

**OLD ARCATA ROAD IMPROVEMENTS PROJECT
HUMBOLDT COUNTY
HISTORIC RESOURCES REPORT**

Prepared For:

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1 Historical Resources Identification

1.1 Introduction

JRP Historical Consulting, LLC (JRP) prepared this Historic Resources Report for the City of Arcata's Old Arcata Road Improvements Project. The purpose of this report is to assist with project compliance under the California Environmental Quality Act (CEQA). The City is proposing roadway improvements on Old Arcata Road, including a roundabout, at the intersection with Jacoby Creek Road in the Bayside area. See Section 2.1 for the project description. The report provides an assessment regarding identification of known and potential historical resources, as defined in CEQA Guidelines 15064.5(a), and the analysis of potential impacts to historical resources, as per CEQA Guidelines 15064.5(b).

To prepare this report, JRP examined standard sources of information that identify known and potential historic resources to ascertain whether any buildings, structures, objects, districts, or sites have been previously recorded or evaluated in or near the project study area. This included reviewing the California Historical Landmarks and Points of Interest publications and updates, National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) listings, and the California Historical Resources Information System list for Humboldt County. JRP also reviewed documentation that the City provided, including the Historic Property Survey Report (HPSR) that William Rich & Associates (WRA) prepared in November 2019, as well as public comments the City received about the project. This included the results for this project of the California Historical Resources Information System records search from the Northwest Information Center that were provided in the HPSR.¹

Seven historic-era resources have been identified along the project route. These properties were viewed digitally via Google Earth for this report. JRP did not conduct a field survey, but is generally familiar with the area.

Part 1 of this report provides the identification of seven built environment properties that are known or potential historical resources, as per CEQA Guidelines Section 15064.5. These properties are:

- Old Jacoby Creek School / Bayside School (P-12-003771) was listed in the NRHP in 1985 (NPS-85000353-0000), and as such it is listed in the California Register of Historical Resources (CRHR);
- Bayside Grange Hall (P-12-003770), now called the Bayside Community Hall, was listed in the CRHR in 2002;

¹ National Park Service, National Register Information System, online database: <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome> (accessed December 2019); Northwest Information Center, IC File #18-0841, October 26, 2018.

- Four of the built environment resources were considered in the HPSR as eligible for the NRHP for purpose of this project, as follows (from east to west):
 - Charles Monahan-Dexter House / former Bayside Post Office (P-12-003658)
 - Nellist-Zucar-Smith House
 - David Oscar Nellist House (P-12-003661)
 - Rhodes-Marsh House & Trinidad Water Tower Complex (P-12-003681);
- Former Bayside Community Hall - directly west of the Bayside Grange Hall, now called the Mistwood Educational Center. This building is assumed eligible as a historical resource for the purposes of this report.

JRP did not evaluate or re-evaluate any of these seven properties under NRHP or CRHR criteria.

There do not appear to be any other historical resources along the project route that would be impacted. None are listed in the sources reviewed, and JRP examined the project area and reviewed historic mapping and aerial photographs, noting that Old Arcata Road was lined with many buildings during the early twentieth century that are now mostly gone and that buildings along much of the project route are relatively new or renovated. As discussed herein, changes to the area along the project route, including the addition of modern buildings, diminishes Bayside's ability to be a historic district. The HPSR noted that in addition to the seven properties listed above approximately 44 other buildings along the project route were not evaluated. It appears that these buildings were not studied because of the low potential for them to be affected by the project. WRA also indicated that these other properties lack potential historic significance because "although this community has its roots in an historical agrarian past," Bayside reflects a "subsequent post war housing boom and considerable infill."²

Part 2 of this report provides analysis regarding project impacts to the seven known and potential historical resources. This includes analysis regarding impacts to their historic integrity and project compliance with the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

JRP Principal Christopher McMorris (M.S., Historic Preservation, Columbia University) prepared this Historical Resources Report. Mr. McMorris has 21 years of experience and specializes in conducting historic resource studies for compliance with CEQA and Section 106 of the National Historic Preservation Act, as well as other historic preservation projects. He has served as a lead historian, principal investigator, and project manager on projects for federal, state, and local government, as well as for engineering/environmental consulting firms. Many of these projects have involved inventory and evaluation of historic resources under the criteria for the NRHP /

² William Rich and Associates, "Historic Property Survey Report for the Old Arcata Road Improvements Project (Federal Project # RPSTPL – 5021(023)) Bayside, Humboldt County, California," November 2019, Summary of Identification Efforts, 4.

CRHR, along with analysis of effects projects may have on historic properties and measures to mitigate those effects. Mr. McMorris' experience also includes documentation of historic properties under the Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) programs. Based on his level of education and experience, Mr. McMorris meets and exceeds the United States Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR Part 61).

Research Assistant Angela Rothman (M.A., Public History, Loyola University Chicago) assisted in research and preparation of this report.

