

# KIMBALL HOUSE DEMOLITION PROJECT 544 TUCKER STREET DRAFT ENVIRONMENTAL IMPACT REPORT

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SCH NUMBER 2018042074



PREPARED BY M-GROUP FOR:  
THE CITY OF HEALDSBURG  
PLANNING & BUILDING DEPARTMENT  
401 GROVE STREET  
HEALDSBURG, CA 95448



JUNE 2018

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**TABLE OF CONTENTS**

- 1.0 EXECUTIVE SUMMARY ..... 1-1**
  - 1.1 INTRODUCTION AND PURPOSE .....1-1
  - 1.2 PROJECT LOCATION SUMMARY .....1-1
  - 1.3 PROJECT DESCRIPTION SUMMARY .....1-2
  - 1.4 DRAFT EIR REVIEW PROCESS .....1-3
  - 1.5 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES .....1-9
  - 1.6 AREAS OF KNOWN CONTROVERSY..... 1-11
  - 1.7 PROJECT ALTERNATIVES CONSIDERED..... 1-11
  - 1.8 POTENTIAL APPROVALS AND PERMITS REQUIRED ..... 1-11
  
- 2.0 PROJECT DESCRIPTION.....2-1**
  - 2.1 INTRODUCTION.....2-1
  - 2.2 PROJECT LOCATION.....2-1
  - 2.3 PROJECT DESCRIPTION .....2-2
  - 2.4 PROJECT OBJECTIVES .....2-3
  - 2.5 HISTORIC BACKGROUND .....2-3
  - 2.6 INTENDED USES OF EIR .....2-6
  
- 3.0 EFFECTS FOUND TO BE LESS THAN SIGNIFICANT .....3-1**
  
- 4.0 ENVIRONMENTAL ANALYSIS.....4-1**
  - 4.1 REGULATORY FRAMEWORK.....4-1
  - 4.2 ENVIRONMENTAL SETTING.....4-6
  - 4.3 STANDARDS OF SIGNIFICANCE ..... 4-15
  - 4.4 IMPACTS, AND MITIGATION MEASURES ..... 4-16
  - 4.5 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES ..... 4-18
  - 4.6 MITIGATION MEASURES ..... 4-19
  
- 5.0 OTHER TOPICS REQUIRED BY CEQA.....5-1**
  - 5.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS.....5-1
  - 5.2 GROWTH INDUCEMENT .....5-1
  - 5.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES .....5-2
  
- 6.0 PROJECT ALTERNATIVES .....6-1**
  - 6.1 CEQA REQUIREMENTS FOR ALTERNATIVES .....6-1
  - 6.2 SUMMARY OF ALTERNATIVES CONSIDERED .....6-1
  - 6.3 PROJECT OBJECTIVES .....6-2
  - 6.4 IMPACTS OF THE PROPOSED PROJECT.....6-2
  - 6.5 ALTERNATIVES CONSIDERED BUT REJECTED .....6-2
  - 6.6 ALTERNATIVE 1: NO PROJECT .....6-3
  - 6.7 ALTERNATIVE 2: REHABILITATION.....6-4

6.8	COMPARISON OF ALTERNATIVES .....	6-5
6.9	ENVIRONMENTALLY SUPERIOR ALTERNATIVE .....	6-5
<b>7.0</b>	<b>REFERENCES .....</b>	<b>7-1</b>
<b>8.0</b>	<b>REPORT PREPARERS .....</b>	<b>8-1</b>
<b>9.0</b>	<b>MITIGATION MONITORING AND REPORTING PROGRAM.....</b>	<b>9-1</b>

**LIST OF FIGURES:**

FIGURE 1: REGIONAL LOCATION MAP .....	1-13
FIGURE 2: PROJECT VICINITY .....	1-14
FIGURE 3: TUCKER STREET HISTORIC DISTRICT.....	1-15

**LIST OF TABLES:**

TABLE 1-1: IMPACTS AND MITIGATION MEASURES.....	1-9
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**LIST OF APPENDICES:**

- A: NOTICE OF PREPARATION AND COMMENT LETTERS
- B: CEQA Review and Evaluation of the Kimball House, prepared by Holly L. Hoods

