

HERITAGE HERALD

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

Summer/Fall 2023

A glorious home and garden tour



IT WAS A GLORIOUS SUNDAY for the Eureka Heritage Society. The 2023 Home and Garden Tour, held on June 25, was a huge success with even the weather cooperating. More than 550 tour-goers visited one or more of the sites.

They began in the gardens of the Annie B. Ryan House to check in and pick up a program/map. Many also peeked inside the house to see the ongoing maintenance, development of the Muriel Dinsmore Library, and perhaps ink in a bid on one of the 30 or so items being auctioned off to support our ongoing projects.

Though the program numbered the open sites suggesting a somewhat logical zigzag visitation pattern from north to south, visitors were free to go to as many of the gardens and homes as they chose and in any order.

It was a step back toward our traditional Heritage Society home tour. We were fortunate to have three homes open for visits: the Magdalena Zanone House at 1604 G. St., the Lawrence F. Puter House at 2434 E. St., and the Renée Bouey Chappelle House at 2419 F. St. In addition, garden gems were opened to visitors by Elizabeth Norton, Jenna Catsos

and Tom Wheeler, Janet Warren, and Ruth and Jim Hargus.

At each site, musicians performed, adding to the sensory input of sight, sound, and smell. At the end of the tour, an after party was held in the gardens of the Annie B. Ryan with food and drink available for purchase. And once again there was music in the garden—a perfect ending to a successful tour.

For the Heritage Society, the Home and Garden Tour is an extremely important fundraising event. Like so many nonprofit organizations, we rely on membership dues, donations, and fundraising

to carry out our mission. This year's tour brought in more than \$17,000. This money will help maintain the Annie B., continue restoration work on the Buhne fence, pursue rehabilitation of the property's E Street wall, and advance educational efforts to encourage preservation of Eureka's structural heritage.

All but one item in the silent auction (displayed inside the Annie B.) received at least one bid at or above the minimum bid price. The Society appreciates patrons who support us by donating auction items, or by bidding on them, helping to raise needed funds. The auction alone brought in more than \$1,600.

A successful tour required significant effort and generosity from many people and organizations. Seven homeowners generously opened either home or garden to large numbers of tour-goers. More than 25 donors contributed either



All photos Eureka Heritage Society

cash or goods and services. Donations to the silent auction also added to the profits.

Twenty-three musicians or musical groups graciously performed in the gardens. Seven artists set up easels to capture beautiful garden images.

Three businesses assisted by selling tickets. A cadre

of docents gave their time to oversee visitors in gardens and homes. Heritage Society volunteers worked overtime to plan, organize, advertise, set up, cater, take down, and clean up.

Of course, without all the ticket-buying patrons, these efforts would have been meaningless. The Eureka Heritage Society offers a huge thank-you to everyone who helped make the event so memorable.

—Bill Peer

Event coordinator



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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)

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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
- eurekaheritagesociety@gmail.com

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PRESIDENT'S CORNER

Setting an example

AS WE CELEBRATE OUR 50th anniversary year in 2023, the Eureka Heritage Society continues to showcase the city's rich architectural variety and advocate for the restoration and preservation of these gems.



The Heritage Society was formed in 1973 after a concerned group of Eureka citizens recognized the accelerated pace of demolition of historic buildings in the city during the late 1960s and early 1970s.

The C.S. and Amelia Carson mansion, the Western Hotel, and the Revere Hotel all came down in the decade prior to our founding. The proposal of a freeway bypass of Eureka in the early 1970s truly opened the eyes of the preservation community as the chosen route through the heart of Eureka's older residential neighborhoods would have eliminated dozens of historic homes and split neighborhoods in two.

The Annie B. Ryan House and Gardens at 1000 F St. was just one of the properties that would have disappeared with the construction of the highway bypass. Now, under the ownership of the Eureka Heritage Society, this property showcases the wisdom and success of historic preservation in our town. It is a gem and a shining example of how a derelict, threatened empty house and overgrown garden can once again become a vibrant part of everyday life.