1.2 Building and Property Descriptions

The seven known and potential historical resources located along the project route are in the City of Arcata or the unincorporated community of Bayside, approximately seven miles northeast of Eureka in Humboldt County. The buildings are individually owned, and all, but one, are located on north and east of Old Arcata Road, with two located along Jacoby Creek Road. They were built between 1882 and 1940 in varying architectural styles. Prior to the mid-twentieth century, the intersection of Old Arcata Road and Jacoby Creek Road was almost a T-junction that was immediately adjacent to the former Bayside Community Hall (now Mistwood Educational Center). The portion of the road proceeding to the southwest from this intersection was also referred to as Myrtle Avenue. During the early twentieth century a railroad line crossed this intersection headed from an area inland along Jacoby Creek to Humboldt Bay. This intersection was altered into a curve located to the southwest of the original intersection. This created space for the roadway and island in front of the current post office, as well as the parking area in front of Mistwood Educational Center. The City proposes to construct a roundabout in this area where the T-junction was altered to a curve.³

In addition to the NRHP nomination for the Old Jacoby Creek School / Bayside School and CRHR listing of the Bayside Grange, noted above, five of the resources were recorded and described in Eric Hedlund's report number S-014557, "An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor," prepared for the Humboldt County Department of Public Works, Natural Resources Division in 1978 and attached to the HSPR. Although Hedlund does not give equal descriptive treatment to each property, he indicates some of their character-defining features. It is not known whether Hedlund documented the Bayside Grange and the

³ Fairchild Aerial Surveys, Flight C-19180, Frame 3-55, 1:180,000, June 3-23, 1953, available at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ (accessed January 2020); US Geological Survey (USGS), Arcata South, Calif., 1:24,000, Washington, D.C.: USGS, 1959; US Geological Survey (USGS), Eureka, Calif., 1:48,000, Washington, D.C.: USGS, 1933; US Geological Survey (USGS), Eureka, Calif., 1:62500, Washington, D.C.: USGS, 1942 (revised 1948); US Geological Survey (USGS), Eureka, Calif., 1:62500, Washington, D.C.: USGS, 1951; US Army Corps of Engineers, Eureka, Calif., 1:62500, Washington, D.C.: US Army, 1922.

Bayside Community Hall, because several pages of Hedlund's report are nonextant.⁴ Historian Susie Van Kirk inventoried the Bayside Community Hall (now Mistwood Educational Center) in 1979 in report number S-49179, "Historical Setting and Significant Structures, Jacoby Creek Sewer Project."⁵

Although none of the previously prepared historic resources documentation reviewed for this report identified views from those properties as historically significant, JRP's assessment of the following known and potential historical resources examined the general setting of each and the features that could be considered character defining.

1.2.1 Old Jacoby Creek School / Bayside School, 2212 Jacoby Creek Road

The Old Jacoby Creek School / Bayside School was listed in the NRHP in 1985 (NPS-85000353-0000). Located at 2212 Jacoby Creek Road (**Photograph 1**), it was built in 1903 by W.G. Mohn.⁶ Historian Susie Van Kirk prepared the nomination and the school was determined eligible under Criteria A and C at the local level for its associations with the development of the Bayside area, as well as for its unique transitional architecture in Humboldt County. The period of significance is 1903-1957, the latter date being the opening of a new school building. The property boundary is defined by its historic parcel. Van Kirk notes that changes to the rear wall on the north corner took place in the 1960s and that the owners had intended to replace the front steps, which were missing at that time. Desktop review confirms that those steps have been added to the building since its listing.

The character-defining features of the Old Jacoby Creek School / Bayside School are not clearly identified in the NRHP nomination form, although there are features noted within the description of the building, and the property's transitional architectural style is emphasized as part of the building's significance. During the desktop review, JRP noted the characteristic features of the property. The building is set back from the property line and Jacoby Creek Road. This landscaped set back is considered part of the property's character-defining features. The specific elements of this area of the property are not. The front of the parcel is bounded by fencing and trees (as Van Kirk notes), and the front yard is separated from the driveway by a hedge. The property includes a parking area located on the parcel south of the building, and there is a wide area used for parking along Jacoby Creek Road. This latter parking area, partially on the building's front lawn, appears to be located within the road right of way. Review of

⁴ It is possible that these resources appear on the maps in Hedlund's appendix as sites 8-35 and 8-36. These numbers appear in the same locations as the existing resources.

⁵ Like the Bayside Grange Hall, the Bayside Community Hall is also labelled P-12-003770. This inconsistency, with an accompanying photograph of the building in 1979, is explained in the 2018 Metadata Sheet from the Northwest Information Center (included in the HSPR).

