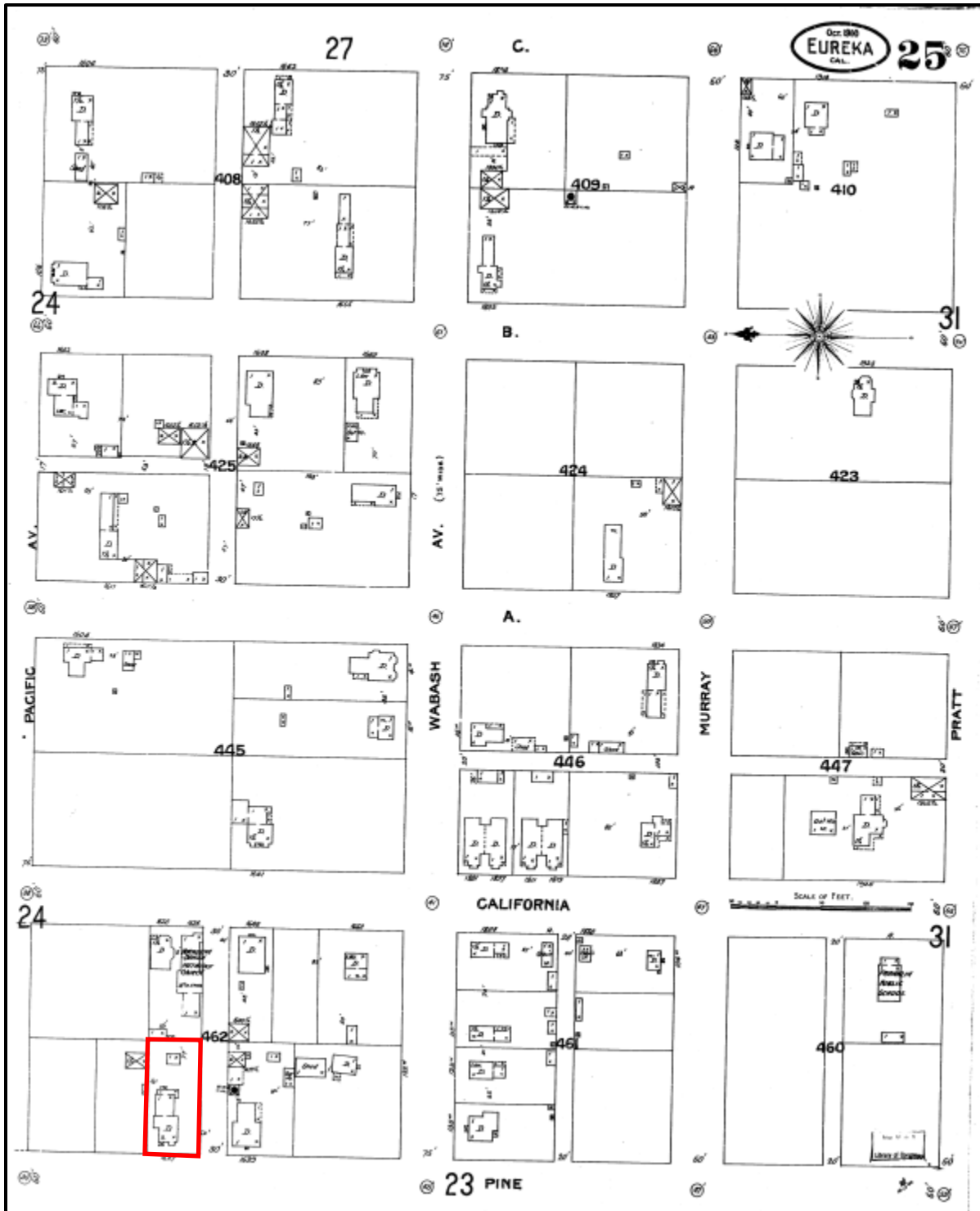


ATTACHMENT 2 - SUPPORTING BACKGROUND MATERIALS

Sanborn Map, 1900 (Red highlight is 1627 Pine Street)



Assessor's Office Email Communication, November 10, 2025

RE: Property Characteristics, 1627 Pine Street - Messa...

File Message Help Foxit PDF

Delete Archive Reply Reply All Forward Move Categorize Translate Read Aloud Zoom

Assessor <assessor@co.humboldt.ca.us> Chris Lohofener 11/10/2025

RE: Property Characteristics, 1627 Pine Street

You replied to this message on 11/12/2025 8:43 AM.

This email appears to have legitimately come from a frequently-contacted external vendor or agency. Still, please exercise caution when replying or interacting with links or attachments.

Hi Chris,

No fee since it is the Planning Dpt requesting the information.

We have that the house was built around 1882.  
1<sup>st</sup> floor- 1,359 sq ft  
2<sup>nd</sup> floor- 700 sq ft  
2<sup>nd</sup> floor storage/attic- 609 sq ft

(2) kitchens.

