HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2026-XX

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EUREKA APPROVING THE ADA ACCESSIBILITY, WINDOW, AND FENCE ALTERATIONS AT 1531 J STREET (APN: 005-111-018)

WHEREAS, the subject property at 1531 J Street is included on the Local Register of Historic Places (LRHP); and

WHEREAS, according to the "Green Book," the building was constructed in 1916, described as "The Monday Club Association of Eureka commissioned Franklin Georgeson to design their club building on J Street. The California Craftsman shiplap and shingled elevations are divided into two pavilions between the recessed entry. The window frames are heavily molded, and the low hipped roof is supported by brackets and exposed rafter ends"; and

WHEREAS, the Applicant, DJ Cleek, on behalf of the property owner, proposes to make improvements to the existing Eureka Woman's Club building, including replacing the existing Americans with Disabilities Act (ADA)-accessible ramp, landing, and stairs, and adding a new push-button automatic door opener at the primary entrance facing J Street; as well as, alter the rear portion of the south-facing façade by removing and infilling two wood windows and installing four new wood clerestory windows; and, adding a minor concrete slab to improve the trash area and removing and replacing an existing six-foot(ft)-tall wood fence along the south-facing façade; and,

WHEREAS, the proposed alterations require Historic Preservation Review (Project No. HP-26-3); 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 October 7, 2026 at 4:00 p.m. in the Council Chamber, to consider the proposed alterations; 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:

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 from the requirement to prepare an initial study pursuant to §15331 of the CEQA Guidelines.

WHEREAS, in the opinion of the Historic Preservation Commission of the City of Eureka, the proposed application should be approved subject to the following mitigation and conditions:

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. Encroachment Permit and Grant of Covenant. The Applicant shall contact the Engineering Department to determine whether an Encroachment Permit and a Grant of Covenant is required for any work within the City of Eureka right-of-way and shall obtain any required approvals, to the satisfaction of the Engineering Department.

C. Inadvertent Discovery Protocol. Ground disturbing activities are subject to the City's standard protocol for inadvertent archeological discovery (cultural or historical artifacts) as follows:

a. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist must be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Bear River Band, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include 19th century building foundations; structure remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.
b. If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of Eureka.
c. In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code section 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted at 707-445-7242 to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code (PRC) section 5097.98. In part, PRC section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional provisions of PRC section 5097.98 shall be complied with as may be required.

NOW THEREFORE, BE IT RESOLVED that the Historic Preservation Commission of the City of Eureka does hereby approve the application, subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the Historic Preservation Commission of the City of Eureka in the County of Humboldt, State of California, on the 7th day of October, 2026, by the following vote:

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

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Ted Loring, Chair, Historic Preservation Commission

Attest:

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Caitlin Castellano, Executive Secretary