

APPENDIX B

**A CEQA Review and Evaluation
For Historical and Architectural Significance of
the former Capt. Charles and Dr. Margaret Kimball House,
544 Tucker Street, Healdsburg, Sonoma County, CA 95448
APN 002-281-023, a 73.12' x 320' lot
in Township 9 North, Range 9 West, MDM,
Within the former Sotoyome Rancho**



North Elevation, December 2017

Prepared for:
Jerry and Mary Lou Eddinger
307 North Street
Healdsburg, CA 95448

Prepared by:
Holly L. Hoods, M.A.
Executive Director/Curator
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P.O. Box 952
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December 2017

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Review Code

Reviewer

Date

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*Resource Name or #: Capt. Charles and Dr. Margaret Kimball House

P1. Other Identifier: Lucinda Rackliff House; Ezra and Myrtle Will House

***P2. Location:** Not for Publication Unrestricted

*a. **County:** Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. **USGS 7.5' Quad:** Healdsburg, CA **Date:** 1993 **T 9N; R 10W; NE ¼ of NE ¼ of Sec 29 ; M.D.M B.M.**

c. **Address:** 544 Tucker Street

City: Healdsburg

Zip: 95448

d. **UTM: Zone:** 10 ; mE/ mN (G.P.S.)

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **Elevation:**

APN 002-281-023

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a two-story, wood-frame dwelling that retains a few glimmers of its original 19th century splendor, but has greatly deteriorated in appearance, integrity and structure over its subsequent 90+ years as a 3-flat apartment building. The parcel is located on the south side of Tucker Street between First and Second streets in Healdsburg, Sonoma County, CA. Framed by established oak, walnut and catalpa trees, the building faces north. It is set back from the sidewalk by a bare front yard on a level, rectangular lot, 73.12' wide x 320' deep. (Continued pg. 2)

3b. Resource Attributes: HP3- Multi Family Property HP4- Ancillary Building

***P4. Resources Present:** Building Structure Object Site District

Element of District Other

P5b. Description of Photo:

N and W elevations, photo view toward SE, 12/17

***P6. Date Constructed/Age and Sources:** Historic Built 1872, per City Tax Records and historic newspapers on file at Healdsburg Museum.
 Prehistoric Both

***P7. Owner and Address:**

Gerald W. and Mary Louise Eddinger TR. et al.

***P8. Recorded by**

Holly Hoods, ED/Curator,
Healdsburg Museum
P.O. Box 952
Healdsburg, CA 95448

***P9. Date Recorded:**

December 1, 2017



***P10. Survey Type:** (Describe)

Intensive. Historic Resource Evaluation, as required by Healdsburg Municipal Land Use Code 20.24.205 Historic Demolition Permit Application

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

CONTINUATION SHEET

***P3a. Description (continued):**

Setting:

The subject residence fronts Tucker Street to the north. Directly across the street is an undeveloped corner lot that was donated to the City in 1977 to be kept as a natural grove as a memorial to the donor's mother who grew up nearby. To the south of the subject parcel is the Riverside Villa Mobile Home Park, which is mostly obscured from view by a foliage-covered fence at the rear of the property. To the east is a 1957 Contemporary style house at 550 Tucker St. and another Contemporary home built in 2006 at 548 Tucker St to the southeast. Next door to the west of the subject property is a 1910s Craftsman bungalow at 538 Tucker St. Within view to the northeast is the 1888 Italianate Sarah Cole House at 204 Second St. Within view to the northwest is the Coffman House at 539 Tucker St, built in 1889.

The subject property is fenced for privacy on the east, west and south sides, edged by bushes, mature cacti and a few young fruit trees. The dwelling is set back about 40 feet from the street. Its overall impression is one of verticality, created by the building height and volume, steeply pitched roof, tall narrow windows and doors. The building has a steeply pitched complex gable roof covered with wood shingles and a few layers of badly deteriorated composition shingles in front. The rear roof is covered with rolled and peeling shingles, with obvious leaks and visible tears. The roof has pronounced gable returns, a boxed cornice and a plain frieze. The building rests on a perimeter concrete foundation, but it appears to list to the west, pulling away from the full-height brick chimney on the east elevation. The dwelling is skirted around the perimeter by vertical boards. The total building area is approximately 2,500 sq. ft, including additions on the east and south and the remnants of an arbor on the west elevation.

N elevation:

The original L-shaped volume of the house is centered beneath a steeply-pitched front gable roof with gable returns. Several courses of decorative bulls' eyes have been applied below the gable peak, likely at a later time. This section of the building is clad with 8" channel rustic siding and features quoins at the corners, which are emphasized with contrasting paint color that matches the dark window trim. A single 2/2 double-hung wood sash window is set in the middle of the second story. Directly below it on the first story is a canted bay window with three lights. The window is decorated with molded panels below the lights and molded ornaments above. The windows in the bay are aluminum louvered replacements.

A recessed front porch is set into the apex of the L across the west half of the façade. The porch rests on a separate poured concrete foundation, with two concrete steps in front and an added wheelchair ramp at the west end. This porch has been extensively altered after fire damage; it has a plywood floor and a sagging roof overhang, supported by beaded squared columns not original to the building. A narrow original door, 2/2 lights over a recessed panel, leads out to the second story porch. This porch roof is crooked and rickety, clad with mossy shingles. It has lost its original railings. It is centered just above the original front door with transom. The NW corner of the front elevation was badly damaged by fire in 1981. This section of the building was replaced with new materials. The wood siding surrounding the (original) front door along the west half of the first story is narrower by two inches, not matching the rest of the building. The quoins were replicated to match the other corners of the dwelling, but the siding was not. A new entry door was added perpendicular to the original door when the building was divided into 3 flats in the 1920s.

(Continued pg. 3)

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*Recorded by: Holly Hoods *Date: December 2017 Continuation Update

S elevation:

The rear (south) elevation has been greatly altered and is in very poor condition. The multiple additions appear to have been cheaply cobbled together over time with no effort to match the quality, materials, craftsmanship and character of the original dwelling or its 1890s modifications. Two of the rear additions have medium-pitched gable roofs; two of the additions have flat roofs. None of the siding matches the channel rustic of the original. The south wall of the original building has been altered with replacement plywood siding and aluminum windows with simple surrounds that date to the mid-1960s. Below the gable peaks are a few courses of fish scale shingles, part of the Queen Anne embellishments that were added to update and enhance the house in the 1890s. Two of the additions are clad with T-111; one is sided with overlapping composition shingles.

