

# HERITAGE HERALD

NEWSLETTER OF THE EUREKA HERITAGE SOCIETY, EST. 1973 — EUREKA, CA

Summer 2022



## Carson Park Lodge

**N**ESTLED AMONG PICNIC tables and playground equipment, the small lodge at Carson Park is a familiar and endearing site. Children playing nearby surely do not know that charming building and its complementary pergola were designed by a highly esteemed local architect during a dark time in American history.

The city's proposed renovation of the park had included the demolition of the dwarfed Colonial Revival structure, but local architectural historian Bob Libershal reminded the city council that the building is on the Local Register of Historic Pla-

ces and thus has certain protections. (See related article on page 4.)

The story of the lodge began during the Great Depression in the 1930s, when the national unemployment rate was above 24 percent.

The land had been donated to the city in 1932 by the William Carson Estate Co. in memory of the late lumber baron. It was to be used solely as a city park, and any building on it would need to have a recreational use. And so, planning began for a park lodge that would have a main playroom, restrooms, and adjacent office, storage, and tool rooms.

The development of the building

and the manual labor for it would be paid for by three successive federal work programs that were designed to help the unemployed get off government "relief." It was built in stages between 1935 and 1939, with the city providing the equipment and materials.

A special committee was also formed to raise any needed additional funds. One committee member was architect Franklin T. Georgeson, who by then had garnered a reputation for his outstanding work. He would design the lodge.

Born in San Francisco in 1889, Georgeson moved to Eureka with

*continued on page 4*

All photos Eureka Heritage Society.





## Eureka Heritage Society Board of Directors

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The board meets on the second Monday of each month at 5:30 p.m. at the Annie B. Ryan House, 1000 F. St. Eureka, CA (and via Zoom)

## Committees and Chairs

**Annie B. Ryan:** Bill Peer

**Events:** Mary Glavich & Wendy Petty

**Fundraising:** Vacant

**Historian and Archivist:** Bob Libershal

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**Membership:** Mary Ann McCulloch

**Heritage Herald:** James Cech

## Our Mission

The Eureka Heritage Society will provide leadership, education and advocacy that preserves and enhances Eureka's irreplaceable historic structures and neighborhoods so as to ensure a legacy for future generations.

## Suggestions or comments may be sent to:

- (707) 445-8775
- [www.eurekaheritage.com](http://www.eurekaheritage.com)
- [eurekaheritagesociety@gmail.com](mailto:eurekaheritagesociety@gmail.com)

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# President's Corner

VINTAGE homes, many with beautiful gardens, help define Eureka's unique and very special place in this nation's historical urban landscapes. Recently the Eureka Heritage Society had an opportunity to showcase these efforts through a unique event—its first ever Heritage Garden Tour.



With eight beautiful gardens featured, a large crowd enjoyed this event which concluded with the dedication of the Melanie Kuhnel Heritage Rose Garden. I want to take this opportunity to offer my thanks for the dedication and leadership my late wife Melanie put into the overall development of the Ryan Historical Gardens, located on the E Street side of the Annie B. Ryan historic house at 1000 F St. The gardens are well worth a visit. We hope to see you among the roses sometime. Stop by and visit.

Also featured in this issue of our newsletter are articles stemming from the proposed demolition of the historic Carson Lodge at Carson Park. This small building, designed by local architect Franklin T. Georgeson, is an important structure from Eureka's historic past.

More than 50 years ago the founders of what would become, in six years, the Eureka Heritage Society were outraged and dismayed over the loss of the Charles Sumner and Amelia Carson home located in the heart of Eureka at 615 J St. Its demolition made us as a community aware that if we are not constantly vigilant to ensure measures are put in place to protect our historic architecture it all could quickly be lost. The Society continues in that historic role today.

