

HERITAGE HERALD

ANNUAL REPORT OF THE EUREKA HERITAGE SOCIETY, EST. 1973 — EUREKA, CA

Winter 2025

Eureka Heritage Society 2024 Year in Review

WITH THE ELECTION OF THE EUREKA Heritage Society's 2025 Board of Directors, and the year already well on its way, it is appropriate to reflect back on the important activities of 2024. It was a year of accomplishments that helped further the mission of the Society, and there were a few disappointments that serve to remind preservationists of just how fragile and priceless a community's stock of historical structures may be.

The most visual major advancement was the installation of the late 19th century Buhne fence. The long-term project to save and install heavy iron sections of fencing finally came together. Early in 2024, a new concrete retaining wall was completed along the Society's E Street property. Then Nick Kieselhorst, of Ironside Metal Works, designed and manufactured special mounts and brackets to support fence segments.

Over several long workdays, Nick and his brother, assisted by Society volunteers, lugged heavy fence sections down the yard slope, installed anchor bolts,



custom fit support brackets, and struggled to make often bent and distorted old iron panels sit properly on mounts while remaining close to level and plumb.

Installing the south gate proved to be quite a challenge, while the north gate must wait for new gate posts before installation can be completed. A casual inspection will show that there is still much that could be done: many of the rosettes are missing, plenty of old screws and bolts have rusted away, and finials are broken or missing. However, the visual impact is impressive, and one small piece of Eureka's history is now on display.

Much less obvious, but equally important to the Heritage Society's mission, work continued on the Muriel

Dinsmore Library inside the Annie B. Ryan House. This, too, is a long-term project with many facets. Custom-made cabinetry will house the Society's collection of historical documents. During the year, with the aid of a Cal Poly intern and numerous volunteer hours, the library holdings have been sorted and categorized. A dedicated computer was donated to assist with cataloging, and archival quality storage boxes have been purchased to help preserve aging documents.

An element of the Heritage Society's mission is education. Furthering that goal, the Society sponsored a window repair workshop, which was hosted by the Timber Heritage Association. Bob Felter and Bill Hole shared their considerable expertise on how to repair and restore wooden windows. The workshop included hands-on practice with glazing removal, glass cutting and window re-glazing, along with demonstrations of safe paint removal and damaged wood replacement.



All photos Eureka Heritage Society unless noted.

Also under the education banner, new, more readily accessible information on Caltrans covenant properties was posted on the Eureka Heritage Society website. Linked to many Society projects, this is still ongoing with more photos and documents to come. Having this information available to the community and, in particular, the owners of these significant structures, is important to the communication and clarification related to historic preservation.

A big picture project of the Heritage Society will be to turn the Annie B. Ryan House into a regularly open, niche-specific museum. To that end the Society formed a committee to develop plans. Some obvious challenges to accessibility were apparent. With the assistance of Cal Poly interns, 2025 will see research compilations that clarify what the Society must do to make the museum a reality.

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Eureka Heritage Society Board of Directors

President: Derek Glavich
Vice President: Ron Kuhnel
Treasurer: Mary Ann McCulloch
Secretary: James Cech

Kathy Dillon
Bob Felter
Mary Glavich
Lonni Magellan-Hodge
Bill Peer
Chuck Petty
Wendy Petty
Tom Schrader
Ray Swedenburg

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
Fundraising: Ron Kuhnel
Historian and Archivist: Open
Education: Chuck Petty
Membership: Mary Ann McCulloch
Heritage Herald: Committee

Our Mission

The Eureka Heritage Society will provide leadership, education and advocacy that preserves and enhances Eureka's irreplaceable historical 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

The Heritage Herald is published quarterly by the Eureka Heritage Society, P.O. Box 1354, Eureka, CA 95502-1354

2024 annual report

For the calendar year ending
December 31, 2024:

Assets, Liabilities & Equity

Assets

Cash in Coast Central C/U	18,645.00
– Operating, covent & library	
Money Fund, Morgan Stanley	51,269.00
– Reserve	
Other Assets	44,604.00
– Fences, garden sheds, tools, furniture	
Ryan House & Garden	189,576.00
– Cost of house and property	

TOTAL ASSETS..... \$304,094.00

Liabilities & Equity

Current Liabilities	4,966.00
– Bill payments pending	
Mortgage Ryan House & Garden	37,408.00
Equity	261,720.00

**TOTAL LIABILITIES &
EQUITY..... \$304,094.00**

Revenue & Expenditures

Revenue

Events & Fundraising	22,498.00
Membership Dues.....	4,630.00
Contributions	5,455.00
– Community donations	
Green Book & Brick Sales	1,215.00
Investment Income	2,980.00
Workshops	320.00
Miscellaneous	287.00