**LIST OF ACRONYMS AND ABBREVIATIONS:**

ACHP	ADVISORY COUNCIL ON HISTORIC PRESERVATION
APN	ASSESSOR PARCEL NUMBER
CCR	CALIFORNIA CODE OF REGULATIONS
CDFW	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
CEQA	CALIFORNIA ENVIRONMENTAL QUALITY ACT
CRHR	CALIFORNIA REGISTER OF HISTORICAL RESOURCES
DEIR	DRAFT ENVIRONMENTAL IMPACT REPORT
DPR	DEPARTMENT OF PARK AND RECREATION
EIR	ENVIRONMENTAL IMPACT REPORT
FEIR	FINAL ENVIRONMENTAL IMPACT REPORT
MMRP	MITIGATION MONITORING AND REPORTING PROGRAM
NAHC	NATIVE AMERICAN HERITAGE COMMISSION
NHPA	NATIONAL HISTORIC PRESERVATION ACT
NOP	NOTICE OF PREPARATION
NRHP	NATIONAL REGISTER OF HISTORIC PLACES
PRC	PUBLIC RESOURCES CODE
SCH	STATE CLEARINGHOUSE
SHPO	STATE HISTORIC PRESERVATION OFFICER

# 1.0 EXECUTIVE SUMMARY

## 1.1 INTRODUCTION AND PURPOSE

This Draft Environmental Impact Report (DEIR) has been prepared in accordance with California Resources Code §21000 et seq. and the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). As described in CEQA Guidelines §15121(a), an EIR is a public disclosure document that provides decision-makers and the public with information that enables consideration of the environmental consequences of the proposed project.

CEQA requires that an EIR be prepared by the agency with primary responsibility over the approval of a project (the lead agency). The City of Healdsburg (City) is the lead agency for the proposed project. Lead agencies are charged with the duty to consider and minimize environmental impacts of proposed development where feasible and have the obligation to balance economic, environmental, and social factors.

The City of Healdsburg, as lead agency, has determined that the proposed demolition of the residence located at 544 Tucker Street is a "project" under CEQA. CEQA requires the preparation of an EIR prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action that has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15378[a]).

This summary is provided in accordance with CEQA Guidelines §15123. As stated in CEQA Guidelines §15123(a) "an Environmental Impact Report (EIR) shall contain a brief summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical." As required by the Guidelines, this section includes a brief description of the proposed project; a summary of the significant effects and associated mitigation measures; areas of known controversy; and identification of the alternatives evaluated and the environmentally superior alternative.

## 1.2 PROJECT LOCATION SUMMARY

The subject residence is located at 544 Tucker Street (APN. 002-281-236), in the southern portion of the City of Healdsburg, Sonoma County, California (see **Figure 1: Regional Location**). The project site is located within an existing residential neighborhood in close proximity to the Russian River (see **Figure 2: Project Vicinity**). The project site has a land

use designation of Medium Density Residential and is zoned Residential District (R-6000). It is also located within the boundaries of the eligible Tucker Street Historic District (see **Figure 3: Tucker Street Historic District**) — a District determined eligible for listing on the California Register of Historical Resources based on its significance as Healdsburg’s first exclusively residential street east of Fitch street, outside of the original town plat and because it contains an intact concentration of residential architectural styles dating to Healdsburg’s founding to the present. As detailed in the Tucker Street District survey, the eligible Tucker Street Historic District exhibits a period of significance spanning from 1964-1959.

### 1.3 PROJECT DESCRIPTION SUMMARY

The proposed project includes a request for a discretionary historic demolition permit to demolish the residence at 544 Tucker Street, a 1872 Greek Revival residence with Queen Anne flourishes, known as “The Kimball House.” No new construction or redevelopment is proposed under this application.

A 2016 District nomination prepared for the “Tucker Street Historic District” by architectural historian, Diana Painter, identified the subject residence as one of 44 contributors to the District, which is eligible for listing on the California Register of Historical Resources (CRHR). The proposed demolition of a contributor to an eligible historic district may cause a substantial adverse change to the integrity of the District, as a historic resource<sup>1</sup>, and therefore is a project that may have a significant effect on the environment.