The 2<sup>nd</sup> kitchen and bathroom was added in 1961

Permits: Repairs; #1023; 6/3/1982  
Covered porch; # 09-0914; 7/29/2010

Hope this helps!

Audrey Hanks  
Deputy Assessor  
Humboldt County Assessor's Office

# B-25-28

Over the Counter Building Permit Application

- Details
- Workflow**
- Attachments 5
- Location 1
- Applicant 1
- Related Records 0
- Activity

Hide Related Record Steps

View By

Edit Workflow



Permit Tech Application Review for Completeness

Completed Jan 09, 2025 at 3:38 pm

Due: Jan 12



Planning Review

Completed Jan 10, 2025 at 10:59 am

Due: Jan 19



Permit Tech Reviews Comments

Completed Jan 10, 2025 at 11:58 am



Fee Assessment Review

Completed Jan 10, 2025 at 11:58 am



Eureka Permit Fees

Paid Jan 10, 2025 at 12:01 pm



Obtain Legal Declaration Signatures



## Planning Review

Complete

Completed



Assignee

Planning Development Services



Due Date

Jan 19

### Messages

All Messages

Oldest to Newest

Friday, January 10th, 2025



Planning Development Services

Internal

January 10, 2025 at 10:59 am



Approved, confirmed with property owner only replacing glass in windows (leaving wood frame and repairing as necessary, re-roof is like for like and siding is like for like.

internal



public



Put Step On Hold

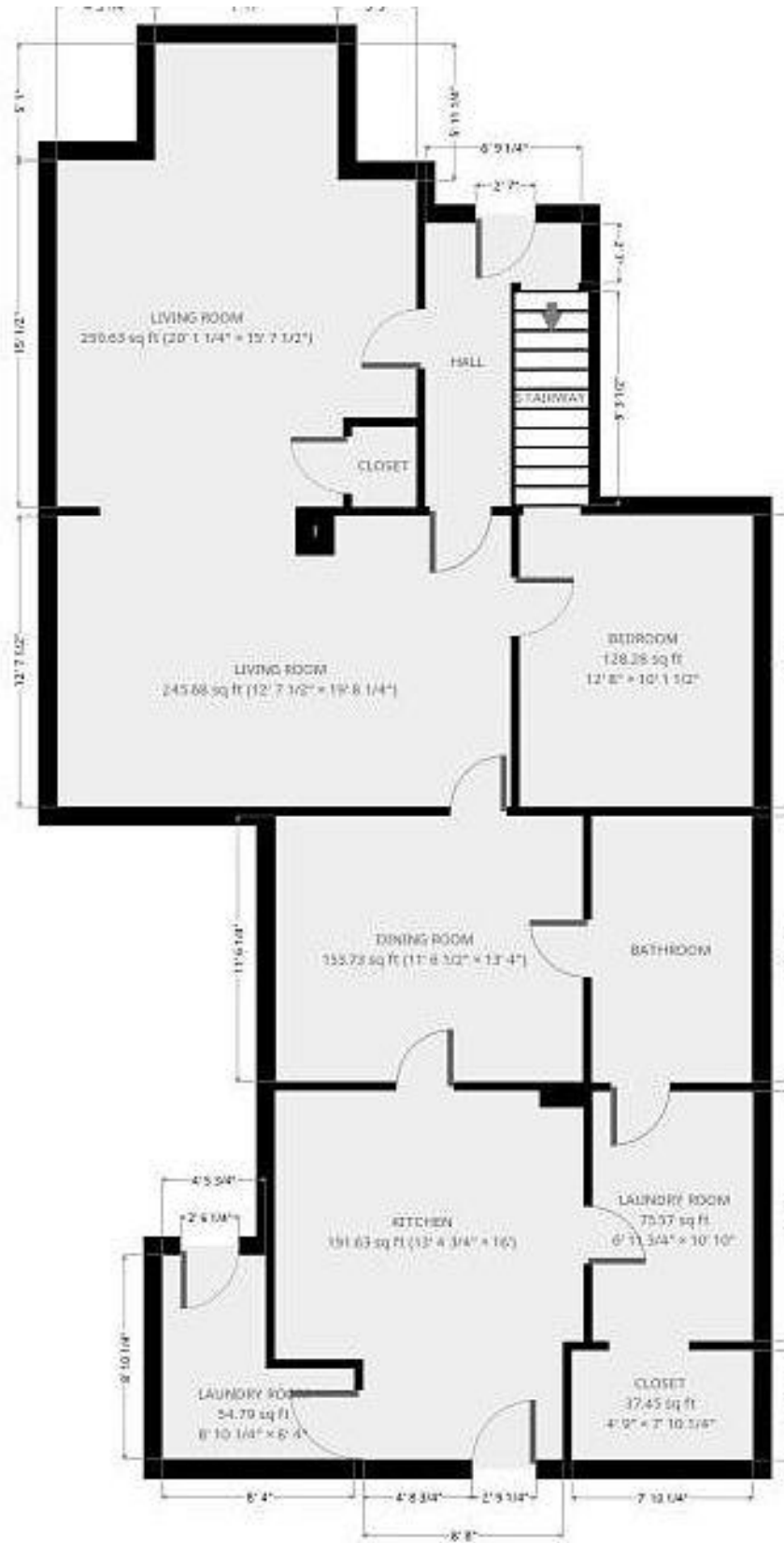
Complete Step

Zillow.com Real Estate Photos (Prior Condition)