E elevation: The east elevation repeats the channel rustic siding and features three narrow window openings, two on the first story; one on the second story. The original 2/2 windows on this elevation have all been replaced with louvered aluminum replacements. A tall, narrow red brick chimney topped with stovepipe, is interspersed between two windows on the first story. Then brick chimney is damaged and has separated from the exterior wall, leaning out from the side of the building.

A one-story, wood-frame rectangular addition was built onto the SE corner of the residence in the 1890s as a medical office for Dr. Margaret Kimball, the physician who moved to the property in 1889. Later enlarged and converted to residential use in the 1920s, the addition retains the drop siding and fish scale shingles of its construction. The office entrance was centered in the north elevation of the addition. The original front door entrance was dignified with an ornate mantle, multiple lights and a stained glass transom window. The replacement door is plywood. The side gabled roof is decorated with several courses of fish scale shingles under the medium-pitched gable peaks. The battered gutter sags from the mossy shingled roof. The addition lists toward the building without a stable foundation underneath.

W elevation:

The west side of the building is partially visible from the street. The cross gabled roofline features the same steeply pitched gable with gable returns that is seen on the front (N elevation). Below the gable peak are five courses of bull's eyes that match those on the front of the dwelling. There are two window openings on the first story, but the original 2/2 windows have been replaced by inappropriate wooden sliders. A new doorway has been added between the replacement windows. The 2/2 double hung wood sash window on the second story has been replaced by a louvered aluminum window. The channel rustic siding shows damage from the removal of an arbor that once grew against the house.

Additional site alterations:

The entire south elevation consists of multiple very poor quality and cheaply constructed additions that appear to have been built from salvaged materials without permits or skill in early 1960s-1970s. The T-111 siding particularly detracts from the historic appearance of the building. Historic photos from the turn of the 20th century show that the front of the house boasted white picket fencing with handsome turned posts and a set of wooden steps next to the street for convenient mounting and dismounting from a horse-drawn carriage. Site records show a two-story barn and outbuildings were located at the back of the lot for most of the house's history, separated from the main house by an orchard, poultry yard and garden. A tank house and windmill were located directly behind the house.



N elevation of medical office addition and E and N elevation of residence, photo view toward SW, 12/2017.



N elevation of residence, showing door added to the east of original door when house was converted to 3 flats in the 1920s, photo view toward S, 12/2017.



S (rear) elevation with multiple poorly-constructed additions, photo view toward N, 12/2017



S elevation shows a deteriorated hodgepodge of additions, photo view toward NE, 12/2017.



E elevation of residence and 1890s doctor's office addition, photo view toward SW, 12/2017



S and E elevations of the cross-gabled later addition to the one-room doctor office, photo view toward NW



W elevation of residence and additions, photo view toward NE, 12/2017



Close up of W and S elevations of additions on W side of residence, photo view toward NE, 12/2017.



Front porch shows major alterations in design and materials after conversion to apartments and subsequent fire damage; photo view toward SE, 12/2017



Close-up of the N elevation façade character-defining elements: quoins, verticality, 2/2 windows, narrow doors with transom, steeply pitched gable roof and sharp gable returns, bull's eyes under gable peak, canted bay window with ornamental details; Close-up of canted bay window replaced on N elevation, 12/2017



E and N elevations of 1890s doctor office addition with a later cross-gabled S addition that matched the previous quality of windows and siding, but not fish scale shingles; photo view toward SW, 12/2017



Close up of (N) entrance to office addition on E side of residence. It retains original siding, door frame and transom with inappropriate replacement door; roof and foundation damage, photo view toward S, 12/2017.

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: James and Ann Hogle House; Lucinda Rackliff House

B2. Common Name: Kimball House

B3. Original Use: HP2 Single Family Residence **B4. Present Use:** Vacant

***B5. Architectural Style:** Greek Revival with Queen Anne update

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built 1872; remodeled 1898; 1920 converted to 3 flats; new additions 1960s-70s; fire and repairs in 1980s, per City Tax Records, 10/2017 owner interview and historic newspapers on file at Healdsburg Museum

***B7. Moved?** No Yes Unknown **Date:** **Original Location:**

***B8. Related Features:** N/A

B9a. Architect: N/A

b. Builder: James Booth Hogle

***B10. Significance: Theme:** Residential Development **Area:** Tucker Street, Healdsburg, Sonoma County

Period of Significance: Property Type: Single Family Residence **Applicable Criteria:** 1, 2, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historically the Healdsburg area is the ancestral home to tribelets of Southern Pomo speakers who occupied small villages that dotted the lands within the Russian River drainage to the Mendocino County line. Ethnographic sources indicate at least 23 village sites in the vicinity of the present town of Healdsburg, including the principal village, "Kalé," at the present site of the Healdsburg Plaza. A concentration of old village sites was also reported just south of town. The archaeological record of the Healdsburg area indicates that Native Americans have lived in the area for at least 12,000 years. The earliest type of local structures, the traditional Pomo dwellings and ceremonial buildings, exist only in facsimile because of their perishable building materials (willow rods, earth and foliage).

The first structures built by the Euro-American settlers in the 1840s, adobe or split-log redwood dwellings, also have no remaining examples within the City limits. In 1841 this area became part of the Rancho Sotoyome, 48,800 acres of land granted by the Mexican government to Captain Henry Fitch, a sea captain and merchant living in San Diego. The rancho was only one of Fitch's Mexican land grants for which he had become eligible through marriage to Californio Josefa Carrillo. Captain Fitch hired trapper Cyrus Alexander to manage the Sotoyome Rancho, but Fitch himself died before moving to the area. In 1849, Henry Fitch's widow, Josefa, and their 11 children settled on the Rancho and actively began to seek legal title to their land. Although Josefa Fitch offered Sotoyome Rancho lands at public sale for \$1.50 an acre in 1852, their claims were not settled by the U.S. government until 1857.