⁶ Susie Van Kirk, "Old Jacoby Creek School," National Register of Historic Places Inventory-Nomination Form, February 28, 1985.

aerial photography indicates that the extant trees and parking areas appear to have been added since the early 1950s and that an older large tree east of the driveway was removed. In recent decades, some trees lining Jacoby Creek Road at this property appear to have also been removed and there are currently multiple trees located at the west corner of the property by the post office.⁷



Photograph 1: 2212 Jacoby Creek Road (Google Earth, Imagery Date 4/2019), facing north.

Van Kirk observed the property was well-maintained and described it as follows:

The Old Jacoby Creek School is a large wood structure with approximately 4,900 square feet of floor space included on the main floor and in the basement. It sits...on an acre of land screened by pines and alders.

The front facade is "L" shaped with a pedimented gable at right angles to a hipped-roof section. Nestled in the "L" is a square belltower with a pyramidal roof. It is open at the top by twelve decorated arches. The pediment has wide eaves, a plain frieze, and a small window with ventilation slats above. Beneath the eaves of the pediment is a line of false rafter ends which is repeated around the entire building. The main room below the pediment is lighted on the front by two pairs of long, narrow windows of six panes each. The basement has a central door flanked by single, four-pane windows. A door, leading to interior steps to the main floor, has been added at the base of the belltower on the southeast side.

⁷ Fairchild Aerial Surveys, Flight C-19180, Frame 3-55, 1:180,000, June 3-23, 1953, available at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/ (accessed January 2020); also see historicaerials.com (accessed January 2020) for aerial photographs from 1956, 1972, 1989, and 1993, as well as Google Earth, which includes additional aerals from the early 2000s to 2019.

The double front doors are wood with large glass panes. Recessed behind an arched entrance below the belltower, the doors are bordered by a transom and sidelights. The front steps were removed some time ago, but will be replaced as part of the owners' rehabilitation plans. A door has been added off the porch into the main room at the west corner of the building.

The front of the hipped-roof section originally had two pairs of long, narrow windows of six panes each. During the late 1930's when the primary room was divided, two more windows were added to the pair at the south corner. Window changes in the basement of this section include replacement of four small square windows with a large, multipaned window, the addition of a small horizontal window, and the boarding up of two, four-pane windows.

The building's southeast side has five, six-pane windows like those of the front. The basement has a door and two horizontal windows. The rear wall has six, six-pane windows lighting the main room at the south corner. The basement wall has three square windows interspersed with two horizontal windows under the large windows. Flanking the recessed rear entrance is a single, four-pane window for the cloak room on the southeast side of the entrance and two, four-pane windows lighting the teacher's and supply room on the other side, below which is a single horizontal window. The rear entrance has the original wood door, topped by a transom. Another door leads from the porch into the cloak room. Fan brackets with what looks like three raised baseball bats decorate the corners of the porch. The steps are gone, but will be replaced. At the north corner on the rear wall was another entrance and stairway, but these were removed during the 1960's when the building was used by a religious group. That area was closed off and will not be reopened.

The northwest wall has six, six-pane windows lighting the main front room with two, four-pane windows below in the basement wall. There are a door and three horizontal windows in the basement at the north corner.

The building is covered with three different sidings. The belltower, pediment and upper portion of the main building have fishscale shingles. A raised moulding separates the shingles from an overlapping board siding which extends to the water table. The basement siding is cove-rustic shiplap.⁸

Van Kirk noted that the school's transitional architecture is its most significant character-defining feature:

The old school's architecture does not easily fit into any formal style, rather it is an example--and a very good one--of the kind of transitional architecture being built in Humboldt County during the first decade of the 20th century. Builders during this period began to reject the Victorian styles and to adopt, instead, the

⁸ NRP Inventory – Nomination Form: Old Jacoby Creek School, Bayside, Humboldt County, California, NPS-85000353-0000, 7. Description and 7. Description Continuation Sheet 1, Item Number 7, Page 1.

simpler [sic] architecture leading to the Craftsman style which was popular in Humboldt in the teens and 20's. Like most transitional architecture, the Old Jacoby Creek School exhibits holdovers from the past such as the fancy shingles, pedimented gable, and the arched entrance. The wide eaves, false rafter ends, overlapping-board siding, and solid simplicity were harbingers of things to come.⁹

1.2.2 Bayside Community Hall, 2297 Jacoby Creek Road

The Bayside Community Hall (OHP #131410, Cal. Reg #12-0016) at 2297 Jacoby Creek Road was formerly known as the Bayside Grange (**Photograph 2**). The Office of Historic Preservation (OHP) listed the building on the CRHR in 2002 as the Bayside Grange Hall with a construction date of 1940.¹⁰ While it is known that the Community Hall / Grange Hall is listed in the CRHR, no other documentation for this property was found during research for this report or included in the HPSR.¹¹



Photograph 2: 2297 Jacoby Creek Road (Google Earth, Imagery Date 4/2019), facing south.