<https://www.zillow.com/apartments/eureka-ca/1627-pine-st/9NiLg9/>

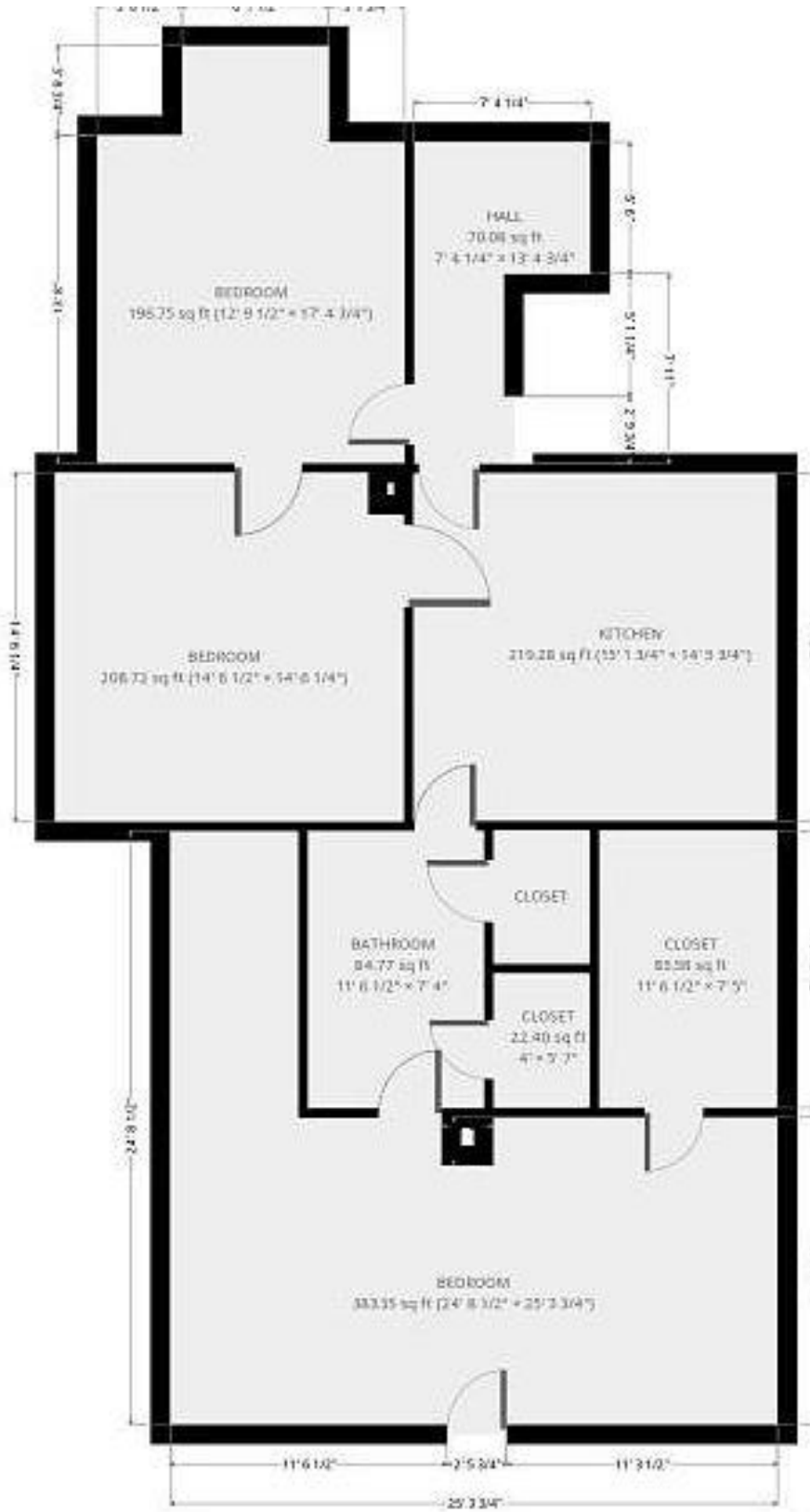


First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. LISTING AGENT/BROKERAGE DISCLAIMS ANY WARRANTY IMPLYING WITHIN IT LIMITATION. SELLER'S INTENT IS TO BE THE BEST OF HIS KNOWLEDGE.