(Continued pg. 11)

B11. Additional Resource Attributes: HP30 Trees/Vegetation

***B12. References:**

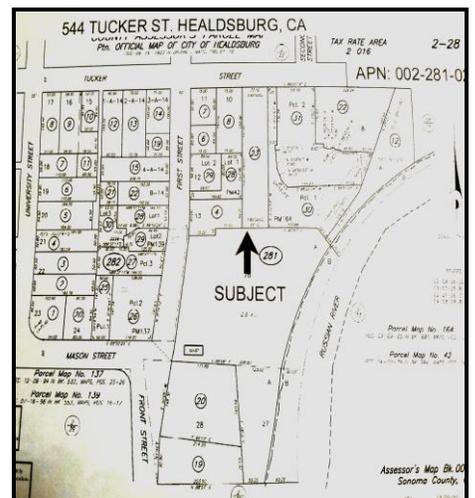
Healdsburg Cultural Resources Survey, Final Report, Edwin Langhart (Healdsburg) Museum, 1983

Tucker Street Historic District Architectural Survey by Diana Painter, Ph.D., Painter Preservation and Planning, 2016

B13. Remarks: The building is a Contributor to Tucker Street Historic District.

***B14. Evaluator:** Holly Hoods, MA.

(This space reserved for official comments.)



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Continuation

Update

One of the many early settlers was Harmon Heald, an Ohio native, who had come to the area with his brothers after a failed gold mining attempt. He built a cabin on the site of the 300 block of Healdsburg Avenue in 1851 and opened a small store there and a post office. As soon as the widow Fitch received official title to the land, Heald officially subdivided and laid out a town in 1857. He donated a lot for a central park as well as lots of a school, cemetery and churches. The remaining lots sold for \$15 apiece.

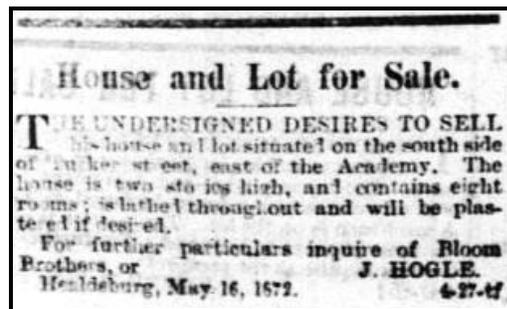
Healdsburg's earliest residential section (1850-1870) developed close to the commercial core area along North Street (200 and 300 block); Matheson Street (200 to 400 block); Tucker Street (200 and 300 block); Haydon Street (100 to 300 block); the south side of Mason Street, University Street (100 to 300 block); Fitch Street (300 block); East Street (200 and 300 block) and Center Street (200 and 300 block). Of these early residential sections, the southern end of Center Street appears to be the oldest. (1850-1860).

The subject property lies outside the original town limits. The property was included within the 300 acres purchased from the Fitch heirs by Roderick Matheson in 1856. Matheson, prominent early settler who established the first school in Healdsburg, died from battle wounds in service to his country in the Civil War in 1862. The family subdivided the property to support themselves. Daughter Nina A. Matheson sold a lot in Matheson's Addition to town of Healdsburg to J. and Ann Hogle for \$273 in November 1871. This was the subject property.

The house itself was first mentioned in the *Russian River Flag*, March 1872 in a description of a recent building boom in Healdsburg, including a flurry of construction on Tucker Street:

Jesse Seaman purchased one of the old public school buildings, moved it onto a lot on Tucker Street and converted it into a dwelling-house, at a cost of \$300. Hugh Liddle erected a residence on the north side of Tucker street, one and one-half stories high, at a cost of about \$1,600. [James] Hogle built a residence on the south side of this street, two stories high, at a cost of \$1,800. Adjoining Mr. Hogle's on the west, E. A. Gates built a small residence, costing about \$400.

Healdsburg's population jumped from 300 in 1860 to about 600 by 1867. The need for housing was critical. James Booth Hogle, a lumberman from Vermont, built this house and sold it within 6 months. By May 1872, the *Russian River Flag* advertised that J. Hogle was offering the new house and Tucker Street lot for sale, "two stories high and contains eight rooms; is lathed throughout and will be plastered if desired."



The buyer of the new house was Lucinda Higgins Rackliff, a native of Maine, who moved to Sonoma County with her husband Peter K. Rackliff, a schoolteacher, in the early 1850s. The couple moved to a farm in Dry Creek in 1861 where they raised six children while P.K. taught at the Manzanita School from 1863-1870. P.K. Rackliff died in 1871. The newspaper praised Mr. Rackliff's foresight at having life insurance, so his widow was evidently well provided for. Lucinda purchased the subject property from the Hogles, plus another undeveloped lot, 135' x 324,' from H.C. Firebaugh in 1874. She lived here with two of her children until her remarriage to William Allen, an old friend and pioneer settler of Dry Creek. In 1878, Lucinda Rackliff Allen moved back to Dry Creek Valley to the Allen farm. In 1882, the *Healdsburg Enterprise* reported that:

Mrs. Allen, of Upper Dry Creek, has sold her house and lot at east end of Tucker street, to a Mr. Morrison, who is painting the house and otherwise improving the premises preparatory to moving his family in.

John Morrison was a founding trustee of the Seventh-Day Adventist faith in Healdsburg. He and his wife Emily moved to town to help found the successful Healdsburg College, a private SDA school which became the Pacific Union College. The Morrisons sold the subject property in 1889 to Capt. Charles and Dr. Margaret Kimball.