—Ron Kuhnel, President

# Ongoing Preservation in Eureka

2022 PRESERVATION AWARD recipients **Derek Glavich and Rachel Zizza** recently completed a modification to their home at 2306 E. Street. Their construction matches the line and look of the original house, but creates more useful living space in their home. Look closely at the dormers for the alteration.



Before



After



The owners 303 Hillsdale St. removed numerous layers of old poorly applied paint to reveal the beautiful wood underneath before meticulously repainting their home.



# HERITAGE Garden Tour

**B**Y ALL DEFINITIONS OUR HERITAGE Garden Tour in June was a success, and not just because of the number of tickets we sold. It was a success because it brought folks back into the neighborhoods that we call home. They were able to stroll behind the fences and the hedges and visit with the homeowners and see their carefully tended flora and fauna.

Truly, the gardens were just as diverse as the people who created them. It was also a true sampling of the variety of garden settings that exist in the city's varied microclimates. All the gardeners were pleased to welcome the tourgoers and talk with them about their unique and special places.

The weather cooperated as morning rain became memory. That meant the artists and the musicians were able to come out and show their talents to all. Throughout the tour, and during the after party, the food and beverage tent was in full fun mode, and the Pop-Up Garden Sale offered myriad plants and garden objects for sale.

The tour also included the dedication of the Melanie Kuhnel Heritage Rose Garden at the Annie B. Ryan House and Gardens. The history of the rose garden, and of Melanie's involvement in making it happen, was provided by Ron Kuhnel.

Most importantly, our sincerest thanks to Kat Eagan, Manfred Kallenbach, Joyce and Patrick Collins, Ray and Randi Swedenburg, Renee Bouey Chappelle, Bill and Colleen Hole, and Jerry and Gisela Rohde for opening their beautiful gardens and granting access to many guests.

We are also grateful for the volunteers who made the tour possible, although many of them did work that could not be seen by tourgoers. Thanks to their efforts, everything was presented as planned. The Eureka Heritage Society sends its heartfelt gratitude to all the organizers, sponsors, gate watchers, ticket salespeople, musicians, artists, volunteers, and members for helping to make our first garden tour one that was enjoyed and celebrated by all.

—Bill Peer



Ron Kuhnel led the dedication of the Melanie Kuhnel Heritage Rose Garden.



Mary Glavich with Patrick and Joyce Collins enjoy the after tour at the Annie B. Ryan garden.

The Redwood Dixie Gators provide lively entertainment in the Annie B. Ryan garden.





# Carson Park Lodge

*continued from page 1*

his family as a boy. He always knew what he wanted to be when he grew up. “The design of buildings and the drawing of plans fascinated him to no small degree,” reported the 1915 edition of the book “Humboldt County Biographical Sketches.”

After graduating from Eureka High School in 1906, Georgeson earned a degree in architecture at U.C. Berkeley. He then worked in the Bay Area and Los Angeles before returning home in 1912.

Designing both private homes and commercial buildings, Georgeson used popular architectural styles of his day, including Craftsman, Classical Revival, Spanish Colonial Revival, and Streamline Moderne. Some of the fine houses he designed are within walking distance of Carson Park, including the grand Craftsman home at 2424 J St.

Georgeson designed the State Theatre (now the Arkley Center for the Performing Arts) and the Minor Theatre; he was also a consulting architect for the Eureka Inn. After World War II, he branched out with modern International style buildings. During this time, he designed

schools around the county and hospitals around the state.

All his buildings have strength and stability, according to a later noted local architect, Gerald Matson. Perhaps that was because Georgeson had witnessed firsthand the devastation caused by the 1906 San Francisco quake. He was determined his buildings would have staying power.

They have. Georgeson died in 1953, and at that time the Humboldt Standard stated that he would always be remembered for his work that would remain “enduring monuments to his artistry and skill.”

That includes the park lodge and pergola. When the Eureka Heritage Society conducted its architectural survey of the city in the 1970s, experts in the field offered descriptions of each historical building. The assessment of the lodge stated: “This is a handsome example of Period Revival design, and unusually thoughtful for a building of this use.”