TOTAL REVENUE..... \$37,385.00

Expenditures

Fundraising & Event.....	6,873.00
Ryan House & Garden	5,147.00
Depreciation.....	9,750.00
Newsletter Printing & Postage .	1,833.00
Green Book Mailing	53.00
Equity Expense Not Capitalized .	179.00
– Fence building work crew lunch, Carson Carriage relocation	
Library	1,024.00
– Intern scholarship & storage boxes	
Operating Expense	4,507.00
Mortgage Interest	840.00

TOTAL EXPENDITURES..... \$30,206.00

NET INCOME..... \$7,179.00

Notes to 2024 Annual Report

THE EUREKA HERITAGE Society had \$18,645 in Coast Central Credit Union (CCCU) at December 31. In 2023, the Society moved funds into a CCCU Liquid Asset account, which generated \$2,980 in investment revenue in 2024.

The amount remaining in the Caltrans covenant violation fund is \$3,476 (see related story in this issue.) This year, on the recommendation of our accountant, the Society began recording depreciation on its assets. This is a non-cash transaction.

The Buhne Fence, and retaining wall, is (mostly) installed. A total to date spent on the purchase and installation of the fence is \$37,763. We couldn't have done it without the donors and the many volunteers who helped along the way!

The Annie B. Ryan property mortgage balance at December 31 was \$37,408. The Society has continued to pay an additional principle monthly payment of \$125, reducing the mortgage balance quicker.

You may notice there isn't an insurance expense listed in the report. The insurance company assures the Society its coverage is bound and the carrier has had problems with a system upgrade. Fingers crossed there isn't a big premium increase when the renewal is received.

Thanks to our committed board of directors, members and community, the Society netted \$15,625 in events and fundraising. This revenue helped the Society accomplish everything mentioned in the "Year in Review" article! Again, many thanks to everyone!

—Mary Ann McCulloch
EHS Treasurer

2024 year in review

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Echoing the issue of communication, one of the year's lowlights hinged on misunderstandings and isolated computer software. To that end, the 1938 Dr. Charles Falk house at 124 Indianola Road was erroneously demolished. It had been on the Society's 2002 Home Tour.



In response, one of the Society's 2025 goals is to help, however possible, city of Eureka staff alleviate these issues and to educate the staff and community about preservation law and the benefits of having properties protected by the Local Register of Historic Places. In 2024, we also saw more vinyl windows installed in historical

properties and more decorative architectural features lost forever, not to mention demolished buildings.

Taking seriously the need to model preservation, the Heritage Society continues to maintain the Annie B. Ryan House, slowly replacing or restoring damaged elements. Two replacement doors were installed: one a bedroom (office) door, the other an exterior door at the back of the house. Pest infestation also continues to be a concern.

Another step that will help in aiding repairs was the installation of a shed. This added storage space allowed us to remove almost all items previously stored under the Annie B. As every pest inspector will remind homeowners, keep the under-house area clear.

To showcase successful preservation efforts, the Society bestowed awards on four worthy projects: the Clarke Historical Museum, whose home is the former Bank of Eureka building; Shawn Elsworth and Alpha Torres Leon for the duplex at 1811-19 California St.; Tim Thornton, Daniel Jones, and Shawnee Alexandri, the former and current owners of Mad River Woodworks; and Adam Dick and Dustin Taylor for the new home of Dick Taylor Craft Chocolate in Old Town.

Later in the year, five houses and four gardens were opened by their owners for our annual home and garden tour. Aside from sharing preservation with the public, the tour is also a significant fundraiser for the Society.

Contributions from the community continued in 2024. Hilfiker Retaining Walls donated a concrete picnic table to replace a slowly decaying and often vandalized wooden table. The gardens remain a tranquil place for a refreshing pause. And, out in the gardens, volunteers continue to grow valuable produce that is donated to the Jefferson Community Center.

For a relatively small, 100 percent volunteer-run organization, much was started, continued or completed by the Eureka Heritage Society in 2024. We thank you for your continued support!

—James Cech
EHS Board Member



Meet new board member Bob Felter

I GREW UP IN AREAS WHERE both the Revolutionary War and the Civil War had been centered: the Hudson River Valley and Richmond, Va. The farm on my mom's side had been in the family before the Revolution, and our house was filled with antiques.

"Old" is what I was accustomed to, so soon after I moved to Arcata in 2003, I took the first of several College of the Redwood's historic preservation classes. My original idea was to learn about Humboldt's vast array of architectural styles, but doing the term papers led me to a fascination with the area's logging history. I went on to become active with the Timber Heritage Association.