#### Summary of Project Objectives

The following are the Applicant’s Objectives:

- Removal of the structurally impaired and visually deteriorated residence located on private property at 544 Tucker Street.

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1 For the purposes of this document, references to “historical resources” and “historic resources” should be interpreted to mean, resources significant in our past. The California Public Resources Code and CA Office of Historic Preservation often use the term “historical resource” to describe resources significant in our past. However, the more accurate reference is “historic” which means “important in history.” Accordingly, the authors of this report employ the term “historic” when referring to a resource significant in our past, but continue to employ the term “historical” when directly referencing public resources code language or California Register language.

The following are the City's Objectives:

- Remove a potential threat to public health and safety by demolishing a building that does not comply with current building codes.
- Remove a structure that could attract criminal activity and other nuisances.
- Encourage and support the efforts of individual homeowners to improve the visual appearance of residential neighborhoods.
- Ensure that the City's values of historic and cultural heritage are considered.

## 1.4 DRAFT EIR REVIEW PROCESS

### Notice of Preparation/ Initial Study

In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] §15082), the City of Healdsburg, as the lead agency, prepared a Notice of Preparation (NOP) of an EIR (see Appendix A). The NOP was circulated to the State Clearinghouse (SCH) for distribution to federal and state agencies, to local agencies, all adjacent landowners, and to other interested parties in April 2018. The 30-day NOP review period extended from April 25, 2018 to May 25, 2018. An Initial Study was prepared in accordance with §15063 of the CEQA Guidelines and included as an attachment to the NOP (see Appendix A). The purpose of the Initial Study was to assist in the preparation of the EIR by identifying the environmental effects that may be potentially significant [CEQA Guidelines §15063(c)(3)(A)] and those effects determined not to be significant [CEQA Guidelines §15063(c)(3)(B)]. The Initial Study/Notice of Preparation determined that with the exception of Historic Resources<sup>2</sup> no environmental categories have the potential to be significantly impacted by the proposed demolition of the Kimball House located at 544 Tucker Street (see Chapter 3.0 of this DEIR for a summary of the IS/NOP).

### Public Scoping

The City of Healdsburg held a public Scoping Meeting on May 15, 2018 to: 1) inform the public and interested parties about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the DEIR as well as the range of practicable alternatives to be evaluated.

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<sup>2</sup> All Cultural Resource checklist items were considered in the NOP. Other than historic resources, all were determined to have no impacts including CEQA Checklist Items b, (archeological resources), c (paleontological resources), and d (human remains).

The City received two responses to the NOP; 1) from a nearby neighbor, expressing support for demolition, and 2) from the Native American Heritage Commission (NAHC) encouraging the City to conduct AB 52 notification, SB 18 (as appropriate) and to consult with Native American Tribes. Verbal and written comments received during the scoping period are included in [Appendix A](#).

No substantive issues were raised during the NOP scoping period.

### **AB 52 Notification**

In accordance with Public Resources Code (PRC) Section 21080.3.1(d), the City of Healdsburg provided written formal notification to the following Native American Tribes and Tribal Organizations on April 26, 2018:

- Dry Creek Rancheria of Pomo Indians
- Kashia Band of Pomo Indians of the Stewarts Point
- Lytton Rancheria of California
- Mishewal Wappo Tribe of Alexander Valley
- Cloverdale Rancheria of Pomo Indians
- Federation Indians of Graton Rancheria
- Middletown Rancheria of Pomo Indians

Notification was provided through direct mailing using certified mail and included a brief description of the proposed project and its location, relevant project information, and contact information for Healdsburg staff, and notification that Tribes have 30 days to request consultation. Four of the above tribes provided a response: Federated Indians of Graton Rancheria, Lytton Band of Pomo Indians, Kashia Band of Pomo Indians of Stewarts Point, and Middletown Rancheria. None of the Tribes requested consultation. The Federated Indians of Graton Rancheria and the Kashia Band of Pomo Indians of Stewarts Point stated that the project site was not located in their traditional ancestral territory. Lytton Band of Pomo Indians and Middletown Rancheria stated that they had no specific comments on the proposed demolition and did not request consultation.