—Kathy Dillon

*(Research by Bob Libershal was used for this article.)*

Eureka Woman's Club: Franklin T. Georgeson designed this well-known Craftsman-style building at 1531 J St. Built in 1916, it has been a meeting place for generations of club members and has also been available to rent for a variety of public and private events during the past 106 years.



# Carson Park Project

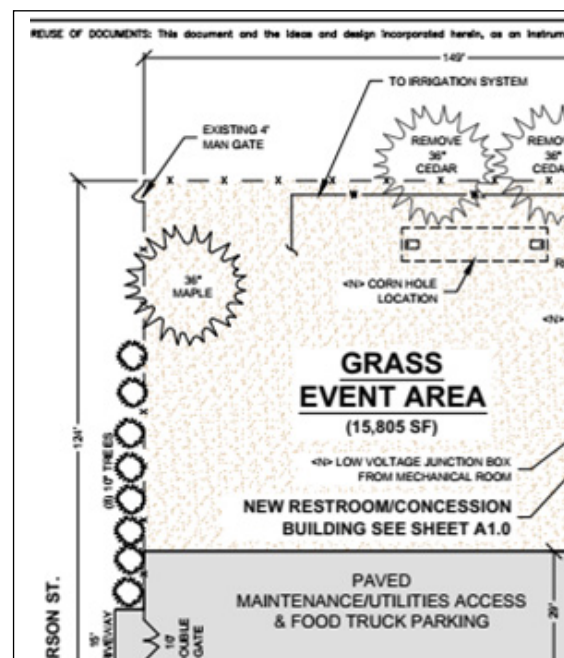
LAST YEAR THE CITY OF Eureka began a project to improve Carson Park. A comprehensive community outreach program started in October 2021, and it asked residents what changes they would like to see in the park

City staff then created a plan and worked to secure funding for the proposed improvements. At the city council meeting on Feb. 15, 2022, City Manager Miles Slattery presented a staff report that included a new concept for the park.

As seen in Figure 1, the park lodge and pergola that were designed by noted architect Franklin T. Georgeson in the 1930s was to be demolished and replaced by a restroom/concession building with covered picnic areas that could be used in bad weather. City staff determined the lodge was in poor condition and no longer usable. It had not been maintained, partly due to lack of funding.

Thankfully, Bob Libershal, a Eureka Heritage Society board member, reminded the city that the Carson Park property is on the Local

Figure 1. Carson Park concept February 2022



Register of Historic Places and changes to the property, including the lodge and pergola, could not be made without going before the Historic Preservation Commission.

What is important about the lodge and pergola? Why is the lodge specifically listed in the Green Book, thereby placing the property on the local register? The lodge and pergola designs are unique to Eureka. None of the city's other parks have anything like them. This importance is underscored by the fact that the small structures were designed by Georgeson, whose architecture was central to Eureka's development in the first half of the 20<sup>th</sup> century.

Once city staff realized they had not checked to see if the property was on the local register before embarking on the project, they revised the plan and presented a new concept to the Historic Preservation Commission at their June meeting. The park's redesign (Figure 2) shows the lodge and pergola intact, and nearby are restrooms built to comply with Americans with Disabilities Act regulations.

One aspect of the city's plans to improve the park is the integration of art. Interpretive signs educating park visitors about Georgeson and his architecture would be a wonderful introduction to the incredible art

that is Eureka's historical landscape.

That June report to the Preservation Commission states that construction of new restrooms and other park improvements will be made first, and the renovation/restoration of the lodge and pergola will follow in the future, depending on funding. Plans for the lodge will need to go before the Preservation Commission before the work can begin.

Students in College of the Redwoods Construction Technology Program will build the new restrooms and restore the lodge. The Heritage Society has firsthand experience with the quality of work done by these students; just this year they contributed numerous hours of labor in the construction of the new garden shed at the Annie B. Ryan house.

