

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EUREKA MODIFYING THE HISTORIC PRESERVATION COMMISSION'S CONDITIONAL APPROVAL BY REMOVING CONDITION "A" TO ALLOW THE REPLACEMENT OF THREE WOODEN DOORS WITH THE PROPOSED NINE-LITE DOORS ON THE EAST-FACING FAÇADE OF THE CARRIAGE HOUSE AT 904 M STREET (APN 005-143-002)

WHEREAS, the Applicant (and property owner), Colleen Jara, applied to replace three deteriorated and mismatched wooden doors with three wooden nine-lite doors on the eastern-facing façade of a detached carriage house located at 904 M Street (APN: 005-143-002) under Historic Preservation Project No. HP-25-3; and

WHEREAS, the subject property is listed on the Local Register of Historic Places and includes a primary residence and a two-story detached carriage house containing a shared laundry, trash and utility room on the first-floor, and two additional residences on the second-floor used as long-term rentals; and

WHEREAS, according to the "Green Book," the primary residence was constructed circa 1895 and is described as a "two-story Queen Anne house with large added round-arched windows in first-floor bay; 1922 rear addition"; and

WHEREAS, according to Sanborn Maps, the carriage house was added to the property sometime between 1920 and 1949; and

WHEREAS, in April 2022, the Applicant was approved to enter into a Mills Act Agreement with the City to make improvements to the site; however, the replacement of the doors was not included in the approved scope of work and, therefore, required review and approval by the Historic Preservation Commission; and

WHEREAS, the Historic Preservation Commission of the City of Eureka held a duly noticed public hearing at City Hall in the City of Eureka on June 4, 2025 at 4:00 p.m. in the Council Chamber where the Applicant was not able to attend, and after due consideration of all testimony, evidence, and reports offered, added a new Condition "A" and voted unanimously to adopt, with one commissioner absent, Historic Preservation Commission Resolution No. 2025-3; and

WHEREAS, the Historic Preservation Commission's new Condition "A" required the Applicant to "install three doors with a five panel design similar to the original"; and

WHEREAS, action by the Historic Preservation Commission may be appealed to the City Council by any aggrieved person within 10 calendar days of the decision; and

WHEREAS, the Applicant filed an appeal within the 10-day appeal period, contesting Condition "A" and requesting approval to install three wooden doors with a nine-lite design as originally proposed; and

WHEREAS, the City Council of the City of Eureka held a duly noticed public hearing at City Hall in the City of Eureka on August 5, 2025, at 6:00 p.m. via Zoom and in person in the Council Chamber; and

WHEREAS, the City Council of the City of Eureka has reviewed the action of the Historic Preservation Commission, 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 door replacement, as originally proposed, is consistent with the Secretary of Interior Standards for Rehabilitation, which involve making possible a compatible use for a property through repair and alterations while preserving those portions or features which convey its historical and architectural values, as described in the original Historic Preservation Staff Report.
2. The door replacement, as originally proposed, is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and qualifies for a Class 31 exemption from CEQA.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Eureka does hereby modify the Historic Preservation Commission's conditional approval by removing Condition "A," thereby allowing installation of three wooden doors with a nine-lite design as originally proposed.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Eureka in the County of Humboldt, State of California, on the 5th day of August 2025, by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Kim Bergel, Mayor of the City of Eureka

Attest:

Pamela J. Powell, City Clerk

Approved as to Administration:

Miles Slattery, City Manager

Approved as to form:

Robert Black, City Attorney