(Continued pg. 12)

CONTINUATION SHEET

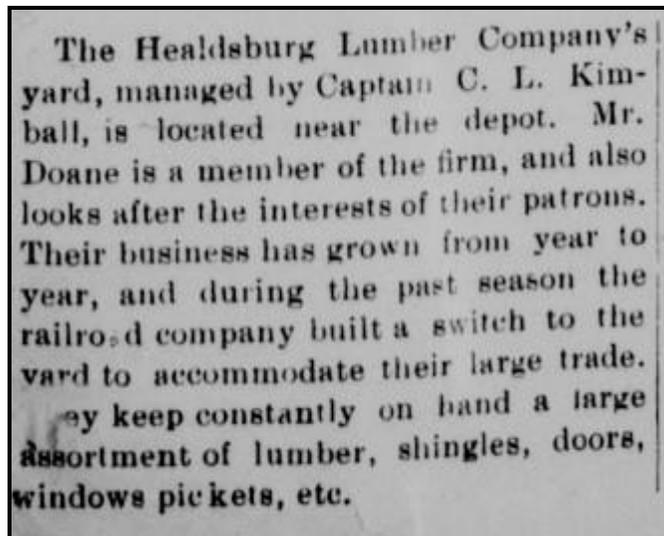
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Continuation

Update

The Kimballs bought the subject property on the east end of Tucker Street in December 1889 from John and Emily Morrison for \$2000. The Kimballs moved to Healdsburg from Alpeena, Michigan where Capt. Charles Kimball had engaged in the lumber business for 20 years after serving two years in the Civil War ("War of the Rebellion"). A native of Vermont, C.L. Kimball met and married Margaret Viola Covey Doane in Michigan. It was her second marriage. She had been previously married to Dr. Hartwell H. Doane in 1869 and had her first two children with him: Lulu and William. Margaret's first husband abandoned her and their two children in 1874, disappearing without a trace. Margaret found him four years later in Litchfield, Ohio, married to another woman, with a new baby. She moved in with her parents and entered medical school. Margaret attended and was graduated from the University of Michigan Dept of Medicine and Surgery at age 27 in 1880, specializing in "Women's Medicine" aka "Diseases of Women." At the time, it was unusual, but not unheard of, for women to train as doctors. Capt. Kimball was 13 years older than Margaret and encouraged his wife's medical career. The couple moved to Healdsburg to operate the lumber yard and planing mill near the railroad depot. The lumber yard was very successful and expanded to meet the needs of the growing community. The following article appeared in the *Healdsburg Tribune* in 1899 after a decade in business:



The Healdsburg Lumber Company's yard, managed by Captain C. L. Kimball, is located near the depot. Mr. Doane is a member of the firm, and also looks after the interests of their patrons. Their business has grown from year to year, and during the past season the railroad company built a switch to the yard to accommodate their large trade. They keep constantly on hand a large assortment of lumber, shingles, doors, windows pickets, etc.

Dr. Kimball lost no time in setting up her medical practice in Healdsburg. She leased an office downtown and began seeing patients. At the time, she was the only female doctor in town, although she was not the first in town (Ella Barrett, 1859) nor in the state (Dr. Elizabeth Blackwell, 1849). She was soon joined by Dr. Agnes Wenzell. Dr. Kimball's 1890 advertisement described her practice three doors east of City Hall on Matheson Street where she offered modern "Electro-Vapor Baths and treatment with Electricity." Her office hours were initially from 2-5:00 pm. The practice grew and Dr. Kimball became active in children's welfare and local Baptist Church charity work. After a short partnership with Dr. Stratton, a gynecologist, in the Otter Building on West Street in 1900, Dr. Kimball decided to relocate her office to her residence. The Kimballs built an office onto the SE corner of the Tucker Street dwelling. The following ad appeared in the *Sotoyome Sun* in 1903:



Mrs. M. V. Kimball, M. D
DISEASES OF WOMEN A SPECIALTY
Hydropathic, Electrical and Vibratory Treatments
OFFICE HOURS 2 to 6 P. M.
Office and treatment rooms at residence on Tucker street, Healdsburg, Cal

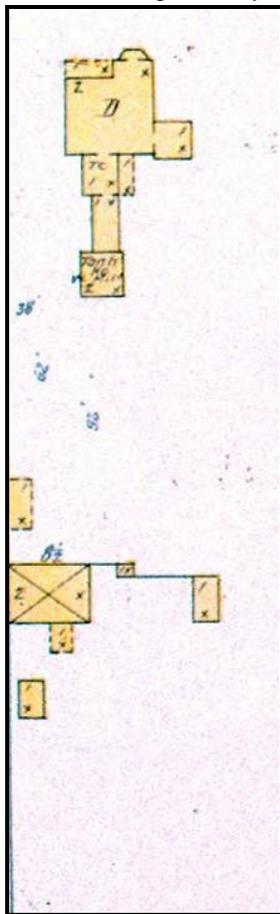
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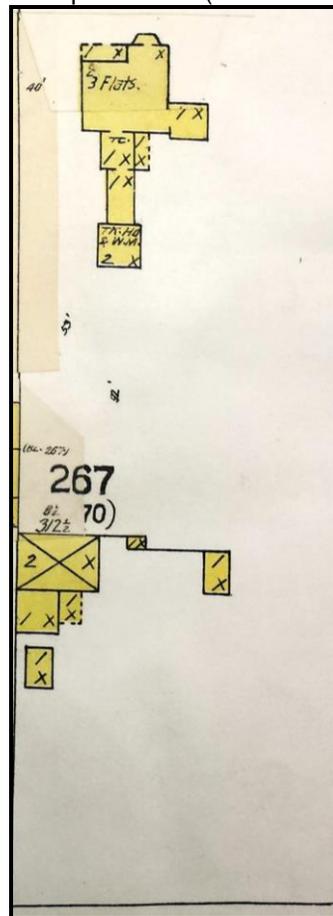
Margaret's son Lafayette William Doane died in 1909, tragically followed the next year by the death of Charles Kimball at the age of 70 in 1910. Margaret largely gave up her medical practice after the death of her husband. After a bad cold turned to pneumonia, Dr. Kimball died at home in April 1913 at age 60. Her death was memorialized in the *Healdsburg Tribune* April 1913:

The death of Dr. Margaret V. Kimball last week marked the passing of one of Healdsburg's distinctively foremost women. Until misfortune and bereavement in recent years compelled relinquishment, in large measure, of professional duties, hers had been an active, purposeful life, rich in genuine service. Given a heart whose every throb was in sympathetic unison with the suffering her profession brought her to know and feel so intimately, Dr. Kimball not only carried scientific skill to the bedside of the afflicted, but her kindly, cheery presence was invigorating as the sunshine of May, and of more far-reaching efficiency, it may be, than material drug or potion. Many a Healdsburg mother, in that hour of agony and life-uncertainty which motherhood demands, has been sustained and comforted, and fortified for pain and peril to a degree immeasurable by the ministrations of this patient, kindly woman, who was more than physician. In the last years of her life, Dr. Kimball drank deep of the cup of sorrow and misfortune, yet her cheery smile was not effaced, her sympathetic heart not chilled. The world with which she came in touch is better, its sorrow, its sorrows and sufferings lessened, that she lived.