JRP assessed the character-defining features of this property during the desktop review. The building, designed in the Minimal Traditional style, sits on a raised L-shape foundation with vertical wood siding on an angled grade. The rest of the building has horizontal wood siding. The cross-gable roof has both wide and narrow eaves and is covered in composite shingles. Each gable has a louvered vent. Underneath a front gable, a composite shingle gable porch with square half-posts serves as the north entry. It is framed by double horizontal sliding windows. On the west side, a gable projection with exposed rafters is supported by square posts and

⁹ NRP Inventory – Nomination Form, Old Jacoby Creek School, Bayside, Humboldt County, California, NPS-85000353-0000, 7. Description: Continuation Sheet 2, Item Number 8, Page 1.

¹⁰ California Office of Historic Preservation, "Directory of Properties in the Historic Property Data File for Humboldt County" (April 5, 2012), 8.

¹¹ George Riner, "Metadata Sheet for Bayside Community Hall," Northwest Information Center, June 22, 2018, as included in HPSR.

It is likely that Eric Hedlund recorded both the Bayside Grange Hall and the Bayside Community Hall in 1978. However, while his survey maps note that 8-35 and 8-36 are in the correct map location for these historic resources, there are no descriptive recordations for those numbers in his survey.

shelters a side porch; it is accessed by wooden stairs. Single horizontal sliding windows and two over four fixed windows are located throughout the building. The one-acre property on which this building sits has some open space and there are trees at the southeastern corner, but the building is bounded on the south and east sides by paved parking lot, including the area immediately adjacent to Jacoby Creek Road. While the building's setback from the roadway can be considered character defining, the paved parking areas are not.

1.2.3 Charles Monahan-Dexter House, 1788 Old Arcata Road

The Charles Monahan-Dexter House and former Bayside Post Office (P-12-003658, Hedlund P-04) was built at 1788 Old Arcata Road circa 1887 (**Photograph 3**).



Photograph 3: 1788 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing north.

The Folk Victorian residence is largely unchanged since Hedlund's recordation, in which he described it as a multi-sectioned building:

The main section is a two-story, 'four-over-four' room floor plan, with a hipped roof and brick chimney. The recessed one-story wing also has a hipped roof and brick chimney, with a hipped roof porch supported by four decorated posts extending forward over the entire front section. In the main section, the entrance is off center and covered by a narrow, slope roof portico supported on two posts on a raised stairway leading to the door. Another one story structure has been added to the other side of the main two-story section to serve as the post office. The exterior siding is shiplap with end boards. The trim at the eaves is ogee boxed cornice with frieze. The frieze on the two story section is decorated with dentils and bracket. All windows have plain molding; most are in pairs and are two-sash, double-hung, with vertical mullion dividing the sashes, which have two panes each.¹²

¹² Knox Mellon, SHPO to Omas L. Homme, November 3, 1978, 47, in Hedlund, Addendum of "An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor" (1978).

The Keeper of the NRHP determined the house eligible for the NRHP in 1979, significant under Criteria A and C. At that time the building served as a post office.

The property's frontage along Old Arcata Road includes a driveway entry south of the house, a narrow fenced front yard, and an unpaved parking area adjacent to the road. The front yard has some landscape features that appear to be of recent vintage.

The character-defining features of this property are understood to be the design of the house and its general set back from the roadway, which is approximately 35 feet. It does not appear, however, that the front parking area or landscaped front yard contribute to the historic character of this property.

1.2.4 Nellist-Zucar-Smith House, 1752 Old Arcata Road

The Nellist-Zucar-Smith House was built circa 1889 and located at 1752 Old Arcata Road (**Photograph 4**).



Photograph 4: 1752 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing north.

When Hedlund recorded this property as 9-05, he observed that this multi-part Folk Victorian house was likely built in phases. Sitting on an irregular rectangular plan, the house incorporates a pyramid roof on the front building. Its east wall is bisected by a T-shape gable roof with north-south hipped sections. Overall, the rectangular plan is flanked on the north and south sides by shed roof extensions. A flat-roofed structure is visible at the rear and includes vertical ribbon windows. Hedlund briefly describes the facade's character-defining features as "[bay] windows at front [that] are joined by a roof, all of which together form a recessed front entrance...Both porch roof and main roof have boxed cornice and frieze, with ornamental bracket trim."¹³ The house is set back from the roadway approximately 35 feet. Its front yard features a semi-

¹³ Hedlund, "An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor," 91.

circular paved driveway, lawn, and some trees. It is unclear when the current front yard features were installed. The Hedlund recordation in 1978 notes that a white picket fence was in the front yard, but does not indicate the existence of the circular driveway. So, it appears that the current layout of the front yard has occurred within the past forty years. Thus, in addition to the design of the house, only a landscaped setback from Old Arcata Road is considered character defining for purposes of this report.