Events celebrating our organization and promoting historic preservation continue throughout our golden anniversary year. I encourage all our members to not only attend these

events, but to bring a friend along and see if you can get even more of our denizens as excited about preservation as we are on the board of directors and in the general membership. Seeing an historic property saved from neglect and restored to its former glory is a truly satisfying experience.

—Chuck Petty
EHS President

Another successful online auction!

EUREKA HERITAGE SOCIETY ONLINE AUCTION

THANKS TO ALL WHO PARTICIPATED in our Spring 2023 Online Auction! We appreciate all the donors who provided auction items (and helped us fill a few rooms in the Annie B) and the bidders, successful or not, who helped the Eureka Heritage Society, raised more than \$3,800!

Of the donated 81 items up for bid more than 60 sold. Some of the remaining items did not show well online, but were successfully sold during the silent auction held with the Society's Home and Garden tour. The funds allow for some extra "breathing room" in the budget. We couldn't have done it without you!

—James Cech
EHS Secretary



TO HONOR 50 years of heritage preservation, the Eureka Heritage Society is offering a year of activities to highlight what it does,

educate the public about Eureka's precious stock of historical buildings, and encourage participation in the Society.

The following events are tentatively scheduled. Look for updates on our website, Facebook postings, and email blasts, for the details.

NOVEMBER 3-4

"The Valley of the Giants," a 1919 romantic drama that was filmed in Humboldt County, will be shown at 7:30 p.m. on Nov. 3 and 4 at the Eureka Theater. It will be a benefit for the Eureka Heritage Society, and admission is \$20.



With filming locations in Eureka, Arcata, and Korbelt, the silent film was based on Peter B. Kyne's popular 1918 novel of the same name. Presumed lost for 90 years, it was rediscovered in a Russian film vault in 2010.

There will be live musical accompaniment with sound effects performed by a three-piece ensemble headed by Lorna and Stephen Brown. Dressing in period clothing is encouraged.

NOVEMBER 11

We're hosting the NCRT play, *It's A Wonderful Life, A Radio Play*, on November 11.

DECEMBER 6

To close out the year, we will hold a special holiday event, Dec. 2 from 6 to 10 p.m. at the Eureka Woman's Club.

Eureka Heritage Society summer 2023 event

THE EUREKA HERITAGE Society brought back its members' Summer Event on Sept. 17. After several years of event conflicts and Covid concerns, the Society held a members' outdoor lunch with hot dogs and hamburgers hot off the grill in the gardens of the Annie B. Ryan House. In addition, the grounds were set up for croquet, badminton, and corn hole.

Volunteers from the Master Gardeners and Master Food Preservers were on hand to answer questions about local gardening and proper preservation techniques for the bounty of one's garden. For those who like lemons year-round, and not shipped in from far away, June Walsh demonstrated a simple method for preserving a lemon crop. Pickled in a little kosher salt, lemons in a sealed container will keep in the refrigerator for up to 6 months.

The Society is planning other events for members, and to encourage new memberships, in the coming months. More informational seminars are planned. Upcoming fundraisers include a night at North Coast Repertory Theatre, Screening of "The Valley of the Giants" on Nov. 3 and 4 at the Eureka Theater, and a holiday party in December.

—James Cech, *EHS secretary*



From the Annie B. Ryan garden

IF YOU WENT ON THE HOME AND GARDEN TOUR, YOU SAW THE Annie B. Ryan garden looking at its June best. Special thanks to: Ericka Apple, Carolyn Chamberlin and Claire Perricellis brother Bob Shenton for all the work getting the garden to shine for the tour.

All their watering, deadheading, pruning, and weeding put the different zones and habitats in fine shape for the party. The roses bloomed in timely fashion, the first crop of peas and lettuce were lush, the daisies and hydrangeas were starting their annual show, and all was lovely for the 600 folks who visited.

The kitchen garden is producing lots of goodies for the Westside Community Improvement Association's Free Farm Market at the old Jefferson school every Saturday morning. The fresh greens and other treats are greatly appreciated.

As summer winds down it is time for the local gardener to consider a fall garden checklist. Clean up fruit "mummies" and leaf debris, stop feeding plants, plant cool season vegetables and plan for next spring.

Volunteers regularly meet for an "official work time" on Thursday mornings from 10 a.m. till noon for anyone wanting to help with this project."