Margaret's two daughters, Lulu and Genevieve, inherited her estate. Lulu Davis leased the property before offering it for sale in 1916. The buyer was Walter Storey, a pigeon rancher from a respected local family. Storey owned the property for only a few years, selling it in the summer of 1921 to J. D. Hayden of Mendocino County. The Haydens bought the house in town in order for their son to attend Healdsburg High School. The Haydens stayed only a year before selling the property to Joseph J. Connolly, a contractor, and his wife Kate, a homemaker in 1922. Within the year, Connolly converted the single family dwelling to three apartments. (Continued pg. 14)



1898 Sanborn Map



1923 Sanborn Map

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For most of the 1920s, the Connollys sought tenants for the apartments. They seemed to have trouble keeping them rented. A nearly constant advertisement appeared in the paper from 1926-1929: "4 rooms with bath, garage and sleeping porch;" or "furnished flat with garage." By 1930, Elias and Annie Raicevich, owners of the Snow Flake Bakery, had taken over ownership. In November, the Raiceviches made headlines in Healdsburg when they traded their "3 flat apartment building" on Tucker Street to Elizabeth Will and her son Ezra Albert Will in exchange for the 63 ½ acre Will ranch on Westside Road. The Will family had moved from Oregon to a fruit ranch on Westside Road in 1887. Ezra had worked for his father Alfred at the old Healdsburg Ice Plant until his dad's death in 1930. That was when Ezra and his mother decided that they wanted to move into town and made the trade for Tucker Street. Ezra raised turkeys on the property during the 1940s. He became a member of the California Prune and Apricot Growers Association and worked there during the fruit season from 1931 until his death at 73 in 1953. Ezra was secretary of the Healdsburg Progressive Grange for over 20 years. He married the former Elizabeth "Myrtle" Stith of Seattle in 1948. He resided at 544 Tucker Street for 23 years. His wife lived there for her remaining years. In 1962, the property was purchased by Jules C and Myra Wolk of Novato. The Wolks immediately began repairs on the property, which had declined in the decade since Ezra Will's death in 1953. J.C. Wolk received a permit in 1965 for roof and porch repairs. In the early 1970s they also had the place repainted. The Wolks entertained frequently at their "Wolk River House."



544 Tucker Street, 1974 photo



544 Tucker Street, 1982 photo

In 1980, Gerald and Mary Lou Eddinger, Rose Pavoni and Alba Palmieri of Healdsburg became owners of the Tucker St. property, which was then placed in a family trust, where it has remained ever since. In 1981, there was a fire inside the front apartment that required extensive repair and replacement of materials at the NW corner. The owners rented the three flats to tenants at below market rent, but did minimal work on the property. Rose Pavoni passed away in 1999 and Alba Palmieri died in 2000, leaving Jerry and Mary Lou Eddinger as sole owners of a vintage property in decline.

The Eddingers are now seeking a historic demolition permit to remove the deteriorated 19th century residential building at 544 Tucker Street, APN 002-281-023 because of major structural issues. Currently, in the City of Healdsburg, a historic demolition permit application requires a number of materials for submittal, and considers several factors including the structure's contribution, the cost of rehabilitating the structure and the potential for an adaptive reuse. The Healdsburg Municipal Land Use Code, Article V, provides oversight for the protection of Healdsburg's Historic Resources. The zoning code includes a demolition ordinance regarding historic structures. Generally, the demolition of a contributing historic structure is prohibited. However, changing circumstances that affect the integrity of the historic structure or new information that affects the status of the historic structure may lead to a change in the status of the structure, and the subsequent permission to demolish a structure may be granted.

(Continued, pg. 15)

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The enclosed report undertakes to thoroughly document the ownership history and architectural integrity to evaluate the significance of the property so the City Zoning Administrator or Historic Committee can make a well-informed decision about the building. For the purposes of CEQA, resources eligible for or listed in the California Register are, by definition, "historical resources." Additionally, resources included in a local register of historical resources or deemed significant, i.e., given a status code 3-5 in a survey meeting OHP's requirements, are presumed to be historically or culturally significant for purposes of CEQA. The subject property meets both definitions of "historical resources."

Current Historical Status of Property

In 1983, the Kimball House at 544 Tucker Street was included in a historic resource survey of Healdsburg that included 339 properties. At that time the subject property was evaluated and rated as a "3," indicating that it appeared to be individually eligible for listing in the National Register of Historic Places for its significance as a relatively unaltered example of historic Architecture and for its association with important Social/Educational themes. Former owner Dr. Margaret Kimball was one of the few licensed female doctors in California in 1889 when she and her husband, Capt. Charles Kimball, manager of Healdsburg Lumber Company, purchased the house. They built an addition at the SE corner of the house for her medical office. This 1983 survey did not recognize or enumerate the many alterations to the building that had occurred by 1983.

In 2016, the Kimball House at 544 Tucker Street was listed as being a contributing element to the Tucker Street Historic District by Architectural Historian Diana Painter. It was assigned a California Historical Resource Status code 3CD, which means "Appears eligible for the California Register as a contributor to a CR eligible district through a survey evaluation." Painter described the registration criteria she employed to register the contributing properties in the Historic District:

There are 68 residential properties in the Tucker Street Historic District. The Period of Significance extends from 1864 to 1959. Eleven properties or sixteen percent (16%) of the properties were developed after 1959. Of the 68 properties, 44 or sixty-five percent (65%) are considered contributing to the District. Twenty-four properties, or thirty-five (35%) percent, are considered non-contributing. This is a very good level of integrity for a historic district...If a resource was constructed within the Period of Significance (1864-1959), was of a style that is considered consistent with the District, and retains integrity, it was considered contributing to the District... Integrity is a function of the resource's location, design, setting, materials, workmanship, feeling and association (California Office of Historic Preservation, 1995:9). A property must retain most of the aspects of integrity to be considered a historic resource...In the Tucker Street Historic District, if a large addition had been made to a house, it was often still considered contributing to the District if the original form of the building was intact and perceivable; and if the addition was compatible with the original building. If the changes to the building were over 50 years old, the building was often considered contributing if the changes were compatible with the original building. If the window on a building had been changed to vinyl or aluminum from wood, it was often considered contributing if the windows were in the same opening and displayed the same operation; that is, if the house had 1/1 light double hung windows with wood frames and these were replaced with 1/1 light, double hung windows with vinyl frames in the same opening, the building was still considered contributing. If the house had 1/1 light, double hung windows with wood frames, which were replaced by two-part, sliding windows with vinyl frames, the house was considered noncontributing. Additional changes to a building that could have rendered it non-contributing include, but are not limited to: a change in orientation, the relocation of an entry, the substantial alteration of a front porch (in the last 50 years), and the addition of features on the front façade or as viewed from the public right-of-way that were incompatible with the historic character of the house or created a false sense of history.

The significance and character of the Tucker Street Historic District is excerpted below:

The Tucker Street Historic District consists of 68 parcels, two of which are the Nettie Cole Snook Grove, an informally planted park. The District is composed of parcels that are largely located on either side of Tucker Street between Fitch Street on the west to one parcel east of Second Street to the east. A townhouse complex is located in the center of the District. Other multi-family properties consist of more than one unit on a parcel: a house made into a duplex or multi-family property, or a purpose-built duplex. The sizes of the single family parcels vary from 0.05 acres (or 2,310 sq. ft.) to .82 acres (or 36,399 sq. ft.). The size that coincides with the original platting is a lot that is 66 feet in width and 222 feet in depth on the north side of Tucker Street and 66 feet in width and 157 feet in length on the south side of Tucker Street.

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The age of the single family dwellings ranges from a construction date of 1864 to 2016, and the styles range from a vernacular Victorian-era cottage to a Minimal Traditional mid-century building to a modern or contemporary house constructed in 2015. The most common houses found in the District are Victorian-era homes or Craftsman Bungalow, both popular styles/types in Sonoma County. The District is tied together by the fact that the houses are relatively similar in scale and the width of the lots forms a relatively consistent streetscape. The front setbacks remain quite consistent and many houses, even though altered, maintain a historic appearance as viewed from the street. The lots are relatively narrow, but most are quite deep, which allows changes to the structures or second units to be built toward the rear of the lots, minimizing their appearance from the street. The number of contributing properties in the District is 44, while the number of non-conforming properties is 24. The street itself is two lanes with parking on either side. A planting strip is located between the street and the sidewalk. There are very few street trees between Fitch and First streets, but most yards are landscaped with mature landscaping. Street trees are fairly regular east of First Street.

The Tucker Street Historic District is significant under California Register Eligibility Criterion 1 for its association with significant events, the Residential Development of Healdsburg, Sonoma County, CA. It is important in the history of Healdsburg's urban development as Healdsburg's first exclusively residential street east of Fitch Street outside the original Town Plat. It was also the most densely developed street. It is additionally eligible under Criterion 3 for its excellent representation of residential architectural styles from Healdsburg's founding through the present. Despite recent losses, it contains the largest number of 1860s cottages and houses extant in the City today. The District displays good integrity. While most houses have been altered, most retain the character-defining features that convey their historic significance.

Architectural Styles

The following styles and building types are present in the Tucker Street Historic District. Architectural styles per se are not of paramount importance in a district like this: many buildings are vernacular interpretations of their respective styles and, as mentioned, many have been altered over time, although many of these alterations are over 50 years of age and are significant in themselves. What is important is the integrity of the buildings to their period of significance...

The 1870s

The most popular architectural style in Sonoma County in the 1870s was Italianate, although there are none from this decade on Tucker Street, as the Sarah Cole House on Second Street has a construction date of 1888. The other buildings from the era represented on Tucker Street are the 1873 Gothic Revival house at 527 Tucker Street and the Greek Revival house at 532 Tucker Street. Both have substantial additions, but both are considered contributing here because their basic form characteristics are still apparent, as are major character-defining features. In the case of the building at 527 Tucker Street, qualities that help maintain its ability to convey its historic character are its overall symmetry; relatively narrow form (on the original portion); side gable roof with a steeply pitched, front-facing gable; full-width porch; plain frieze board with eave returns; and tall, narrow, double-hung windows with crown molding. The characteristics that are retained by the house at 532 Tucker Street are the overall building form of the main, front volume; the steeply pitched gable roof with narrow eaves and plain frieze board; the overall symmetry; and the quoins at the building corners. The front porch appears to have been altered. ***The substantial 1872 Queen Anne at 544 Tucker Street is unusual in its detailing. It was remodeled in 1889 and some Queen Anne detailing may have been added then. The qualities of this house that convey the original or early characteristics include its L-shaped footprint, with the porch occurring within the apex of the "L"; the overall verticality of the house; its steeply pitched, gable roofs; its tall, narrow 2/2 light windows; the front bay window and the quoins at the corners of the main volume. [emphasis added]***

--excerpted from Tucker Street Historic District summary, Painter Preservation and Planning, 2016

Evaluation Required for Historic Demolition Permit Application

Because this residence at 544 Tucker St. is listed as a Contributor to the proposed Tucker Street Historic District, as cited in the passage above, the owners are required to seek a Historic Demolition Permit from the City if they wish to redevelop the property. They are seeking this permit.

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Prior to receiving a permit, the owners must prepare a structural assessment of the building with repair costs. They have complied with this requirement. Structural assessments describe the very poor condition of the building.

The owners are further required to have a qualified architectural historian prepare a historic evaluation report that complies with the zoning code criteria. This report is presented to meet the requirements of a historic and historic architectural evaluation report mandated by the zoning code criteria for the City of Healdsburg. The author's qualifications include 20 years of professional experience in historic resource evaluation and historic architectural research in California, 22 years of Healdsburg history experience as Curator of the Healdsburg Museum and Historical Society, and an MA in Cultural Resources Management, 1990.

