

September 1, 2022

City of Healdsburg
Planning Department
435 Allan Ct.
Healdsburg, CA 95448

Re: Design Review Narrative for 607 Johnson Street

THE PROPERTY

The Property 607 Johnson Street is a 0.49-acre Assessor Parcel Number (APN) 002-091-011 on the corner of Johnson and Grant streets. The Property includes a ca. 1884 house, ca. 1884 carriage house, and associated landscape. The house is designed with the Victorian Era in the Queen Anne architectural style. The first owner of the ca. 1884 house, ca. 1884 carriage house, and associated landscape within the Property was James Wilson Ragsdale. During his brief ownership, he was a real estate entrepreneur, and owner of the “Russian River Flag” and the “Santa Rosa Republican” newspapers. Ragsdale did not own the Property long, before he sold it to Dr. Jasper S. Stone, who was a surgeon. By the early 1890s, the Property was owned by Charles and Catherine Byington. The Byington’s owned the Property from 1893 to 1966, the longest ownership

THE EXISTING BUILDINGS

Over the years and through various owners, there have been changes to ca. 1884 house, ca. 1884 carriage house, and associated landscape within the Property. The changes consist of several additions to the ca. 1884 house, including an approximate 1,100 square foot single-story addition. As well as the relocation of the ca. 1884 carriage house within the Property and significant alterations to the building, including an attached 919 square foot addition and a second story addition above the original carriage house form. In addition, the two-story section of the form ca. 1884 carriage house is less than 3 feet from the west property line, which is also the approximate distance to the western neighbor’s closest building.

THE EXISTING LANDSCAPE

The existing landscape, while it appears thoughtful and deliberate, is significantly overgrown, and the built environment elements of the landscape have deteriorated. The pervasive overgrowth has rendered the home largely obstructed from Johnson Street views. The Johnson Street main entrance is only visible from the walking pathing that approaches the structure, and the much larger southern exposure of the building is almost entirely blocked from the Grant Street view.

THE VISION

The current owners of the property have been full-time residents of Healdsburg for almost three decades and are well-known for their work and service in various facets of the community. They are excited at the prospect of restoring the original portion of the ca. 1884 house, keeping the historical exterior of the original form intact in accordance with the Secretary of Interior Guidelines for the Treatment of Historic Properties. This restoration will encompass the east and south elevations (which are original to the design), the wood siding, the wood windows, the wooden double-front entry door(s), wood trim and moldings that preserve the house within its period of significance, ca. 1884. When necessary, and based on photograph evidence, any damaged original materials will be replaced in-kind within like elements, in material, design, and workmanship. The goal is to showcase the original house through restoration, and where the proposed addition to the house will be added, providing a clear transition that does not mimic the historic building, but will be cohesive with original Queen Anne design. The new construction will honor the appearance and integrity of the original construction while not attempting to replicate it. The existing garage and accessory

dwellings, which are not historical resources, will be replaced with a garage and Accessory Dwelling Unit, reestablishing appropriate setbacks to adhere to the existing City of Healdsburg Building Code.

The new landscape plan will showcase the beauty of the property by opening up the visibility of the historic home from the street. Under the guidance of an arborist, the heritage trees on the property will be protected and monitored throughout the project, and have deliberately been designed into the plan as focal points. The slope of the property provides an opportunity to balance its quiet enjoyment by the owners while offering those passing by beautiful views of a quintessential Healdsburg home.

MEETING THE CITYWIDE DESIGN GUIDELINES,

Chapter 8: Treatment for Historic Building Features and Site Improvements

The Project proposes to preserve the original projecting front gable and cross-gabled form and maintain the perceived line and orientation of the roof as seen from Johnson street. The original roof overhangs will be preserved, as will the character-defining features including the delicately turned columns supporting the front porch roof and lace-like bracing (aka brackets). Decorative elements will be retained and preserved, including the decorative bargeboard in the gable, and a decorative scalloped cornice extending below the roof eaves, which are all markers of Queen Anne architecture.

The main double-entry wood doors and surrounding wood paneling will be preserved. These doors have opaque glass, which is not original to the doors and will be replaced with opaque glazing to historical standards. There is also a rectangular fixed transom light with wood surrounding above the doors, which will be preserved as well. Functional and decorative features of the historic windows will be preserved, and restored as needed.

All of the windows that have been deemed as character-defining to the period and architecture of the home will remain. When necessary, windows may be removed and/or repaired temporarily in an effort to protect them during the various construction phases, specifically during the foundation leveling of the home restoration. At this time, appropriate steps will be taken to restore the windows prior to reinstallation. New windows have been located in areas deemed not to be character-defining elevations. For these areas, the windows on this project will be Marvin Ultimate series with Low E3 clear glazing.

The original gutters will be replaced with similar 4" ogee and will be painted. The non-functional downspouts will be replaced with in-kind downspouts. The proposed roof material is composition shingle roofing (Class 'A') GAF Timberline HDZ RS shingles and the color selected is Coastal Slate in keeping with similar homes in the Johnson Street Historic District.

The design and development team is proud to present this project to The City of Healdsburg. We are available to answer any questions regarding the materials submitted for this application.

Regards,

Tony Negri, Principal
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