1.2.5 David Oscar Nellist House, 1686 Old Arcata Road

The David Oscar Nellist House (P-12-003661, Hedlund 9-11) is a Folk Victorian house built in 1904 and located at 1686 Old Arcata Road. The property includes an undated outbuilding east of the house. Overall, the Nellist House appears to be largely unchanged since Hedlund's 1978 recordation. Hedlund described it as:

complex in plan; the main building has a hip roof with two planes extended upwards to a gable and with one plane extended forward to form an end gable over bay windows at front of [the] house. There are additional rooflines over the partial veranda at front of building and added rooms at rear of main building. [The] plan is essentially a square with long sides of rectangular additions joining at rear...House is basically one story but roofline is irregular... ¹⁴

Hedlund's description also including the Nellist House's ornamentation. These features include:

Exterior wall material is wood shiplap siding, with fishscale decorative wood shingles in gable ends...[and] endboards at building corners...Roof trim at eaves is ogee boxed cornice with frieze. Roof trim at gable ends is dentil decorated boxed cornice with frieze on pedimented gable over front bay; without dentil decoration on other gable ends...Windows have flat structural opening with shield above and lugsill below... [they are] two sash single pane and double hung. The main bay window has a geometric stained glass transom with small squares of colored glass as a border.

Open partial veranda at front of house with central entrance. Plain molding around door. Rectangular glass in wood door with panels below. Turned posts support porch roof with is trimmed with decorative cutout bargeboards and brackets. There is a stickwork railing and bannister. House is surrounded by a picket fence.¹⁵

This property's character-defining features include the house's design and ornamentation, along with the general character and space of the landscaped front yard. This includes the location of the driveway and the property's picket fence.

¹⁴ Hedlund, "An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor," 95.

¹⁵ Hedlund, "An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor," 95.

1.2.6 Rhodes-Marsh House & Trinidad Water Tower Complex, 1401 Old Arcata Road

The Rhodes-Marsh House & Trinidad Water Tower Complex (P-12-003681, Hedlund 9-14) is located at 1401 Old Arcata Road (**Photograph 5**). Built in 1930 and set back from the road, the house is a folk structure with Neoclassical details. Hedlund describes the house as covered with “shiplap siding” and “two sash plan molding windows with lugsills, one sash and transom.”¹⁶ The house’s hipped pyramid composite shingle roof has small eaves and features a cross gable pedimented porch supported by square posts. That porch shelters double-hung multi-light windows and an off-center front door. The house is entirely sided with horizontal wood and includes an attached double-door garage.

The three-story water tower is sided with shiplap and six-light fixed windows. Like the house, it has a pyramid shingle roof. The property also has two wood-sided front gable sheds located north and northwest of the house. Both the house and water tower were recorded in Hedlund’s 1978 survey, and the OHP data file notes the house was determined ineligible in 1979.¹⁷



Photograph 5: 1401 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing southwest.

For purposes of this report, the property’s character-defining features include the house and water tower’s design, along with the front yard that includes orchard trees, a picket fence, and unpaved driveway. There is also a sidewalk and mow strip in front of this house, separated from the front yard by a hedge and a fence. Thus, the sidewalk and mow strip are not considered part of the character of this property. It is unclear whether the sidewalk and mow strip are located within the road right of way.

¹⁶ Eric Hedlund, Natural Resources Division, Humboldt County Department of Public Works, Eureka, California, Report No. S-014557 “An Historic Resources Inventory: The Old Arcata Road-Myrtle Avenue Corridor” (March 1978), 97.

¹⁷ California Office of Historic Preservation, “Directory of Properties in the Historic Property Data File for Humboldt County” (April 5, 2012), 5.

1.2.7 Mistwood Educational Center, 1928 Old Arcata Road

The property at 1928 Old Arcata Road (P-12-003770) is today known as the Mistwood Educational Center (**Photograph 6**, **Photograph 7**, and **Photograph 8**). When Van Kirk recorded the property in 1979, she described the building as “this little classic-style building, lined with eight-pane windows.” The building was constructed in 1882 for the Bayside division of the Sons of Temperance.¹⁸

While Van Kirk did not describe the building’s character-defining features, they were noted by JRP during the desktop review. Designed in a vernacular style, the rectangular-plan building rests on a raised foundation on an angled grade. The former community hall is topped with a steeply pitched composite shingle front gable roof and its narrow, closed eaves highlight a modest entablature of undecorated frieze and a typical architrave line.¹⁹ Built into a gentle slope, the hall is generally unadorned and covered with horizontal wood siding. The original northwest-facing entry is shaded by a small exposed rafter gable porch roof supported by brackets. The east side of the hall includes two entrances: a wood door accessed by downward steps on the northern end, and another wood door reached from the parking lot by elevated concrete and shaded by a gable roof porch. Research did not determine whether these west side entrances are original.