Historic Evaluation Report Conclusions:

The City Municipal Code requires that a determination be made about the structure's eligibility for local historic designation (either individually or as a contributor to an eligible or designated historic district) or listing in the California Register of Historical Resources or the National Register of Historic Places. This report presents the results and findings of the research and an evaluation of the historical and architectural significance of the building at 544 Tucker St. Several site visits and hours of archival and architectural research on the subject property and the surrounding neighborhood were conducted by the evaluator in November-December 2017. The first determination was whether the building still met the criteria for inclusion in the proposed Tucker Street Historic District.

2017 Review of Building's Appropriateness for Inclusion in Tucker Street Historic District:

In December 2017, the building at 544 Tucker St. retains the elements that architectural historian Diana Painter identified in 2016 that convey the original or early characteristics:

Cross gable roof, steep roof pitch and gable returns
Bull's Eyes below the gable peaks
Fish scale Shingles
Channel Rustic Siding
Quoins
Height and Massing
Three light canted bay window
Half-width front porch

Conclusion: YES, the property (still) qualifies as a contributing building to the Tucker Street Historic District. Note: This historic district has been identified and this house was flagged as a contributing building. It must be therefore be considered "locally significant," however the Historic District (H-D) zoning has yet to be officially adopted by the City or finalized by the property owners in the neighborhood.

California Register Evaluation:

In addition to local zoning regulations within the Healdsburg Municipal Code, demolition within the Healdsburg City limits is regulated by the California Environmental Quality Act (CEQA). Section 15064.5(a)(1) establishes the California Register of Historical Resources Criteria for Evaluation as the standards to be used for historical and architectural evaluation of properties under CEQA. Consideration of the building's merits for individual listing in the California Register of Historical Resources follows:

According to the guidelines of the California Register Criteria for Evaluation, a building, structure or object is considered to be a historically significant resource if it is at least 50 years old, has Integrity, and meets one or more of the following Criteria:

- 1) *Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or*
- 2) *Is associated with the productive lives of individuals significant in local or regional history or the cultural heritage of California or the United States; or*

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Continuation

Update



1899 Kimball family at Kimball Residence, N elevation. Photo view toward S.



December 2017 Residence, N elevation. Photo view toward S.

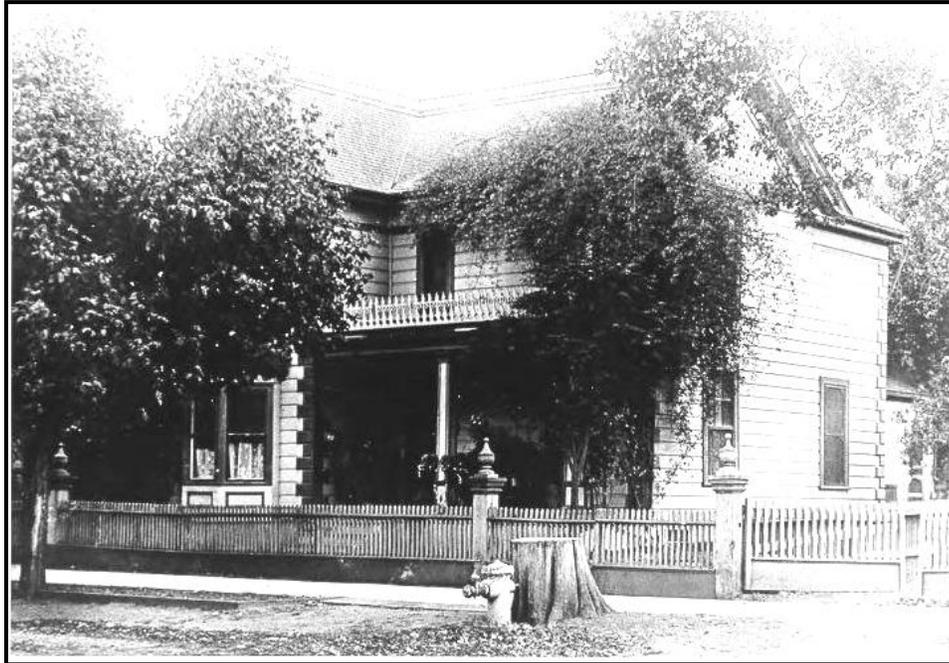
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Update



Comparative views of N and W elevations of residence, 1911 and 2017



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3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or

4) Has yielded/may be likely to yield information important to prehistory or history. (This is generally only applied to archaeological sites.)

In addition to historical significance, a building must possess sufficient character and retain historic integrity to convey its significant historical associations. There are seven aspects of integrity to be considered: location, setting, feeling, design, materials, workmanship, and association. Integrity speaks to whether the essential architectural character of a building has been preserved. Integrity is based on significance: why, where, and when a property is important.

Evaluation for Significance, California Register of Historical Resources

Criterion 1: Association with significant themes or pattern of events. **YES**

The 1872 residence is associated with residential development of Healdsburg and the Tucker Street neighborhood, 1864-1959. The Tucker Street Historic District is significant for its place in the history of Healdsburg's urban development, as Healdsburg's first exclusively residential street.

Criterion 2: Association with life of (locally) important person. **YES**

The building is significant for its association with Dr. Margaret Viola Covey Doane Kimball, a notable early Healdsburg resident, one the first of the very few licensed female doctors in late 19th century Sonoma County, CA. Her medical office was in the building and she lived here during her professional life. Her husband, Capt. C.L. Kimball, owner of Healdsburg Lumber Company, was also a respected business man in the community, but he does not rise to the same level of individual prominence. She is locally significant because of her profession, the relative rarity of licensed women physicians practicing medicine during this era.

Criterion 3: Embodies distinctive architectural characteristics, **YES**
or high artistic values. **NO**

The original 1872 building was an L-shaped, two-story wood frame, 8 room vernacular Greek Revival dwelling. Its Greek Revival character elements include:
L-shaped footprint with front porch set into the L,
its overall verticality expressed in the steeply pitched gable roofs and pronounced gable returns,
its tall, narrow 2/2 double-hung wood sash windows with narrow muntins and
the decorative quoins at the building corners.