—Bill Peer, *Annie B. Ryan Committee Chair*

Protect your home from natural villains: moisture and pests

A HOME IS YOUR SINGLE MOST IMPORTANT INVESTMENT, and it's important to keep the structure in the best condition possible. In Humboldt County's cool, damp climate, two major elements work against a building's long life: moisture intrusion and pest infestations.

Over time even well-built structures are subject to deterioration caused by weather, sun, plant growth, gardening, and natural phenomenon such as earthquakes. Building standards and codes have changed over the years, and materials have been developed that better resist natural decay, so it is all the more critical to monitor one's house for evidence of water and pest intrusion.

Wood rot

For all wooden structures, wood rot is a serious issue. It is a form of decay triggered by the combination of moisture and fungi. For fungi to grow the wood must be damp; fungi will not grow on dry wood. There are three general effects fungi have on wood:

Brown rot (dry rot): The surface of the wood appears dry because brown rot fungi targets cellulose in the wood's structure. As the cellulose is destroyed, the wood shrinks, turns deep brown in color, and breaks into small cube-shaped bits. Brown rot thrives at temperatures between 65 and 90F, and once it starts growing it spreads rapidly.

White rot: If wood takes on a whitish or light-yellow shade and feels spongy, it's probably white rot. Whereas brown rot affects cellulose, white-rot fungi break down lignin, another element of the wood's structure, leaving the light-colored cellulose behind. Like brown rot, white rot occurs between 65 and 90F.

Soft rot: This fungi decomposes wood more slowly than brown rot and white rot, but it thrives in temperatures too hot and too cold for the other types to survive, between 0° and 110°F. Soft-rot fungi break down cellulose, leaving the wood with a honeycomb-like appearance, and while it is usually found in fallen logs and trees, not commonly in houses, it can strike a home if conditions are right.

The obvious key is keeping wood

dry. A useful proactive practice is to have periodic pest and/or home inspections. Trained inspectors know what and where to look to spot possible problems, preferably before they become serious. A common inspection report might have a line like: "Fungus-infected cellulose debris and occupant storage (wood, paper products) was noted in the sub-area."

Storing wood under the house might seem a good use of all that covered storage space. However, anywhere wood meets dirt (and sometimes even near to contact) or is allowed to remain damp, there is a potential for fungus to develop. It is also an avenue for pest invasion. Moist soil under many houses with wood in close contact is too inviting for termites or wood-boring beetles to pass up.

"Wood-boring beetles have damaged some subflooring and some framing in multiple locations in the sub-area." This statement is taken directly from the pest report on the Eureka Heritage Society's Annie B. Ryan House titled "Wood Destroying Pests and Organisms Report" received in 2021. The inspector's recommendation called for treatment for the pests, and removal and replacement of damaged wood structural support.

Sub-area damp

Inadequate ventilation is sometimes the culprit creating the damp conditions under a structure. "The ventilation is inadequate due to

the insignificant amount of vents for a structure of this size." The recommendation: "... install additional vents to improve sub-area ventilation."

For the Annie B., the quantity and size of vents is inadequate. When the house was constructed, the ventilation was thought to be good enough. Modern thinking has changed. And while new construction often has a vapor barrier on the ground under a house, this is not the case with older construction.

In other cases, the grade has been altered. Soil should slope away from a building taking excess water with it. But gardening, landscaping, plant growth, even paving, may alter grade height and slope. When the soil has risen away from the building water may be directed into the sub-area of the structure.



The photo above shows where a landscaper has filled a space between a poured concrete sidewalk and the structure with lava rock. But notice the 2x4 retaining board. That means the rock and sidewalk slab is about 3 inches above the sub-area of the house. Water running off the sidewalk will naturally flow under the building.

Siding to soil contact

With plant life growing and trapping soil the level of a yard rises. Building codes call for 6 inches clearance between earth and wood. When built, there might have been adequate clearance, but over the years a yard may rise (or a building sinks). Notice how close the soil is to the bottom siding board in the photo below. Redwood is an amazingly resistant wood, but in the shade of a wall, and continually damp from rain and soil contact, it will also deteriorate. Notice, too, how the downspout from the gutter is currently poking into the dirt. There is no way for rainwater from the roof to be directed away from the structure.