One class that changed my life was CR's hands-on field school, which was restoring the Annie B. Ryan house. Learning preservation techniques was fascinating, but as a general contractor I was also helpful in guiding others.

While I was taking the class a second time, instructor Bill Hole nudged me to get qualified to instruct at CR. By a sort of fluke, I ended up taking that class over a third time. Somehow, that started a new path away from remodeling and into a wide range of classes teaching construction skills to others.

A Caltrans Covenants success story: 1331 Seventh St.

THE STATELY 1876 ITALIANATE HOUSE AT Seventh and O streets was one of the structures initially slated for demolition in the proposed Caltrans Eureka Freeway Route in the 1970s. As with several other structures, it was purchased by Caltrans and rented out until the project was formally abandoned in March 1995. The residence was sold in 1997. (See our Fall 2024 newsletter for more information about the Caltrans project.)

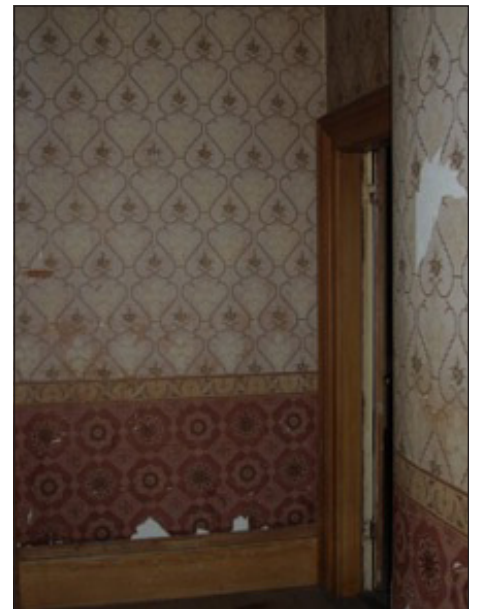
The lovely house was originally the family home of Alexander Gillmore and his wife. As featured in the book *“Elliott’s 1881 History of Humboldt County,”* the house and property were described as “an ornament to the city,” and an illustration of it was included.



W. W. Elliott & Co., “History of Humboldt County, California”

“Eureka: An Architectural View” (the Green Book) states that a barn was constructed in 1905 and converted into a residence by the time the Society’s survey was conducted in the mid-1970s.

When Caltrans historians surveyed the property in the 1970s, the house was still considered stately and a superb example of Italianate architectural style: paired brackets under wide eaves, tongue-and-groove siding that resembles masonry blocks, and graceful arched windows.



Entryway original wallpaper
photo by C. Petty

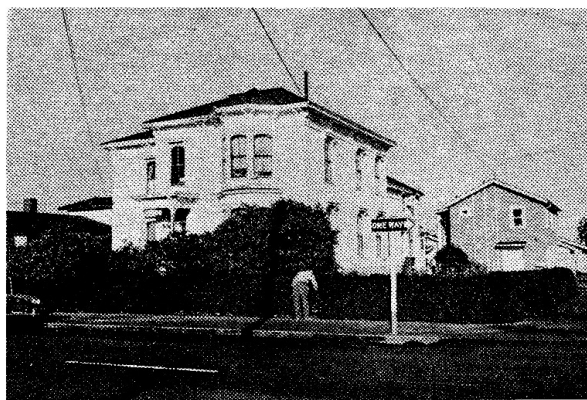
BASIC DATA

ADDRESS: 1331 - 7th Street
A.P. NO: 1-234-06
OWNER: Anthony J. Kryla
YEAR BUILT: c. 1876

INVENTORY NO: 2-18

ARCHITECT: UNKNOWN

BUILDER: UNKNOWN



GENERAL PHOTOGRAPH
DETAIL PHOTOGRAPHS (IF NECESSARY)



CALTRANS ARCHITECTURAL AND HISTORICAL SURVEY

DAVID GERHARD ARCHITECTURAL HISTORIAN
ANDREW GENZOL LOCAL HISTORIAN
JEREMY KOTAS ARCHITECTURAL ANALYST
GERALD ANDERSON COORDINATOR
40 MAIDEN LANE SAN FRANCISCO, CALIFORNIA 94102-0400 CALTE-DESIGN

First page of Caltrans Survey showing house and details at the time of its survey.