In the 1890s, the house was improved by C.L. Kimball, the owner of Healdsburg Lumber, who used his own home to advertise the beautiful picket fences, shingles, railings and cresting that his business sold. The simple Greek Revival residence was given Queen Anne flourishes to update it, as many owners in Healdsburg did in the 1890s and early 1900s. The Kimballs also built a medical office onto the SE elevation of the house. Because these changes happened during the period of significance by the historically significant owners, these architectural alterations are considered part of the important historic character of the building and contribute to its significance, 1872-1914.

Character defining elements, 1872-1914:

Cross gabled roof, steep roof pitch and gable returns
Height and massing
Channel rustic siding
Quoins
Bullseyes below the gable peaks
Fishscale shingles below the gable peaks on additions
Three Light Canted bay window
Half-width front porch and turned columns
2/2 double-hung wood sash windows
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Many of the same architectural elements can be seen in Healdsburg in other surviving, better preserved, 1870s Greek Revival residences including 532 Tucker St., 202 Tucker St. in the Tucker Street Historic District as well as 227 North St. and 105 Fitch St.

Criterion 4: Important Historical or Prehistoric Information **NO**

The site is not likely to yield information important to prehistory or history. However most of Healdsburg can be viewed as having some archaeological sensitivity. If buried historic resources are encountered during any ground-disturbing activity on the property, it is recommended that the activity be stopped until a qualified archaeologist can visit the site to make a determination.

NATIONAL REGISTER CRITERIA FOR EVALUATION The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register. The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

NO, the Kimball House at 544 Tucker St. is not eligible for listing in the National Register of Historic Places.
Conclusions:

Despite the historic associations, the house at 544 Tucker Street does not meet the high standards of architectural integrity to merit inclusion in the National Register, the list of significant buildings in our nation's history. *The seven aspects of integrity to be considered are: location, setting, feeling, design, materials, workmanship, and association.*

The building today is a hodge-podge of architectural styles of varying quality, materials and eras of construction. There are Queen Anne embellishments overlaid on the Greek Revival original architecture, replacement of original siding and windows with unlike materials, loss of decorative elements including balconies and porch treatments. It has many inappropriate poor-quality additions. The original house has been converted from its original single family use into three tenant apartments. In 2017, the building retains integrity of location and some of its setting, but lacks integrity of feeling, design, materials, workmanship and association. From the street (at a distance), the building reads as a vintage home with some remaining charm; its overall deteriorated condition is less apparent. This is how it can be considered a contributing building to the Tucker Street Historic District. However, the standards of integrity are much higher to merit the inclusion of an individual building to the California Register of Historical Resources or the National Register of Historic Places. The building fails to meet those standards, despite significant associations. Therefore it is evaluated as being appropriate only for local listing as a contributor to the Tucker Street Historic District, but not as an individual building, nor the California Register or the National Register.

Consideration of Alternatives to Demolition:

There are no historic preservation organizations, civic groups or public agencies able to shoulder the substantial costs to relocate and/or rehabilitate the damaged structure. To rehabilitate would essentially mean replacing virtually all of the building materials, resulting in a new house that resembled the old. Neither the Healdsburg Museum and Historical Society, the Healdsburg Museum's Historic Preservation Committee, the Sonoma County Historical Society nor the Sonoma County Landmarks Commission have the financial resources to acquire property, move the structure or take any other measure as an alternative to the proposed demolition.

Use of Part of Building

The portion of the front façade (NE corner) that retains the character-defining elements is the only potentially important elevation, but the materials are in very poor condition. They would likely need to be totally replaced or replicated.

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The following guidelines are provided to help guide planning for any new construction to fit within the Tucker Street Historic District.

Recommendations for the Design of New Construction Within the Historic District:

Guidelines for new construction should emphasize building characteristics that may be shared by new and old buildings alike, regardless of style. Attention to these elements encourages the design of buildings that clearly are new, yet do not disrupt the continuity of the historic district. These elements are:

- Building height
- Scale
- Orientation, spacing and site coverage of buildings
- Facade proportions and window patterns
- Size, shape and proportions of entrances and porches
- Projections
- Materials, textures and color
- Roof forms
- Horizontal, vertical or nondirectional emphasis
- Landscaping, walls and fences

Generally new construction should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing and distance from adjacent buildings. New construction should be designed so that the overall character of the site, site topography, character-defining site features, trees and significant district vistas and views are retained. New buildings should be designed to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape. The proportion of a proposed new building's front facade should be compatible with the front facade proportion of surrounding historic buildings. The spacing, placement, scale, orientation, proportion and size of window and door openings in proposed new construction should be compatible with the surrounding buildings that contribute to the character of the historic district. Windows and doors for proposed new buildings should be compatible in material, subdivision, proportion, pattern and detail with the windows and doors of surrounding buildings that contribute to the special character of the historic district. Materials and finishes for proposed new buildings should be compatible with historic materials and finishes found in the surrounding buildings that contribute to the architectural character of the historic district in terms of composition, scale, pattern, detail, texture, finish, color and sheen. New buildings should be designed to be compatible with but discernible from historic buildings in the district.

As mitigation, the Healdsburg Museum and Historical will profile the contributions of Dr. Margaret Kimball in a planned exhibition of Notable Healdsburg Women's History, "She Persisted," on display Jan – April 2018. Any salvageable architectural character elements from the building will be offered to the Museum to be displayed in the exhibition "Healdsburg's Architectural Heritage," scheduled for May- August 2018. A profile of C.L. Kimball and the early Healdsburg Lumber Company will be included in the Architecture exhibit, since his company supplied building materials for many surviving historic homes of Healdsburg.

Loss of Contributing Building to Historic District

The owners are seeking a permit to demolish the building due to unsafe structural conditions. They may redevelop the property. The removal of the building at 544 Tucker St., in place since 1872, would have an adverse impact on the Tucker Street Historic District, as would the loss of any contributing building, visible from the street. However the former Kimball house is located at the far eastern edge of the Historic District, with contemporary houses to its east and southeast, plus a mobile home park to the south. Since the house is at the edge, it would not leave a gaping hole in the middle of the district. Compatible new construction should match the roof height and setback of the present building, as well as other design guidelines for the street. Any salvageable building materials from the Kimball Residence, such as original windows, should be made available to neighbors in the Historic District to use for replacement parts.

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