Siding to soil contact

Rain splash

Another common element in home construction is called a water table. Its purpose is to direct water away from the base of the structure. In wood construction it is made of wood. Water dripping from the eaves strikes it and, due to the water table's angle, is directed away from the building. Unfortunately, without regular maintenance in the form of good quality paint and re-caulking as needed, the water table becomes a sacrificial piece of wood.



Rain splash

In this instance water has gotten into the corner joint, the wood is rotting, and if allowed to continue, rot will advance from the water table piece into the corner trim piece and then into the siding.

Rain intrusion

Water intrusion doesn't just happen from underneath. Rain strikes a building from different angles depending on the wind. Vulnerability occurs anywhere there is an opening. And water seepage through window and door openings can be very destructive even when one doesn't have a clear indication that it is getting in.



Rain intrusion

The photo above shows a plaster wall with water damage. However, there are no obvious points of entry for water. And if the exterior is leaking, what damage must be happening to the inner structures of the wall? The first challenge is to find the source because there is no point in repairing plaster when the next rain will simply dissolve it again.



Rain intrusion

The previous photo shows the windowsill just outside the damaged plaster. It has been heavily painted and looks to be in relatively good condition. Yet that long horizontal crack that is well covered by blue paint appears to go right through the wood. When the rain comes at the correct angle, water seeps through the sill and into the wall. There is probably some damage to the internal framing of the wall along with the damaged plaster.

There are other weaknesses with windows that should also be inspected. The corner of this window (below) needs some help. An inspector's probe indicated soft wood where nails join the rail and style. With the wood deteriorating so, too, are the nails rusting. Eventually the entire window will be compromised.



Rain intrusion

Pressure treated

Wood in close contact with the ground is always under threat. Concrete is not waterproof. And even modern pressure-treated timbers

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Protect your home from natural villains: moisture and pests

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given enough moisture and time will decay, particularly if a raw, trimmed end has not been treated prior to installation



In this example, a pressure treated 4x4 resting on a concrete post base is not immune to rot.

Window trim

In modern construction multiple levels of waterproofing are used to keep water out. In older construction much reliance was made on overlapping wood in the form of the frame, siding, and trim. Over the years old caulking deteriorates. And often when rotting or splitting, exterior trim is replaced. New window trim does not prevent water intrusion if caulking is not done adequately.



Here it is clear that rainwater can be driven behind the window trim because there is no caulking between

the trim board and stepped siding.

Door weather-stripping

Doors also offer a number of ways for water to seep into a house. Various types of weather-stripping are designed to help doors seal to keep both cold air and water out. But if allowed to deteriorate, failing weather-stripping can lead to a poorly sealed door followed by wood rot in the door and in the doorframe.



In this example, the door threshold shows signs of decay. The door's bottom strip is no longer sealing. A new side weather strip has been installed, but the door frame and door side are already compromised. It is only a matter of time before water gets past the threshold and rot begins to take hold on the floor and subfloor inside the structure.

Wood-boring pests

Damp wood is an invitation to wood-boring pests. Here is where a professional inspection may save on major damage to a structure. Generally, wood-boring pests in older houses are found in the underpinnings.

For the Heritage Society, the Annie B. Ryan House inspection indicated two issues with wood-boring beetles: "Evidence of wood-boring beetle infestation was found in some sub-area wood members," and, "Wood-boring beetles have damaged some subflooring and some framing in multiple locations in the sub-area."

There are two obvious concerns. First, the beetles appear to be active. That means they continue to bore tunnels in the wood of the structure. For the long-term interest of the structure, it is necessary to treat it to eliminate the pests.

The second issue is damage already done to framing and sub-flooring. To ensure the integrity of the structure it may be necessary to replace wood with undamaged members.

The trained eye of the inspector may also spot other instances of wood-boring pests in less-common places.