JRP’s desktop review observed that modifications have been made to the building’s vernacular exterior that impact its integrity. Windows include four-over-four vinyl replacement sashes, a shed roof projection has been added to the west wall, and an elevated walkway with wood railings projects from the west wall to connect the hall to a gable-roofed building that appears to have been constructed in the latter twentieth century. There is a small playground behind (east of) this newer building.

The nearly half-acre parcel on which these buildings sits includes some open areas, trees at the southern end, and an unpaved parking area on the east side along Jacoby Creek Road. The property also uses the area situated northwest of the building at the intersection of Old Arcata Road and Jacoby Creek Road. This unpaved area is in the road right of way, but it currently has a low fence and is used for parking. As noted herein, this parking area is where Old Arcata Road (or Myrtle Avenue) used to intersect at a near T-junction with Jacoby Creek Road. While part of the building’s setting since the mid-twentieth century, this area is not character defining.

¹⁸ S. Van Kirk, “Bayside Community Hall,” P-12-003770, Report No. S-049179 “Historical Setting and Significant Structures, Jacoby Creek Sewer Project” (1979), no page number. A single page from the 1979 report was included in the HSPR.

¹⁹ Virginia Savage McAlester, *A Field Guide to American Houses: the Definitive Guide to Identifying and Understanding America’s Domestic Architecture* (New York: Alfred A. Knopf, 2015), 248-249.



Photograph 6: 1928 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing southeast.



Photograph 7: 1928 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing west.



Photograph 8: 1928 Old Arcata Road (Google Earth, Imagery Date 4/2019), facing east.

2 Impacts and Secretary of the Interior's Standards Analysis

2.1 Project Description

The project stretches along Old Arcata Road from a location north of Anderson Lane to the intersection of Old Arcata Road and Jacoby Creek Road in the Bayside area of Arcata. The HPSR provided the following project description:

The City of Arcata (City) proposes to improve a 1.5-mile section of Old Arcata Road and an adjoining 400- foot segment of Hyland Street that require rehabilitation and reconstruction efforts to improve safety and traffic flow. The existing roadway pavement (travel lanes and bike lanes) is extremely deteriorated and considered to be in "poor" condition. Rehabilitation and reconstruction will improve safety and traffic flow. There are limited or no sidewalks and, along most of the reach, bike and pedestrian access is available only on the road shoulder in some locations.

The goals of the project are to improve safety for driving, bicycling and pedestrian uses. This will be accomplished by installing a new roundabout at the intersection of Jacoby Creek Road, installing new sidewalks, and improving the existing sidewalks. This may also include improvements to the existing underground stormwater, water system, and sewer system.

The Archaeological Survey Report (ASR), which is attached to the HPSR, provided the following additional information, stating that the project would include "improving and widening the existing road . . . (and) paving driveway approaches" and that the projects area of potential impact "consists of predominantly previously disturbed road, walking paths, bikes lanes, and other lands along Old Arcata Road within the right-of-way maintained by the City." The ASR also stated that the APE includes the "Jacoby Creek Road approach to the new roundabout (that) will require slight realignment of the roadway to the north. New pavement will extend beyond the northern edge of existing pavement by up to 16 feet." This is understood to be within the approximately 40 foot space in road right of way adjacent to the east side of the landscaped island in front of the post office.

WRA prepared cultural resources documentation for project compliance under Section 106 of the National Historic Preservation Act, which was required because of the project's federal funding through the Caltrans Local Assistance program. The HPSR was part of that documentation, and it addressed archeological and built environment resources in the APE. Caltrans has not requested the City have a separate Architectural APE, nor has Caltrans required preparation of a Historical Resources Evaluation Report (HRER). Caltrans is the lead agency for Section 106 compliance, and the City is the lead agency for project compliance under the CEQA.

2.2 CEQA Impacts Analysis

Part 1 of this report identified seven built environment known and potential historical resources, as defined in CEQA Guidelines Section 15064.5(a), and their character-defining features. As previously stated, JRP did not evaluate the seven buildings' significance or integrity for the NRHP or CRHR because the seven properties are considered as historical resources for the purposes of this report.

This section of the report provides analysis regarding impacts to the known and potential historical resources. The analysis in this section is intended to assist the City of Arcata in determining whether the project will have a significant impact to historical resources under CEQA.

2.2.1 CEQA Historical Resources Impacts and the Secretary of the Interior's Standards

In CEQA Guidelines Section 15064.5(b) impacts to a historical resource are defined as those that cause a substantial adverse change in the significance of the historical resource. Substantial adverse change is defined as the physical demolition, destruction, relocation, or alteration of the resource or its surroundings that materially impair the resource. A resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that convey its historical significance. Under CEQA, projects following the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOI Standards) are generally considered mitigated to less than significant impact. CEQA requires the lead public agency to mitigate any impacts through enforceable measures included in project permits, agreements, or other measures. Impacts can be direct, indirect, and cumulative.