What lessons can owners of local historical properties learn from the Carson Park project?

Before planning any changes to the exterior of a building that is 50 years or older, be sure to check the Local Register of Historic Places. In planning updates to Carson Park, the city did not do this important first step, which led to changes having to be made to the proposed project after planning had begun and money spent. Other building owners and homeowners have also spent funds on a project, only to

find that their structure was on the local register and their proposed—or already completed—modifications needed to be reviewed by the Historic Preservation Commission.

If you are not sure if your building is on the register, the list may be found in the City of Eureka Development Services Library <https://www.ci.eureka.ca.gov/civicax/filebank/blobdload.aspx?BlobID=15628>. You may also contact Development Services at (707) 441-4160. Be sure to search the list not only by the address and your name, but also by the Assessor's Parcel Number to ensure you have made a thorough check. Being listed on the register means your building has the honor of being historically significant in Eureka and any exterior revisions need to be reviewed by the Preservation Commission.

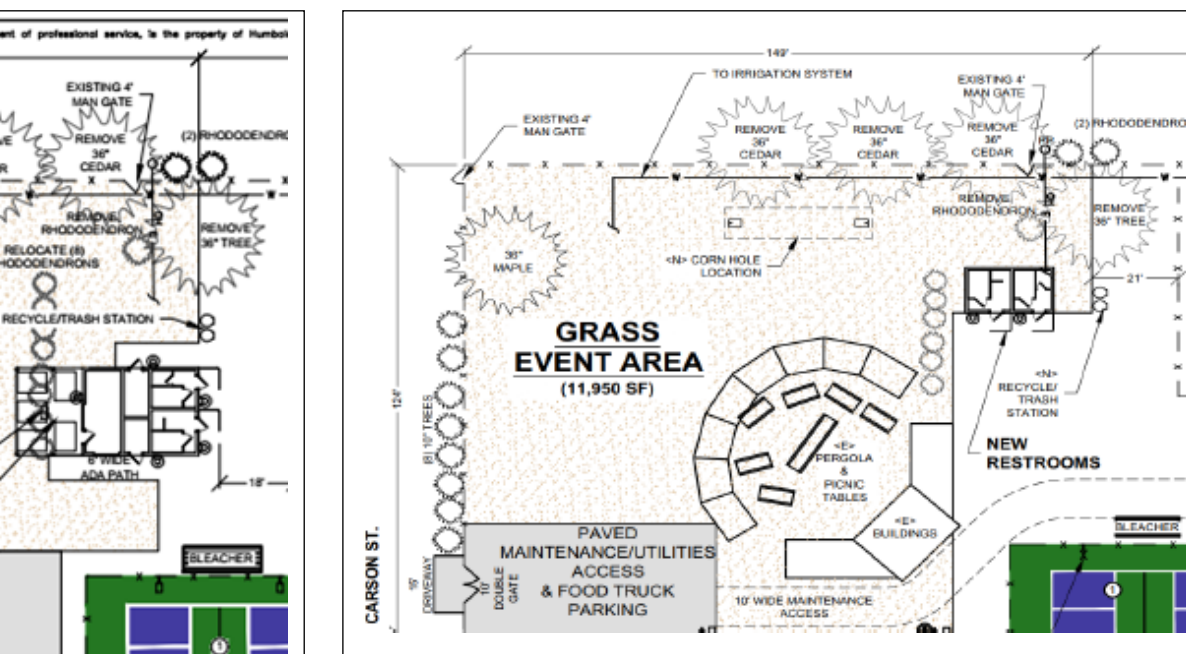
As is often the case with redevelopment, city officials faced the challenge of economically repurposing the park to satisfy current community needs and accessibility requirements. They also saw a structure that needed costly remediation just to remain standing. The traditional solution is to remove and rebuild. Unfortunately, the true cost of demolition and rebuilding is far higher than typically recognized. All debris from demolition ends up in landfill or requires toxic remediation.