Here, under the eaves, there are visible indications of a powder post beetle infestation. The beetles bore out from the wood leaving these small holes. That it is an active infestation is clear. The eaves were recently painted, and yet the holes appeared after the recent coat of paint. It is possible that the beetles were in the wood at the time it was installed. Old 2x4s from a wood-pile in a storage shed or barn may have active infestations. If used for repairs or additions, these planks may introduce wood-boring pests from the new wood into old wood of the structure.

To keep a house in good condition it is important to recognize that moisture is the number one enemy. A good roof, good caulking, adequate weather-stripping, good water drainage away from the structure, and protected surfaces (painted, stained, or varnished) will significantly reduce structural degradation.

—James Cech, *EHS Secretary*

Eureka Heritage Society new & renewal memberships



April 1 through June 30, 2023

101 Things to Do	Tiffany Shultz & David Kempf, Jr	Eric & Viviana Hollenbeck	North Coast Co-op
Arcata Cabinet & Design Company	Delta Mattress & Furniture	Blue Ox Millworks	Joseph & Georgeanne Pucillo
F. Joseph Bonino	Mindie Dolson	Steven Lazar	Pure Water Spas
Laura Cangas	Marilyn Field	Denise & John Lea	Redwood Capital Bank
Lora Canzoneri	Jeanne Gale	Barbara E. Maxon	Paula Rhude
Carpet Depot	Rory & JoAnn Hanson	Bruce Seivertson & Michelle Sievertson	Rick St. Charles
Annie Cornwell	Jean Hawthorne	Alverna Moore	Robert & Linda Sylvester
Mary Dawn Cunningham		Nor-Cal Automotive	Diann Vanorman

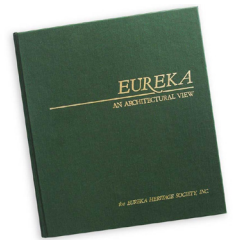
Buy a Brick

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. Email 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," known as the Green Book. It contains more than 225 images of structures 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 eurekaheritagesociety@gmail.com or call us at (707) 445-8775 to leave a message.



2023 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
\$_____ Annie B. Ryan Garden Fund
\$_____ Buhne Fence Fund
\$_____ Carson Carriage Maintenance Fund
\$_____ Scholarship 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

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

Name _____

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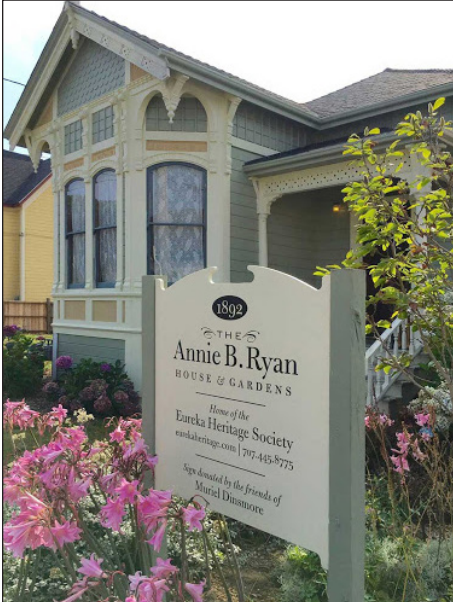
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OUR HOME

Annie B. Ryan House & Gardens
 1000 F St., Eureka, CA

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 a.m.

Planning Commission

2nd Monday, 5:30 p.m.

2023 preservation awards

THE EUREKA HERITAGE Society recognized five deserving recipients at its annual Preservation Awards held May 7, 2023 at the Eureka Woman's Club. Those acknowledged at this year's event were: Eric and Viviana Hollenbeck, Preservationist, for Blue Ox Millworks and Eric's craftsmanship; Karen Smith and Chaz Lord, Residential Award, for 1409 C Street and neighboring houses; Michael (posthumously) and Katharine Eagan, Residential Award, for 1228 C Street, Renee Chappelle, Adaptive Reuse Award, for

the Hydrangea Inn at 2419 F Street, and Sacred Heart Church, Community Award, for the mid-century church at 2085 Myrtle Avenue. The Society presents the Preservation Awards annually to those who work to restore or maintain Eureka's unique structures. If you have suggestions for future awards, please email the Society at eurekaheritagesociety@gmail.com

—Mary Ann McCulloch
EHS board member