The Native American Heritage Commission (NAHC) was contacted to conduct a Sacred Lands File Search. On June 7, 2018 the NAHC responded indicating that sacred sites were identified in the area and relating specifically to Mishewal Wappo Tribe of Alexander Valley. A list of tribal contacts was provided, along with a request that all tribes be notified of the

project. All tribes identified on the NAHC list were contacted and notified as part of AB-52 requirements and as indicated above, no consultation was requested. Although the Mishewal Wappo Tribe did not provide a response to the AB 52 notification, at the direction of the NAHC, a follow up phone call was made to discuss any concerns related to the potential presence of sacred lands. The Mishewall Wappo Chair stated that aboveground demolition activities were not of concern insofar as ground disturbance would be limited and not extend beyond the area previously disturbed.<sup>3</sup>

### **Draft Environmental Impact Report (DEIR)**

This document constitutes the Draft Environmental Impact Report (DEIR) prepared for the proposed demolition of the residence at 544 Tucker Street in Healdsburg, California. It contains a description of the project, description of the environmental setting, identification of project impacts and mitigation measures for impacts found to be significant, and an analysis of project alternatives. The DEIR addresses environmental issues that could result in potentially significant environmental effects from project implementation.

Significance criteria presented herein are categorized as follows:

- **No Impact:** There would be no noticeable adverse effect on the environment.
- **Less Than Significant:** There would not be a substantial adverse change in the environment, as the specified standard of significance would not be exceeded; thus, no mitigation measures are required.
- **Potentially Significant:** There would be a substantial adverse change in the physical conditions of the environment in excess of the specified standard. This is typically the level of significance of an impact prior to the application of feasible mitigation measures.
- **Significant and Unavoidable:** There would be a substantial adverse change in the physical condition of the environment and there are no feasible mitigation measures available or, even with implementation of feasible mitigation measures impacts would cause a significant adverse effect on the environment in excess of the specified standard of significance.

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<sup>3</sup> Personal Communication with Chairman Scott Gabaldon of the Mishewal Tribe of Alexander Valley on June 14, 2018.

CEQA requires that a lead agency shall neither approve nor carry out a project as proposed unless the significant environmental effects have been reduced to an acceptable level, where possible (CEQA Guidelines §15091 and §15092). An acceptable level is defined as eliminating, avoiding, or substantially lessening the significant effects. If such a reduction is not possible, a lead agency must adopt a Statement of Overriding Considerations. As defined in CEQA Guidelines §15093, a Statement of Overriding Considerations balances the benefits of a project against its unavoidable consequences.

**Public Review of DEIR**

This DEIR is being circulated to state, and local agencies, to all adjacent landowners, and to other interested parties. Publication of this DEIR marks the beginning of the public review period, during which written comments may be submitted to the City of Healdsburg at the following address:

City of Healdsburg  
Maya DeRosa, Planning and Building Director  
401 Grove Street  
Healdsburg, CA 95448  
Email: mderosa@ci.healdsburg.ca.us

**Public Hearing on DEIR**

During the public review period on the DEIR, the City of Healdsburg will conduct a public hearing before the City’s Historic Committee. In the City of Healdsburg the Planning Commission serves as the Historic Committee. The Historic Committee, at a scheduled public hearing will accept public comment, consider the adequacy of a DEIR and direct preparation of the Final Environmental Impact Report (FEIR).

**Final Environmental Impact Report (FEIR)**

A Final Environmental Impact Report (FEIR) will be prepared after the public review period on the DEIR has ended and following the public hearing on the DEIR. The FEIR will consist of the following:

- The DEIR or a revised version of the DEIR
- Comments and input received on the DEIR
- A list of persons, organizations, and public agencies commenting on the DEIR
- Responses to significant environmental points raised in the DEIR process

The City of Healdsburg’s Historic Committee will then consider certification of the

Environmental Impact Report (CEQA Guidelines §15090). Once the EIR has been certified, the decision making body, Historic Committee, may take action on the project entitlement, a Historic Demolition Permit. Prior to approving the project, the City must make written findings with respect to each significant environmental effect identified in the EIR in accordance with Section 15091 of CEQA Guidelines.