Impacts have the potential to diminish a historical resource's historic integrity, i.e. the physical characteristics that convey its significance. Historic integrity is assessed with regard to the retention of the historical resources' characteristics of Location, Setting, Design, Materials, Workmanship, Feeling, and Association.

The SOI Standards provide guidance on the preservation and protection of cultural resources listed in or eligible for listing in the NRHP. This is also used for properties listed in or eligible for listing in the CRHR, and lead agencies use the SOI Standards for other CEQA historical resources. Four types of treatments, Preservation, Rehabilitation, Restoration, and Reconstruction, comprise the SOI Standards. Rehabilitation is the most relevant treatment to assess this project. Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those

portions or features which convey its historical, cultural, or architectural values.”²⁰ The SOI Standards for Rehabilitation are:

1. A 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 a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each 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 a 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 a 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 will be substantiated by documentary and physical 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.²¹
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.

²⁰ Kay D. Weeks and Anne E. Grimmer, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (National Park Service, Heritage Preservation Services: Washington D.C., 1995), 61.

²¹ This report does not address archeological resources; therefore, this standard is not addressed.

2.2.2 Project Specific Impacts Analysis

The Old Arcata Road Improvements Project will not result in the physical demolition, destruction, relocation, or alteration of any of the seven known and historical resources addressed in this report or any other building along the project route. The proposed project does not have any potential to materially impair any historical resource through demolition.

The following subsections regarding the general road improvements and construction of the roundabout examine whether the project would cause a substantial adverse change by alterations that would cause the surroundings of historical resources to be materially impaired. This could occur through impacts to landscaping features associated with the known and potential historical resources, or through visual impacts to those resources.²² To materially impair such features, the project would need to alter in an adverse manner those physical characteristics that convey historical significance.

The focus of the analysis is on the impact to the individual seven properties described in this report. As noted, no historic district has been identified along the project route, and there does not appear to be sufficient concentration, linkage, or continuity of historic buildings that are united historically or aesthetically along Old Arcata Road. While the area includes multiple old buildings that date to a possible late nineteenth / early twentieth century period of significance, and the area's rural character generally remains, there are many mid to late twentieth century / early twenty-first century properties, as well as renovated / altered buildings, along the project route that diminish the potential for establishing a historic district.

Roadway Improvements

The proposed road improvements beyond the area where the roundabout would be built include widening Old Arcata Road within the road right of way, construction of new sidewalks, improvements for bicycles, and paving driveway approaches. The known and potential historical resources possibly affected by these actions would be:

- Charles Monahan-Dexter House, 1788 Old Arcata Road (also analyzed below)
- Nellist-Zucar-Smith House, 1752 Old Arcata Road
- David Oscar Nellist House, 1686 Old Arcata Road
- Rhodes-Marsh House & Trinidad Water Tower Complex, 1401 Old Arcata Road

The proposed changes would alter the road in a manner that is consistent with its current uses and operations. The project does not include encroachments into the area between the roadway and these buildings. There would be limited alteration in the appearance of the road and thus there would be no visual impact to the historic character of these properties, and the

²² Visual impacts can be considered separately in the environmental process, besides in relation to historic resources.

project would not entail removal of any landscape feature (including fencing) that is considered historically significant to these properties.²³ The roadway improvement features of the project would not diminish the historic integrity of these known and potential historical resources. Furthermore, these improvements would comply with the SOI Standards for Rehabilitation, specifically Standard 9 and Standard 10, whereby the proposed new adjacent construction would not destroy historic materials, features, or spatial relationships that characterize each property, and the new construction would be as compatible with the historical resources as the current roadway is. The new construction could also be removed without impacting the historic integrity of these resources.

Roundabout Construction

The proposed roundabout would reconfigure the intersection of Old Arcata Road and Jacoby Creek Road (**Figure 1** and **Figure 2**). It would also include the same road improvements noted above, including widening Old Arcata Road within the road right of way, construction of new sidewalks, improvements for bicycles, and paving driveway approaches.

The known and potential historical resources possibly affected by the roundabout would be:

- Old Jacoby Creek School / Bayside School, 2212 Jacoby Creek Road
- Bayside Community Hall, 2297 Jacoby Creek Road
- Mistwood Educational Center, 1928 Old Arcata Road
- Charles Monahan-Dexter House, 1788 Old Arcata Road (also analyzed above)

These properties have the potential to experience some visual impact, and only the Mistwood Educational Center would experience change in the space between the building and the altered roadway. The other known and potential historical resources described in this report are more than 300 feet away from the area in which the roundabout would be built, with the David Oscar Nellist House, at 1686 Old Arcata Road, approximately 860 feet northwest of the area, and the Rhodes-Marsh House & Trinidad Water Tower Complex, at 1401 Old Arcata Road, located over 3,100 feet northwest of the roundabout site.