New materials require harvesting of natural resources and high energy consumption. Restoration of an existing building requires far fewer resources.

The Eureka Heritage Society strongly advocates restoring, preserving, or repurposing existing buildings whenever possible, and we feel the park lodge and pergola can and should be preserved.

— Mary Ann McCulloch

Figure 2. Carson Park project June 2022





## Buy a Brick

You can help the Eureka Heritage Society continue its work on the Annie B. Ryan House and Gardens by buying a brick for the rose garden patio. The form is on our website [eurekaheritage.com](http://eurekaheritage.com). Email [eurekaheritagesociety@gmail.com](mailto:eurekaheritagesociety@gmail.com) or call us at (707) 445-8775 to leave a message.



## The Green Book

In 1987, the Eureka Heritage Society published "Eureka, An Architectural View," popularly known as the Green Book. It contains photographs of 1,200 buildings and is considered one of the finest collections of details on historic homes ever published. A limited number of these books still exist and can be purchased directly from us. The cost is \$35. Email [eurekaheritage.society@gmail.com](mailto:eurekaheritage.society@gmail.com) or call us at (707) 445-8775 to leave a message.

# Eureka Heritage Society New & Renewal Memberships



April 1 through June 30, 2022

101 Things to Do  
Kathryn Carroll  
Katherine J. Clague  
Jeanne Sapunor &  
Ralph Davis  
Delta Mattress &  
Furniture  
David Griggs

Rory & JoAnn Hanson  
Vicki Hatherill  
Lynn Intersimone  
Wes & Dixie Johnson  
Candee Kimbrell  
Joanna Larsen  
Maureen Murphy  
Nor-Cal Automotive

Jeanine Norrish  
Joseph & Georgeanne  
Pucillo  
Redwood Capital Bank  
Stanton & Anita  
Reynolds  
Paula Rhude  
Barbara Saul

Lisa Monet & Rick St.  
Charles  
Jeanine Sicard-Ross  
Robert Sylvester  
Umpqua Bank

## 2022 Eureka Heritage Society Membership Form

- ☐ New or  
☐ Renewing Member  
(January to January)

- ☐ \$25 Individual  
☐ \$35 Family  
☐ \$15 Student/Senior  
☐ \$25 Senior Family  
☐ \$50 Nonprofit  
Sponsor  
☐ \$75 Private Sponsor  
☐ \$150 Patron  
☐ \$300 Benefactor  
☐ \$500 Life Member

### Additional Contribution(s) to the Eureka Heritage Society

\$\_\_\_\_\_ Annie B. Ryan House Fund  
or Garden Fund (circle one)  
\$\_\_\_\_\_ Buhne Fence Fund  
\$\_\_\_\_\_ Carson Carriage  
Maintenance Fund  
\$\_\_\_\_\_ Scholarship Fund  
\$\_\_\_\_\_ Preservation Fund

Enclosed is my check in the **total**  
**amount** of \$\_\_\_\_\_  
(made payable to the Eureka Heritage  
Society)

### Interested in volunteering or further information?

Call (707) 445-8775, email:  
[eurekaheritagesociety@gmail.com](mailto:eurekaheritagesociety@gmail.com)

- ☐ Events, including Home Tour  
docents, host/hostess, serving  
refreshments  
☐ Education  
☐ Publications, including mailing and  
distribution  
☐ Archival Project and Research  
☐ Serving on the Board

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Home Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Email \_\_\_\_\_

## Annie B. Ryan garden

IT HAS BEEN A PRODUCTIVE SUMMER in the Annie B. Ryan garden. The flowers and veggies just keep on coming. Weekly watering, weeding, and deadheading keep things thriving and tidy. Help from Carolyn Chamberlin and Ericka Apple has been vital for this work.