Second Floor





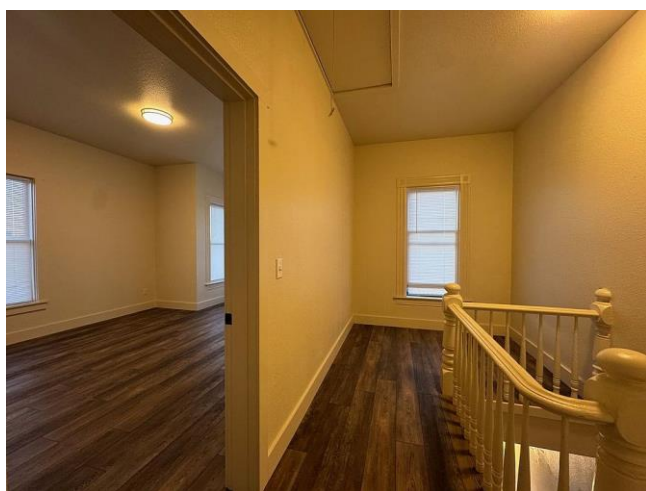
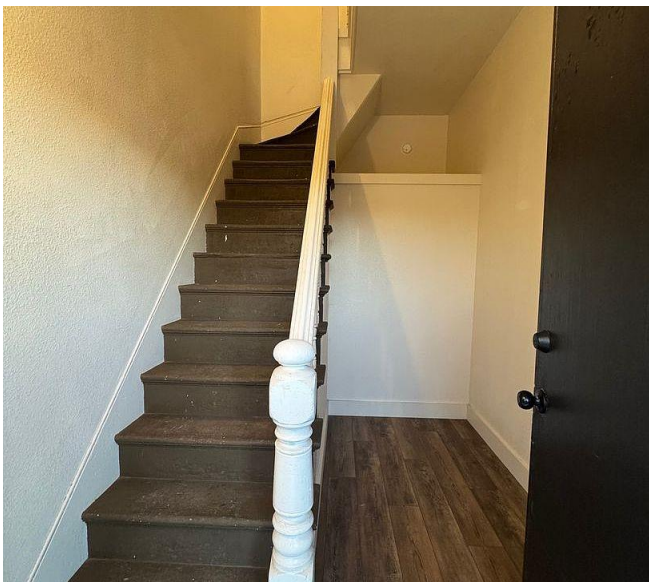






**Zillow.com Real Estate Photos (Existing Condition, Unit A)**

<https://www.zillow.com/apartments/eureka-ca/1627-pine-st/9NiLg9/>





**Trulia.com Real Estate Photos (Existing Condition, Unit B)**

<https://www.trulia.com/home/1627-pine-st-b-eureka-ca-95501-459956774>







**CITY OF EUREKA**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Robert S. Wall, AICP, Director  
531 K Street, Eureka, CA  
Ph (707) 441-4160 • Fx (707) 441-4202 • [www.ci.eureka.ca.gov](http://www.ci.eureka.ca.gov)

## EUREKA HISTORIC PRESERVATION COMMISSION

### STAFF REPORT

September 7, 2011

**PROJECT TITLE:** Front Porch Repairs at 1627 Pine Street

**PROJECT APPLICANT:** Robert Starritt

**CASE NO:** HPO-11-0005.

**PROJECT LOCATION:** 1627 Pine Street; **APN** 004-071-015

**PROJECT ZONING AND LAND USE:** (RM-1000) Multi- Family Residential / (HDR) High Density Residential

**PROJECT DESCRIPTION:** The applicant is requesting approval from the City of Eureka to allow the reconstruction of the front porch at 1627 Pine Street. The subject porch is in an extreme condition of disrepair and requires rebuilding. The property is included on the Local Register of Historic places. The property is referenced on the Local Register as a two-story Eastlake house built in 1900.

**CONTACT PERSON:** Robert S. Wall, AICP, Director; phone: (707) 441-4163; fax: (707) 441-4202; e-mail: [rwall@ci.eureka.ca.gov](mailto:rwall@ci.eureka.ca.gov)

#### **STAFF RECOMMENDATION(S):**

- a) Staff recommends that the Historic Preservation Commission review the applicant's proposal to determine if the repair/reconstruction of the front porch is consistent with the Secretary of the Interior's Standards in light of the existing historical character of the affected structure as it relates to the streetscape.
- b) If the Commission determines that the proposal is consistent, Staff recommends that the Commission prepare and adopt Findings of Fact and adopt a Class 31 (Section 15331) exemption from CEQA and approve the project with any specified conditions of approval.
- c) If the Commission determines that the alteration is not consistent with the Secretary of the Interior's Standards, and has a detrimental effect on the streetscape (Pine Street), Staff recommends that the Commission formulate design alternatives and condition the proposal so that it is consistent with the Secretary of the Interior Standards for rehabilitation of an historic structure.