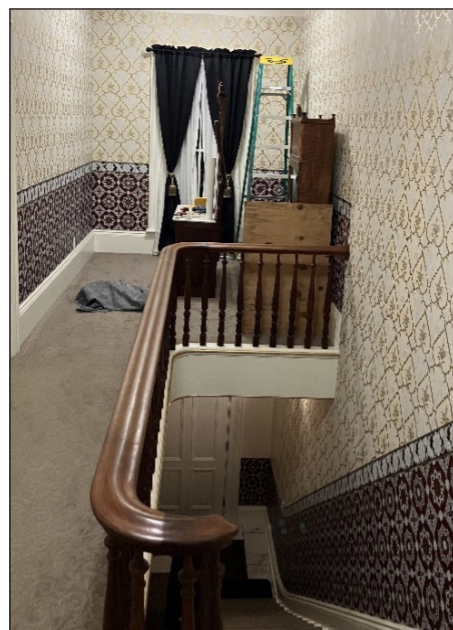
From the mid-1970s to July 1997, when Caltrans sold the house, many exterior and interior architectural features of the house remained and were protected with restricted covenants. Among them were the entry hall wallpaper, faux-grained doors, and picture rail moldings. (For a full list of the features of this home and others with Caltrans protections, visit the Eureka Heritage Society's website <https://eurekaheritage.com/caltrans-covenants/>)

The house was sold again in 2002 and 2013. In 2014, a local contractor purchased the home with plans to renovate it. The contractor contacted the Heritage Society to discuss and review the covenants and protected features.

Unfortunately, the contractor ignored these protections and proceeded to remove or paint over many of the features. When the Society next inspected the house and noted the unapproved changes, there was no choice but to litigate. A settlement was reached with the contractor, which secured funds to assist with the restoration of the destroyed features.



Stairwell prior to wallpaper restoration
photo courtesy by owner



Stairwell after wallpaper restoration
photo courtesy by owner

In 2018, current owner Jerrod McCluskey purchased the property. He first looked at it as an investment with its detached duplex. Then he stepped inside the main house and saw the staircase. His "jaw dropped." Almost seven years later, the impressive Italianate has become more than just an investment: it's a labor of love he calls home.

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Stairwell after wallpaper restoration
photo courtesy by owner



One of the original faux-grained doors
photo by C. Petty



Meet new board president Derek Glavich

DEREK GLAVICH WAS elected president of the Eureka Heritage Society at this year's annual meeting February 1. A general contractor and an instructor in the College of the Redwoods Construction Technology program, he brings the much-welcomed presence of a younger generation to the board. Here are his reasons for accepting the position:

I consider myself fortunate to have been born and raised in Eureka among ancient forests and a wealth of architectural treasures.

I first became aware of the Eureka Heritage Society by attending the Society's annual Home Tour with my wife. We loved getting to see inside many of the amazing buildings we have in this city, and together we have restored two historical houses of our own.

As a builder and a lover of history, I have a deep appreciation for the craftsmanship and materials that went into these houses, and it pains me greatly to see bad remodels and the demolition of historical homes.

That is why I want to work within the Heritage Society to promote awareness and appreciation of these beautiful homes and to protect what we have for generations to come.

1331 Seventh St.

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Funds obtained from the litigation helped Jerrod restore some of the missing features: He purchased custom wallpaper that closely matched the original in the entryway, fashioned a fireplace mantel using old-growth redwood, and in two bedrooms he replaced the picture rail molding, also with old-growth redwood.

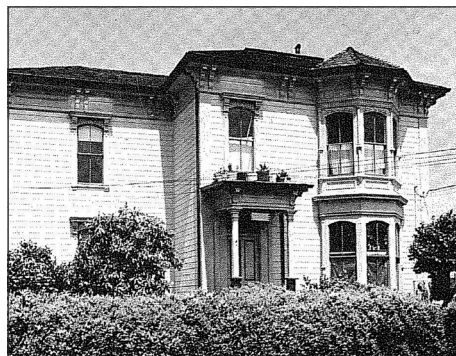
Jerrod has put his own stamp on the property, while remaining sensitive to its architectural history and details, and he has incorporated its arch design in other aspects of the home and garden. He even hopes to someday reconstruct a widow's walk on the roof, as shown in W. W. Elliot's book.

Today, 1331 Seventh St. remains, thanks to Alexander Gillmore and Jerrod McClaskey. It is a shining example of Italianate architecture and an important structure that speaks to Eureka's opulent past. Thank goodness Caltrans recognized its value and assigned protections to it.