Steve Tate, Mark Goldhawk, Bill Peer, Ray Swedenburg and James Cech have skillfully and graciously rebuilt the back fence between our garden and Carol Green's property. Carol bought the materials, and Heritage Society volunteers donated the labor.

Meanwhile, I was able to haul abundant

loads of weekly produce to the free farm market at the old Jefferson School. The constant supply of kale, peas, chard, lettuce, and rhubarb has been greatly appreciated. There has even been interest in starts of tree collards and kale for folks to "grow their own."

If you would like to join us, our regular garden work schedule is 9 to 11 a.m. Tuesdays and Thursdays. I harvest weekly at 8 a.m. on Saturdays. Other work times crop up regularly. If you're interested, please call me at (707) 443-0493.

—Claire Perricelli







## The Craftsman Corner

**T**HIS MONTH'S COLUMN WILL COVER taking a window sash apart, repairing or replacing damaged parts, and putting it back together.

Once the glass is out, taking the wood sash apart is fairly easy. Usually, there is one small nail in each top mortised joint (corner) and two in the lower joints. If you have a stud finder it will help locate the nails, or you can scrape the paint/wood to find them. A small pair of needle nose pliers or dikes (side cutters) are good for digging them out.

Over time the nails often rust and create a rotting problem. That makes finding them easier, but it also causes other problems. The first photograph illustrates how bad the wood can become. Once the nails are out, strike (do not beat) the wood (sash frame) from the inside with a rubber hammer near the corners. If you do not have a rubber hammer, place a wood block against the inside of the sash and tap it with a regular hammer. Once in four pieces, you can start repairing the sash.

The outside of my bottom sash rail was damaged over its 100 years of exposure to Humboldt County weather. I used a small table saw to rip the outside inch of the bad bottom sash rail off. Then a new piece of "milled to fit" old-growth redwood was cut on the same table saw and glued to the good half of the rail, as you can see in the first picture.

Be sure to use waterproof glue as the joint will be exposed to sunshine, heat, rain, and cold. There are alternatives to repairing the sash this way, including replacing the entire rail with another one taken from another sash, or milling a new bottom rail. Because homeowners often replace wood sash windows with vinyl windows, used wood sash is available for little or no cost. Occasionally one can find an exact sash match, or a sash can be modified to replace or rebuild your sash.

If one of the mortised ends is too badly damaged, the rail or stile can be cut in about the middle. Using a lap joint, you can then attach another piece of rail or stile off another sash. You can see in the second picture (right side and top) where I joined two pieces of sash frame together using a lap joint. When sanded and painted, the joint disappears.

I made the fixes I did to ensure the inside of the milled sash matched the other sash in the window. Virtually everything has been done with just a

small table saw and a couple of hand tools. One hundred years ago carpenters did not have access to tools that are now available so there was a lot of hand shaping and sawing. You can do the same. With proper repairs, the window will last another 100 years.

Once you are satisfied with the repairs you have made, it is time to glue the four sides together. The second picture shows the sash in the gluing-up stage. In the next Craftsman Corner, the finished sash will be installed in the rebuilt frame.

—Bruce Seivertson





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(707) 445-8775

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**OUR HOME**  
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If you use Amazon for purchases, smile and choose us as your nonprofit. We will get a percentage of the sales!

### Heritage Action Calendar

All of the following meetings take place at Eureka City Hall, 531 K St., 2nd floor, City Council Chambers. During the pandemic meetings are held via Zoom. Check online agendas for more details.

#### City Council

1st & 3rd Tuesday, 6 p.m.

#### Historic Preservation Commission

1st Wednesday, 4 p.m.

#### Design Review Committee

2nd & 4th Wednesdays, 9:00 a.m.

#### Planning Commission

2nd Monday, 5:30 p.m.

## Eureka Heritage Society Upcoming Events / Fundraisers



**Gaslight**  
**October 8**  
*North Coast Repertory Theatre*



**Holiday Boutique**  
**December 3-4**  
*Annie B. Ryan House & Garden*