**RECOMMENDED MOTION:**

*“I move that the Historic Preservation Commission adopt Findings of Fact and that we **approve/deny** the proposed project subject to the conditions of approval **(if any)**.”*

**BACKGROUND:**

The subject property is located at 1627 Pine Street. The subject property is listed on the Local Register of Historic Places and is described in the “Green Book” (*Eureka, An Architectural View*, 1987) as a circa 1900 two-story frame Eastlake house with pedimented two story square bay, with added asbestos siding. The property is approximately 6,600 square feet in size and is developed with the subject residence. The property is zoned RM-1000 multi-family residential. This property was approved for a back porch addition in 2010 (HPO-10-0001).

The front porch of the subject structure is in an extreme condition of disrepair (see attached photos). The applicant proposes to rebuild the staircase. The material is proposed to be wood with a wood safety railing and new concrete pad at the base of the stairs. A site plan showing the architecture of the staircase is attached with this staff report. Representations and/or photographs of the original staircase were not submitted to the Planning Department.

**REQUIRED FINDINGS & ANALYSIS:**

Title 15, Chapter 157, of the Eureka Municipal Code, Section 157.07(C), specifies that for properties listed on the Local Register of Historic Places that an 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 of historic properties and in carrying out their historic preservation responsibilities.

The Secretary of the Interior's Standards for the Treatment of Historic Properties were developed to promote consistent preservation practices. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect cultural resources. In the Secretary of the Interior's Standards for the Treatment of Historic Properties, there are four ways that a historic property may be treated; they include Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. 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. Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods. Finally, Reconstruction re-creates vanished or non-

surviving portions of a property for interpretive purposes.

The most appropriate standard to use for reviewing the existing alteration and new construction is Rehabilitation. Rehabilitation emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. Rehabilitation acknowledges that time moves forward and properties change, but some essential character remains. Deteriorated materials are repaired and some missing features may be replaced to try to recapture the overall feeling. Of the four treatments, this is perhaps the most practical and realistic. Contemporary or non-historic materials are used where the same materials would be impractical. Rehabilitation focuses more on how people continue to use and adapt properties according to changing needs than on historical interpretation.

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 values. There are ten standards to consider when determining if Rehabilitation is the appropriate method of preserving an historic resource, they are:

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 will be substantiated by documentary and physical 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.*

Staff's analysis of the proposal found that the reconstruction can be substantially compliant if done in a manner consistent with Standard 6. It is suggested that if the proposed design be approved, the skirting of the staircase be consistent with the existing skirting of the home. This suggestion from Staff should be vetted by the Commission. Staff is also recommending that the Historic Preservation Commission balance both the Secretary of the Interior Standards and the "streetscape finding" and render a decision regarding the proposed repair.

**ENVIRONMENTAL:**

This project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). If the project can be found to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the project qualifies for a Class 31 exemption from the preparation of environmental documents. Denial of a project is exempt from CEQA pursuant to Guidelines Section 15270.

**ATTACHMENTS:**

Attachment 1 .....Application including photographs  
Attachment 2.....Site plan and drawings

Robert S. Wall, AICP  
Senior Planner  
Executive Secretary  
Historic Preservation Commission

August 11, 2011

**Exhibit "A"**  
**FINDINGS OF FACT**

**The decision of the Historic Preservation Commission to conditionally approve the subject application was made after careful, reasoned and equitable consideration of the evidence in the record, including, but not be limited to: written and oral testimony submitted at the public hearing; the staff report; site investigation(s); agency comments; project file; and, the evidence submitted with the permit application.**

**The findings of fact listed below "bridge the analytical gap" between the raw evidence in the record and the Historic Preservation Commission's decision.**

1. The project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA). The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore qualifies for a Class 31 exemption from the preparation of environmental documents.
2. With the type/style of construction and materials prescribed in the conditions of approval, the project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

END EXHIBIT "A"

**Exhibit "B"**  
**CONDITIONS OF APPROVAL**

**Approval of the project by the Historic Preservation Commission is conditioned on the following terms and requirements. The violation of any term or requirement of this conditional approval may result in the revocation of the permit.**

1. The applicant shall undertake the project as described herein and as approved by the Historic Preservation Commission, to the satisfaction of the City of Eureka Building and Planning Departments. Any deviation in design shall require prior approval from the applicable City of Eureka permitting authority, prior to construction.

END EXHIBIT "B"



**CITY OF EUREKA  
COMMUNITY DEVELOPMENT DEPARTMENT**

Robert S. Wall, AICP, Director

531 K Street • Eureka, California 95501-1146

Phone (707) 441-4160 • Fax (707) 441-4202

[planning@ci.eureka.ca.gov](mailto:planning@ci.eureka.ca.gov) • [www.ci.eureka.ca.gov](http://www.ci.eureka.ca.gov)

September 9, 2011

Robert Starrit  
1627 Pine Street  
Eureka, CA 95501

RE: 1627 Pine Street/APN(s) 004-071-015  
Case No.: HPO-11-0005

Dear Robert:

At the regular meeting of the Historic Preservation Commission of the City of Eureka, held September 7, 2011, the above matter was reviewed. After due consideration of the project, the Commission took action to **approve** the application on the condition that the balusters on the staircase be turned, as depicted in attached picture. To match the similar style, turning the new newel posts is recommended but not required.


