

[Findings and action to be finalized at a subsequent meeting]

DRAFT HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2026-__

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA [APPROVING, CONDITIONALLY APPROVING, DENYING] THE STARTARE RESIDENTIAL REHABILITATION AND FAÇADE ALTERATIONS AT 1627 PINE STREET APN: 004-071-015

WHEREAS, the subject property at 1627 Pine Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the “Green Book,” the residence was constructed around 1900 and is described as a two-story frame Eastlake house with pedimented two-story square bay; and

WHEREAS, according to the Humboldt County Assessor’s Office, the residence was converted to a two-unit residence in the 1961; and

WHEREAS, William Startare (the Applicant) seeks after-the-fact authorization for the repair, replacement, and/or alteration of multiple exterior components of the residence, including, but not limited to new windows, fascia, trim, entryways and landings, installation of Hardie lap siding, lighting fixtures, door hardware, new HVAC vents and plumbing, and the removal of multiple window and door openings (the proposed alterations), and;

WHEREAS, the proposed alterations require Historic Preservation Commission Review (Project No. HP-25-11); and

WHEREAS, the Historic Preservation Review approval is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); 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 May 6, 2026 at 4:00 p.m. in the Council Chamber, to consider the proposed alterations; and [At this meeting, the Commission is providing direction on the applicable Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards. Formal written findings and final action will occur at a subsequent meeting.]

WHEREAS, on May 6, 2026, the Historic Preservation Commission held a duly noticed public hearing, considered all testimony and evidence, and [approved, conditionally approved, denied] the project based on its deliberation and oral findings, and directed staff to return with written findings and a resolution reflecting that action for adoption at a subsequent meeting; 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 the Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards; and, after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts [consistent with the Commission’s action and oral findings made on May 6, 2026]:

[Draft findings for Commission review and direction; final findings will be revised to reflect the Commission's action.]

1. The 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 the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
3. The 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 the 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 the 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.
11. The proposed alterations will not cause a substantial adverse change in the overall significance of the historic resource and therefore, as conditioned, is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and qualifies for a Class 31 (Historical Resource Restoration/Rehabilitation) exemption pursuant to §15331 of the CEQA Guidelines. [CEQA determination to be finalized based on Commission direction and final findings.]

WHEREAS, in the opinion of the Historic Preservation Commission of the City of Eureka, the proposed application should be [approved, conditionally approved, denied subject to the following conditions # – # which were added by the Commission at the May 6, 2026 hearing]:

- A. **Compliance with Approved Plans.** The Applicant shall undertake the project as approved

by the Historic Preservation Commission. Any deviation in design, architectural style, or exterior appearance from those currently proposed and conditioned shall have prior approval.

B. Outdoor Lighting: All exterior/outdoor lighting fixtures must comply with EMC §155.308.050 (Outdoor Lighting), which requires lighting to be dark sky compliant, and shielded and directed down to avoid light trespass on neighboring properties, nearby wildlife habitat, and the public right-of-way to the maximum extent possible.

C. Placeholder

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby [approve, conditionally approve or deny] the application, [subject to the conditions listed above] based on the Commission's deliberation and oral findings made at the May 6, 2026 public hearing.

BE IT FURTHER RESOLVED that staff was directed to return with a revised resolution and written findings reflecting the Commission's action and oral findings for formal adoption at a subsequent meeting, anticipated on June 3, 2026.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 3rd day of June, 2026, by the following vote:

[To be completed upon final action]

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

Ted Loring, Chair, Historic Preservation Commission

Attest:

Caitlin Castellano, Executive Secretary