—Mary Ann McCulloch
EHS Board Member



Front view 1983 photo from
Eureka History website



Front view 1987 photo from
Eureka History website

Eureka Heritage Society

new & renewal memberships



November 16, 2024 through January 31, 2025

Greg & Debra Anderson
Janet Anderson
JoAnn Bauer
Mary Benzinger
Lila Bollman & Randall Younger
F. Joseph Bonino
James Cech
Steve & Margaret Cole
Sue Cook
Maraget Davis
Karen & Charles Davy
John Dimmick
Susan A. Dodd

Kay Escarda
Carole Farlan
Bob Felter
Lisa Fredsti
Jeffrey & Mary Glavich
Kerry & Meri Jean Glavich
Mark Goldhawk
Carol Green
Roy Grieshaber
Jean Guthrie
Anna Hamilton
Wes & Dixie Johnson
Patrick Kelly
ZoAnn & Glenn Kinsey

Audine Kohinka
Marc & Amanda Kunze
Lonni Magellan-Hodge & Del Hodge
Theresa Malloy
Jon & Suzanne McBride
Lynn McKenna
Joel Morrison
Jack & Wynona Nash
Menna Newmeyer
Melissa Nicholson
Carolyn Otis
Bill & Debra Parks
Bill Peer & Steve Tate

Adam Perl
Sanford Pyron & Thomas Swanger
Ramon & Renarose Ranoco
Stanton & Anita Reynolds
Paula Rhude
Peter & Shirley Santino
Barbara Saul
Wendell M. Schautz
Karen Smith
Nancy Spruance
Victoria Stanford
Linda West
Belinda Zander

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 eurekaheritagesociety.com. Email eurekaheritagesociety@gmail.com or call us at (707) 445-8775 to leave a message.



2025 Eureka Heritage Society Membership Form

☐ New or
☐ Renewing Member
(January 1 to December 31)

☐ \$30 Individual
☐ \$40 Family
☐ \$20 Student/Senior
☐ \$30 Senior Family
☐ \$50 Nonprofit Sponsor
☐ \$75 Private Sponsor
☐ \$75 Business Sponsor
☐ \$150 Patron
☐ \$300 Benefactor
☐ \$500 Life Member

Additional Contribution(s) to the Eureka Heritage Society

\$_____ Annie B. Ryan House & Garden Fund
\$_____ Buhne Fence Fund
\$_____ Carson Carriage Maintenance Fund
\$_____ Scholarship Fund
\$_____ General Contribution

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 Tour docents, host/hostess, serving refreshments
☐ Education
☐ Publications, including mailing and distribution
☐ Muriel Dinsmore Library Archival and Research
☐ Serving on the Board
☐ Additional comments/suggestions:

Name _____

Address _____

Home Phone _____ Cell _____ Email _____

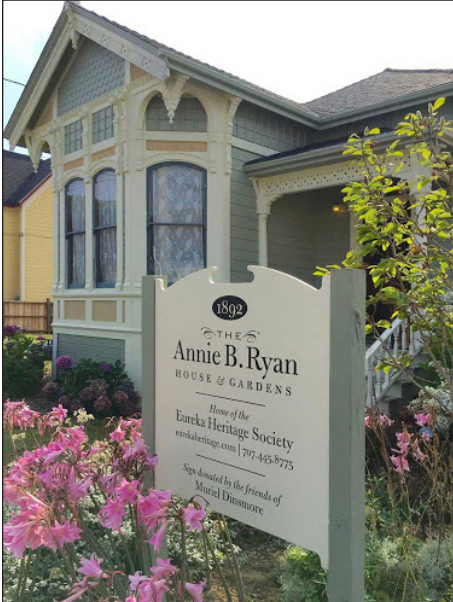
Send completed form to: Eureka Heritage Society, P.O. Box 1354, Eureka CA 95502-1354 or email to address above.



P.O. Box 1354
Eureka, CA
95502-1354
(707) 445-8775

Return Service
Requested

Non-Profit
U.S. POSTAGE
PAID
Permit No. 80
Eureka, CA



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 Wednesday, 5:30 p.m.

■ Preservation Awards are coming soon!

May is National Preservation Month and the Eureka Heritage Society will again be presenting its annual Preservation Awards. The board is in the process of determining this year's award recipients, so watch for more information to come!

What are the criteria for determining Preservation Award recipients? The awards are presented to those who exemplify historic preservation at its best, whether it be work on their own home, a commercial building, or within the community to further the cause of historic preservation.

Do you know of someone who deserves this award? The Society's board of directors takes suggestions all year for its awards in May so we'd love to hear from you at any time! Please email or call the Society with your thoughts.

■ Help with Newsletters?

Are you a budding journalist? Do you like to take photographs? If so, the Society's quarterly newsletter could use your help! The Eureka Heritage Society is always looking for content providers for its newsletters, whether it be an article every once in a while, or every quarter. If you're interested in more information, please contact the Society. As a reminder, it's best to email eurekaheritagesociety@gmail.com for a more timely response.