The Commission also conditioned their approval that the skirting on the staircase matches the skirting of the house. The repaired staircase is to be painted in a manner that matches the home.

Any aggrieved person may appeal this determination and action by the Historic Preservation Commission by filing a written appeal, accompanied by an appeal fee, with the City Clerk within 10 days of the Historic Preservation Commission's decision. If this action is not appealed within the 10-day appeal period, the determination and action of the Historic Preservation Commission will become final.

If you have not already done so, the next step in the process of development is to contact the Building Department, Third Floor, 531 "K" Street, Eureka, California, for construction permits as necessary. Please include in your building plans any colors, materials, design changes, or conditions that may apply as a result of the Historic Preservation Commission hearing.

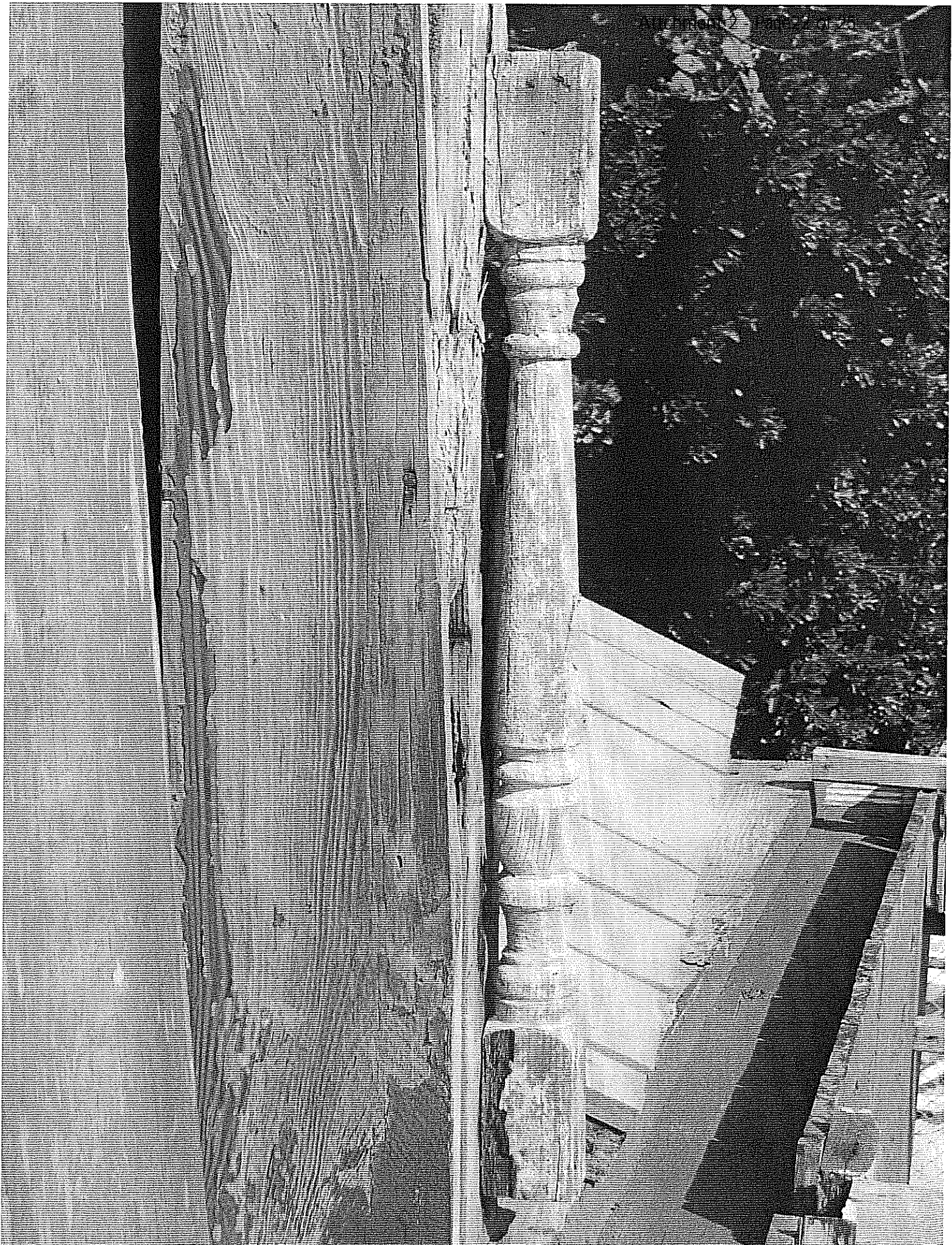
If you have any questions, please do not hesitate to contact the Community Development Department on the third floor of Eureka City Hall, or at 441-4160.