The character-defining features of the four properties listed above are focused on the design of the buildings, along with their general setting that includes the spatial relationship between the buildings and Old Arcata Road / Jacoby Creek Road. The project will not affect the buildings, and none of these properties have features in their immediate surrounding / setting, such as landscape features, that are character defining and would be affected by construction of the roundabout. Thus, the project will not diminish the integrity of location, design, materials, workmanship, or association of the known and potential historical resources listed above.

²³ As noted, visual impacts can be considered separately in the environmental process, besides in relation to historic resources.



Figure 1: Rendering of Existing Intersection of Old Arcata Road and Jacoby Creek Road.
Mistwood Education Center is on the right side of this image. No other known or potential historical resources are depicted.



Figure 2: Rendering of the Proposed Roundabout at the Intersection of Old Arcata Road and Jacoby Creek Road

The Old Jacoby Creek School / Bayside School building is set well back from the road and has a wide parking area along Jacoby Creek Road that is within the road right of way. The Bayside Community Hall has paved parking along Jacoby Creek Road. The Charles Monahan-Dexter House has a front parking area and narrow front yard with recent landscaping, and the Mistwood Educational Center has the unpaved parking area north of the building that is actually within the right of way of Old Arcata Road. In addition, only a portion of this parking area would be affected and the former Bayside Community Hall (now Mistwood Educational Center) would still be set back from the intersection with space for parking on that side of the building.

Visual impacts could occur if the project diminished historical resources' integrity of setting and feeling, which relate to how historical resources fit into their surroundings and how a property expresses a sense of a particular time. Such impacts could also occur if the project were not preserving features, spaces, and spatial relationships that characterize the known and potential historical resources (Standard 2). Compliance with the SOI Standards for Rehabilitation also means that the project should be compatible with the historical resources, but not create a false sense of history, and construction adjacent to the historical resources should also be reversible such that the historic integrity of these properties would be unimpaired (Standards 3, 9, and 10).

While the Bayside area where these buildings are located retains its rural character, it has experienced various changes over time with alterations to the roadways, demolition of many late nineteenth century and early twentieth century buildings / structures, and addition of multiple new buildings. These changes have affected the general character of the area that surrounds the historical resources adjacent to the roundabout site. Most importantly, the current configuration of the intersection of Old Arcata Road and Jacoby Creek Road dates to the mid-twentieth century and does not reflect the historic layout of the roadways that was present when all four of the buildings noted above were constructed. There is no evidence that the configuration of this intersection contributed in any way to the history or significance of the four properties. These roads have evolved through time, and the proposed roundabout is further evolution of the intersection. The roundabout would not be an oversized alteration that other structures, like a grade separation or expressway on / off ramps, would represent. This new configuration does not represent a change to Bayside such that residents and visitors could not continue to comprehend the historic character of the nearby known and potential historical resources. Therefore, the adjacent historical resources will retain historic integrity, and the historical resources' features, spaces, and spatial relationships will also be retained. Furthermore, the rendering of the proposed roundabout (**Figure 2**) shows that landscaping would be included to help integrate the new structure into the character of Bayside, which in turn helps the project be generally compatible with the historical resources. In addition, the

roundabout is designed in a manner that if removed in the future the integrity of the nearby historical resources would be unimpaired.

2.2.3 Cumulative Impacts Analysis

Cumulative impacts analysis examines the current project effects taken together with impacts of past projects and known projects in the foreseeable future. Besides the mid-twentieth century reconfiguration of Old Arcata Road and Jacoby Creek Road and demolition and construction of various buildings in the area discussed in this report, as well as the obvious common contemporary upgrades to the roadways (such as signage and stripping), there are no known past projects that have negatively impacted historical resources along the project route. There are also no known projects in the foreseeable future that could have an impact on historical resources.

Therefore, the Old Arcata Road Improvement Project will not cause a cumulative impact to historical resources because the current project taken together with past and foreseeable future actions do not cause a substantial adverse change to historical resources.

2.3 Conclusion

The Old Arcata Road Improvements Project will not cause a substantial adverse change in the significance of any known or potential built environment historical resource. As discussed herein, there are built environment properties along the project route that are historical resources, as per CEQA Guidelines Section 15064.5(a), or are assumed to be historical resources for the purposes of this report. These known and potential historical resources are individual properties, and there does not appear to be a historic district along the project route.

The project will not cause a substantial adverse change, as per CEQA Guidelines Section 15064.5(b), because it will not result in the physical demolition, destruction, relocation, or alteration of the known or potential historical resources discussed in this report. This includes impacts to the surroundings and landscape features that contribute to their significance. The project will not diminish the historic integrity of the historical resources, and although not specifically designed using the SOI Standards, the project generally adheres to those standards.