

City of Eureka, California
NOTICE OF APPEAL

- ☐ Planning Commission action
☒ Historic Preservation Commission action
☐ Administrative action on Coastal Development Permit

This appeal is being filed with the Honorable Mayor and City Council on action taken by the above indicated body at its regular / special meeting held June 3, 2026.

The subject of this appeal is:

Applicant: William Startare

Case No.: Historic Preservation HP-25-11

Location of property: 1627 Pine St

Said decision was an approval / denial. (circle one)

Indicate specifically wherein it is claimed there was an error or abuse of discretion by the Commission or Board; or herein its decision is not supported by the evidence in the record (use additional sheets if necessary):

The Commission's decision is not supported by the evidence in the record and constitutes an abuse of discretion. The subject property was condemned, abandoned for over a decade, and in severe disrepair at the time of purchase in December 2024, with a failed roof, broken windows throughout, and structural deterioration rendering original materials unrestorable. The approved scope of work — roofing, siding, and window repair — was performed in good faith with verbal approval from the City's Senior Planner regarding the use of lap fiber cement siding as a substitute for the original tongue-and-groove redwood, which was beyond salvage. The Commission failed to give adequate weight to the property's pre-rehabilitation condition, the infeasibility of restoring original materials in a foreclosed and condemned structure, and the substantial public benefit of returning a blighted, unsafe property to habitable condition. Requiring removal of completed siding and restoration of inoperable window openings would impose an unreasonable financial hardship disproportionate to any historic preservation interest, particularly where the rehabilitation has demonstrably improved the property and received positive recognition from neighboring property owners and Commission members alike.

Appellant:

(If more than one, attach list, including addresses) ☒

☐ Applicant

Interested person

Name: William Startare

Address: 255 Higgins St

City: Eureka

Phone: (707)496-3246

Signature: *William Startare*

Date: 6/4/26

Email: wstartare@gmail.com

For Office Use:

Received by: *[Signature]*

Check/Receipt No.

Original: Clerk Copies to City Manager, Planning, City Attorney, Appellant