Sincerely,  
**HISTORIC PRESERVATION COMMISSION**

  
Robert S. Wall, AICP  
Executive Secretary

RSW/do

cc: City Manager  
Council Reads



MINUTES

City of Eureka Regular Historic Preservation Commission Meeting September 7, 2011

MINUTE ORDER - CERTIFIED COPY OF PORTION OF PROCEEDINGS

Chairman Loring and Commissioner Kuhnel return.

**AGENDA ITEM: C. APPLICATIONS**

2. NEW APPLICATIONS

- b. 1627 Pine Street; APN 004-071-015; HPO-11-0005

**ROBERT STARRITT**

Reconstruction of the front porch

Recommendation: Approval

(Robert Wall)

Robert Wall provided a verbal staff report.

**PUBLIC HEARING:** The Chairman opened the public hearing; the following persons addressed the Commission:

Richard Tolleson

The Chairman closed the public hearing.

**ACTION:** The application was approved with the following conditions: (1) The balusters on the staircase be turned, (2) the skirting on the staircase match the skirting of the house, and (3) the repaired staircase be painted in a manner that matches the home on motion by Commissioner PETTY seconded by Commissioner LINDBERG and the following vote:

AYES: LORING, HOLE, LINDBERG, PETTY, KUHNEL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

*I, Robert S. Wall, Executive Secretary of the Historic Preservation Commission, do hereby certify the foregoing to be a true and correct copy of the original made in the above-entitled matter by said Historic Preservation Commission as it now appears in record in the Office of Community Development*

ROBERT S. WALL

BY:   
Debra Olson, Administrative Assistant

Community Development Department, 531 "K" Street, Eureka, CA 95501, (707) 441-4160

Please complete the information below and attach supplemental information as required. The applicable application fee(s), required plans, project worksheet and supplemental application form, if any, must accompany all applications. If you have questions regarding this application form, the application process, or general planning questions, please do not hesitate to contact the Community Development Department. Office hours are M-F 8am to noon, and 1pm to 5pm.

www.ci.eureka.ca.gov

planning@ci.eureka.ca.gov

OWNER/APPLICANT/AGENT

Property Owner's Name: Simone Braounthunder
Mailing Address: 1502 Idaho Ave. City: West Falcon Heights MN. ST: MN. Zip: 55108
Phone: 651-788-7106 Email:
If there is more than one property owner, please provide the contact information for each property owner on an attached sheet

Applicant's Name (if different than Owner): Robert Starritt
Mailing Address: 1627 Pine St. City: Eureka ST: Ca Zip: 95501
Phone: 599-6737 Email:

Agent's Name (if different than Applicant):
Mailing Address: City: ST: Zip:
Phone: Email:
Questions/correspondence will be directed to the Agent if one is designated

PROJECT LOCATION

(1) Location Address: 1627 Pine St. Eureka, Ca. Assessor's Parcel Number(s): 00A-071-015
(2) Location Address: Assessor's Parcel Number(s):
(3) Location Address: Assessor's Parcel Number(s):

PROJECT DESCRIPTION

(Please provide a project description; attach additional sheets as necessary):

Porch repair

Will the use, business, or home occupation for which this application is being submitted involve the use, cultivation, processing, storage and/or distribution of marijuana or medical cannabis in any way? YES [ ] NO [ ]

OWNER'S AUTHORIZATION

I hereby authorize the City of Eureka to process this application, and I authorize the City of Eureka and the Department of Fish and Game to enter upon the property described herein as reasonably necessary to evaluate the project. I have completed, or reviewed this application, the Project Worksheet and "Supplemental Application Form(s)", if any, and know that the contents thereof are true and accurate to my own knowledge and I assume all responsibility for their accuracy. I agree to hold harmless, indemnify and defend the City, its officers, officials, employees, and volunteers from and against all claims, damages, losses, and expenses, including attorney fees, arising out of or in connection with this application.

(1) Property Owner's Signature: Simone Braounthunder Date: 8-8-11
If more than one property is involved, please include owner's authorization for all additional properties

