang to the site over an existing concrete patio to provide protection from the elements while using the patio space without altering the existing structure in any substantial way.

Figure 5: Proposed Overhang North Elevation Drawing (facing-south)



Rehabilitation is defined as the act or process of making possible a compatible use for a property through repairs, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural significance when possible. There are 10 standards to consider when determining if Rehabilitation is the appropriate standard for preserving a historic resource:

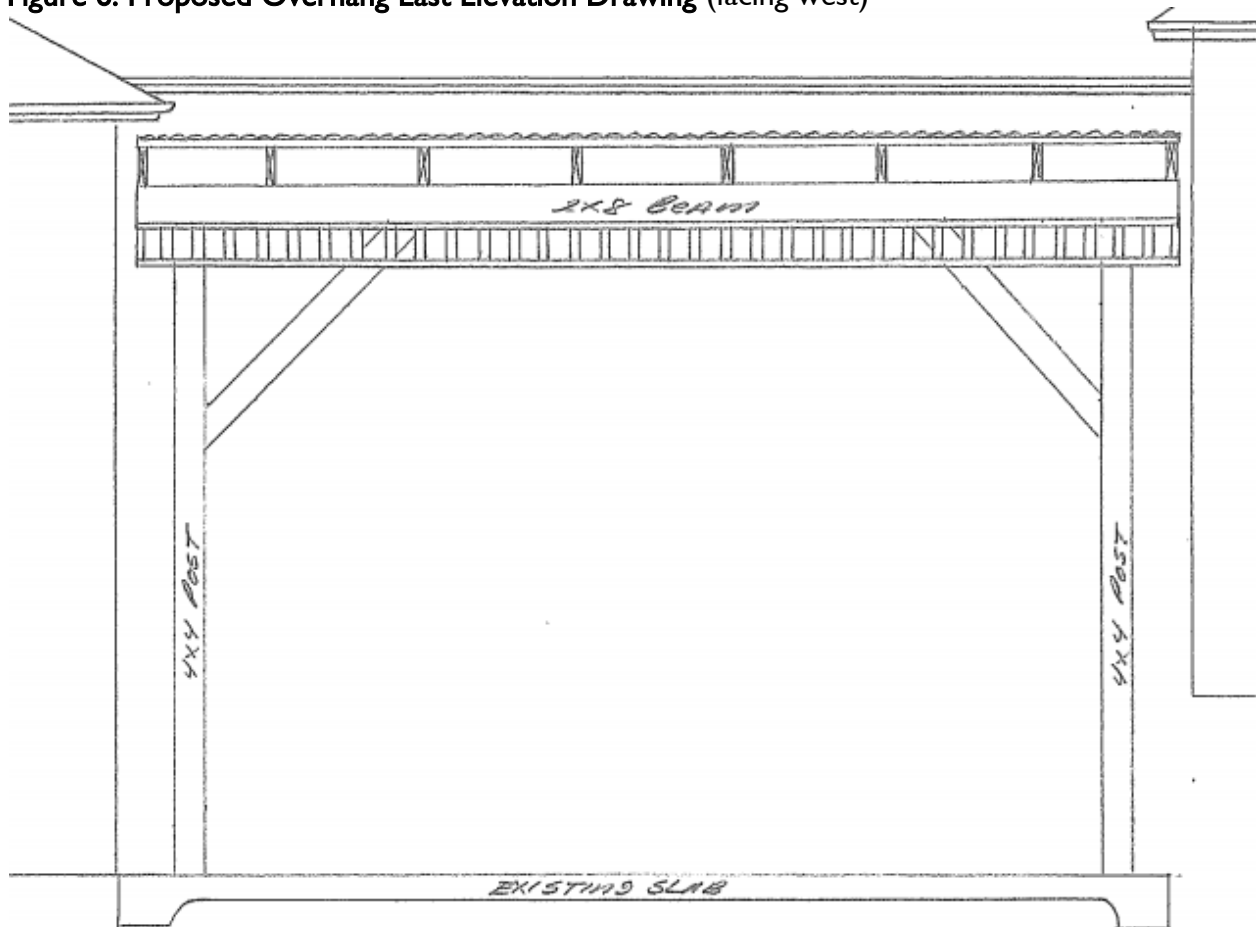
1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that*

- characterize a property will be avoided.*
- 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.*
 - 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
 - 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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.*
 - 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.*
 - 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
 - 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.*
 - 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.*

The property is currently being, and has historically been, used as a single-family residence. The current use of the property will not be changed as a result of this project (Standard I).

No materials will be removed from the existing structure. The existing structure will be altered slightly along the east-facing inset wall of the residence and north-facing garage wall where the overhang will be attached just below the roof line. Although the bolt holes to attach the overhang will slightly alter pieces of shingle siding, if the overhang were to be removed, these holes could be filled and painted, allowing for the existing structure to be completely unchanged (Standards 4, 5, and 10). Additionally, the light-weight corrugated roof material and the 4 support posts being attached to the existing concrete pad will allow for the proposed overhang to be removed more easily in the future, if desired, than if the roof was shingled or the post footings were individually cemented into the ground (Standard 10). No other alterations to the existing structure will be made. The bolt holes made by attaching the overhang to the walls will not be visible, as the overhang will cover them. The overhang itself, although visible from the streetscape, will begin in line with the existing roof line of the residence, will not extend past the existing concrete patio or the east building wall of the garage, and will have a clear corrugated roof, allowing for the overhang to disappear visually into the existing spatial relationship between the patio alcove and the residence and attached garage (Standards 2 and 9).

Figure 6: Proposed Overhang East Elevation Drawing (facing west)



The intent of the project is to add protection from the elements to the existing concrete patio, without creating a false sense of historical development, but still be visually appealing with the addition of the Redwood balusters. No features from other historic properties will be used for the proposed project. A conjectural feature is one based on information that is not certain or complete. No conjectural features will be added to the existing structure as the proposed project is new construction, the design of which has not been made to emulate a historic structure at this location or any other historic structure in Eureka (Standards 3 and 9). All elements of the proposed overhang will be newly constructed from an original design, custom for the space it will be serving (Standard 3).

No changes to any aspects of the property that have acquired historic significance will be altered. All distinctive elements that give the site its historic character will be retained and preserved, including, but not limited to, the divided light windows, projecting windows, exposed roof rafters, roof dormers, gabled roof, decorative support columns, and stairway balusters (Standards 4 and 5).

No features of the structures on this site have been identified as deteriorated. The project does not propose to repair or replace any historic features (Standard 6). No chemical or physical treatments will be conducted on any part of the existing structure (Standard 7).

Also, no ground disturbance will occur. The 4 proposed 4-in by 4-in support columns will be attached to the existing concrete slab using Simpson-style footings (Standard 8).

Summary of Findings: Based on the discussion for each standard above, Staff believes the proposed patio overhang can be found to comply with the Secretary of the Interior Standards for Rehabilitation.

The 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 3I exemption from the preparation of environmental documents. The proposed alteration will not cause a substantial adverse change in the significance of the historical resource; thus, this project is consistent with the Secretary of the Interior's Standards and qualifies for a Class 3I exemption from CEQA.

DOCUMENTS ATTACHED

- Attachment 1: Historic Preservation Commission Resolution 2024-__pages 9-10
- Attachment 2: Applicant submitted materialpages 11-13