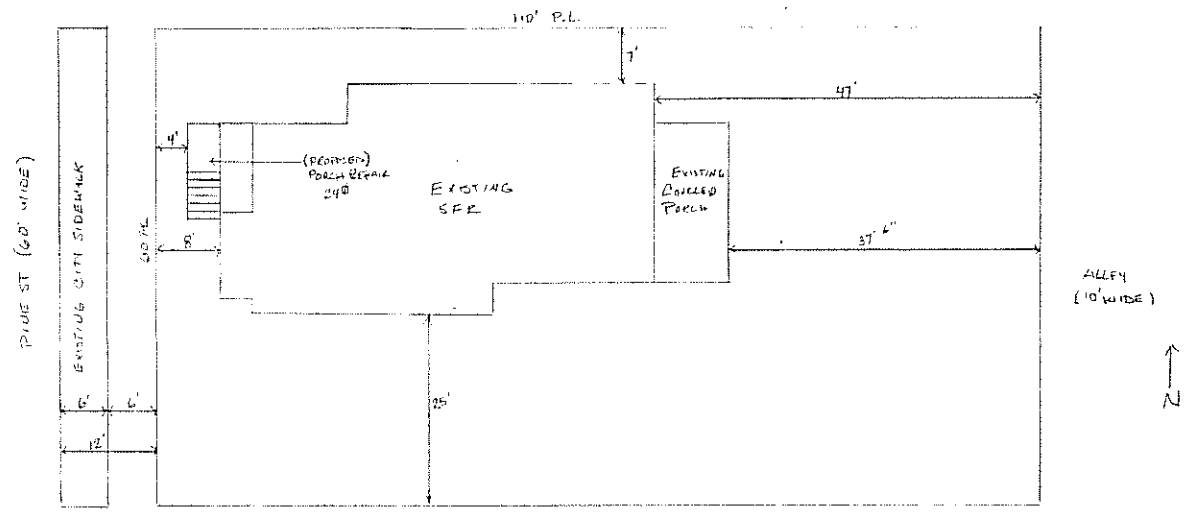
(2) Property Owner's Signature: Date:

(3) Property Owner's Signature: Date:

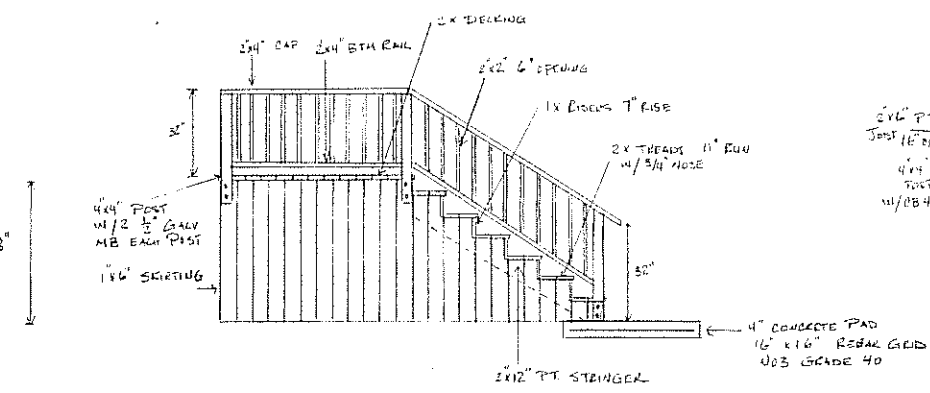
STAFF USE

Assigned Case Numbers: HPO-11-0055 HPO-11-0005 Assigned Planner: RW

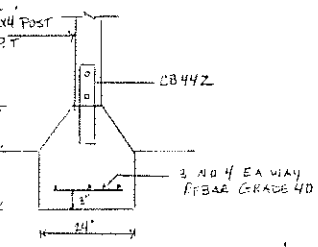
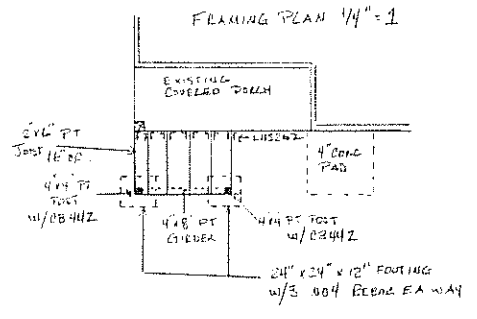
REVISION	BY



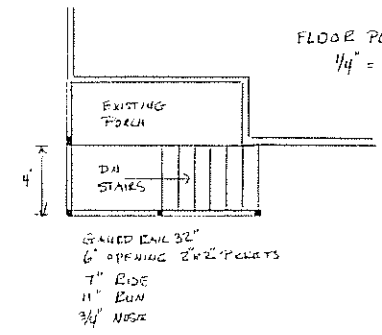
CHIRCA ST. (80' WIDE)  
PLOT PLAN 1/8" = 1'



ELEVATION 1/2" = 1'



FOOTING DETAIL 3/4" = 1'



FLOOR PLAN 1/4" = 1'

STARBIT PORCH REPAIR  
OWNER: RAMONA STARBIT  
1627 PINE ST  
EUREKA, CA 95501

PROJECT ADDRESS:  
1627 PINE ST.  
EUREKA, CA 95501  
AP# 004-071-015

DRAWN BY

Date	7-11-11
Scale	1/8" = 1'
Drawn	
Job	STARBIT
Sheet	1
Of	Sheets