### **Mitigation Monitoring and Reporting**

CEQA requires lead agencies to “adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment” [Public Resources Code (PRC) §21081.6, CEQA Guidelines §15097]. The specific “reporting or monitoring” program is not required by CEQA Guidelines to be included in the EIR. However, mitigation measures have been identified in this DEIR and Chapter 9.0 contains the Mitigation Monitoring and Reporting Program (MMRP).

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## 1.5 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES

Table 1-1 summarizes impacts and mitigations measures contained in the DEIR.

**TABLE 1-1: IMPACTS AND MITIGATION MEASURES**

POTENTIAL IMPACTS	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES
<b>CULTURAL RESOURCES</b>		
<b>Impact 4.1-1:</b> The proposed project would <u>not</u> adversely impact the integrity of an individual historic resource. This would be less than significant.	Less than Significant	Not applicable
<b>Impact 4.1-2:</b> The proposed project may adversely impact the integrity of the Tucker Street Historic District, which is recognized as an identified historic resource. This would be less than significant.	Less than Significant	Not applicable
<b>Impact 4.1-3:</b> Demolition of 544 Tucker Street could contribute to cumulative impacts to historic resources (i.e. buildings, structures, object, districts, sites). This impact would be significant and unavoidable.	Significant and Unavoidable	<b>MM 4.1-3a:</b> Prior to issuance of a demolition permit, photographic documentation shall be undertaken by a qualified professional and shall be reviewed and approved by the Planning Department. Photos shall be large format, black and white photos, and printed on archival quality paper. Views and perspectives photographed shall be consistent with those suggested under the Historic American Buildings Survey (HABS) standards. Photographic documentation shall be placed on file at the Healdsburg Museum and Historical Society with digital copies provided to the City of Healdsburg Planning

POTENTIAL IMPACTS	LEVEL OF SIGNIFICANCE	MITIGATION MEASURES
		<p>Department.</p> <p><b>MM 4.1-3b:</b> Prior to issuance of a demolition permit, the applicant shall engage a historic architect to identify salvageable materials. A salvage plan with materials planned for salvage shall be provided for review and approval to the City's Planning Department and included in demolition plans submitted to the Building Department. Salvaged materials shall be donated to the Healdsburg Museum and Historical Society or other appropriate entity.</p> <p><b>MM 4.1-3c:</b> A plaque shall be erected at the property frontage of 544 Tucker Street that details the history of the Kimball House and its individual significance. Plaque type and language shall be subject to review and approval by the City prior to issuance of a demolition permit. The plaque shall be installed within 6 months following issuance of a demolition permit.</p> <p><b>MM 4.1-3d:</b> The applicant shall fund the creation of a self-guided walking tour booklet, prepared by a qualified historian or architectural historian and which provides information on the Tucker Street Historic District including the District's boundaries, contributors, and historical significance. The Walking Tour booklet shall be provided to the City for review and approval prior to publication. Once completed, the booklet shall be made available at the City Planning and Building Department, Healdsburg Chamber of Commerce and Visitor's bureau, City of Healdsburg Library, Healdsburg Museum and Historical Society and available online.</p>

## 1.6 AREAS OF KNOWN CONTROVERSY

No such issues are known at this time.

## 1.7 PROJECT ALTERNATIVES CONSIDERED

Chapter 6.0 of the DEIR analyzes project Alternatives. As described therein, a relocation alternative was considered but determined to be infeasible due to the condition of the Kimball House, which is structurally compromised and not expected to withstand relocation. As such, the following alternatives are analyzed in Chapter 6.0:

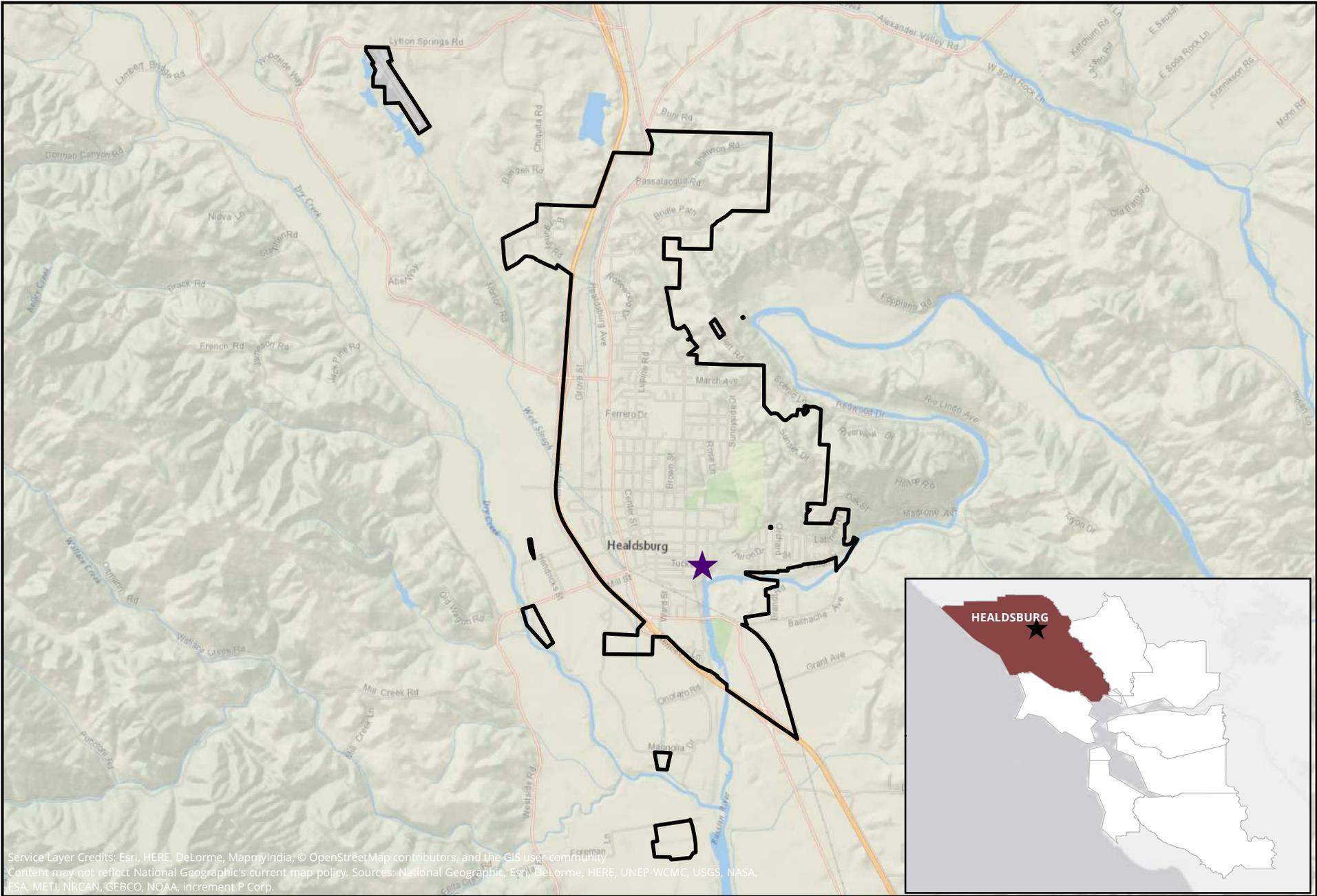
- Alternative 1: No Project (required by CEQA to be considered)
- Alternative 2: Rehabilitation Alternative

## 1.8 POTENTIAL APPROVALS AND PERMITS REQUIRED

Discretionary approval required by the City of Healdsburg consists of a Historic Demolition Permit. The proposed project does not involve modifications to a streambed, and thus does not require a streambed alteration agreement from the California Department of Fish and Wildlife (CDFW). The proposed project does not involve the fill of waters of the United States, and thus does not require a dredge-and-fill permit from the U.S. Army Corps of Engineers. The proposed project does not involve the “take” of listed endangered or threatened species, and thus does not require a “take permit” from the CDFW, the U.S. Fish and Wildlife Service, or the National Marine Fisheries Service.

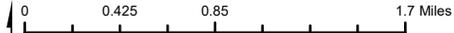
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FIGURE 1



Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
 Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

**544 TUCKER ST - KIMBALL HOUSE DEMOLITION PROJECT: REGIONAL LOCATION**

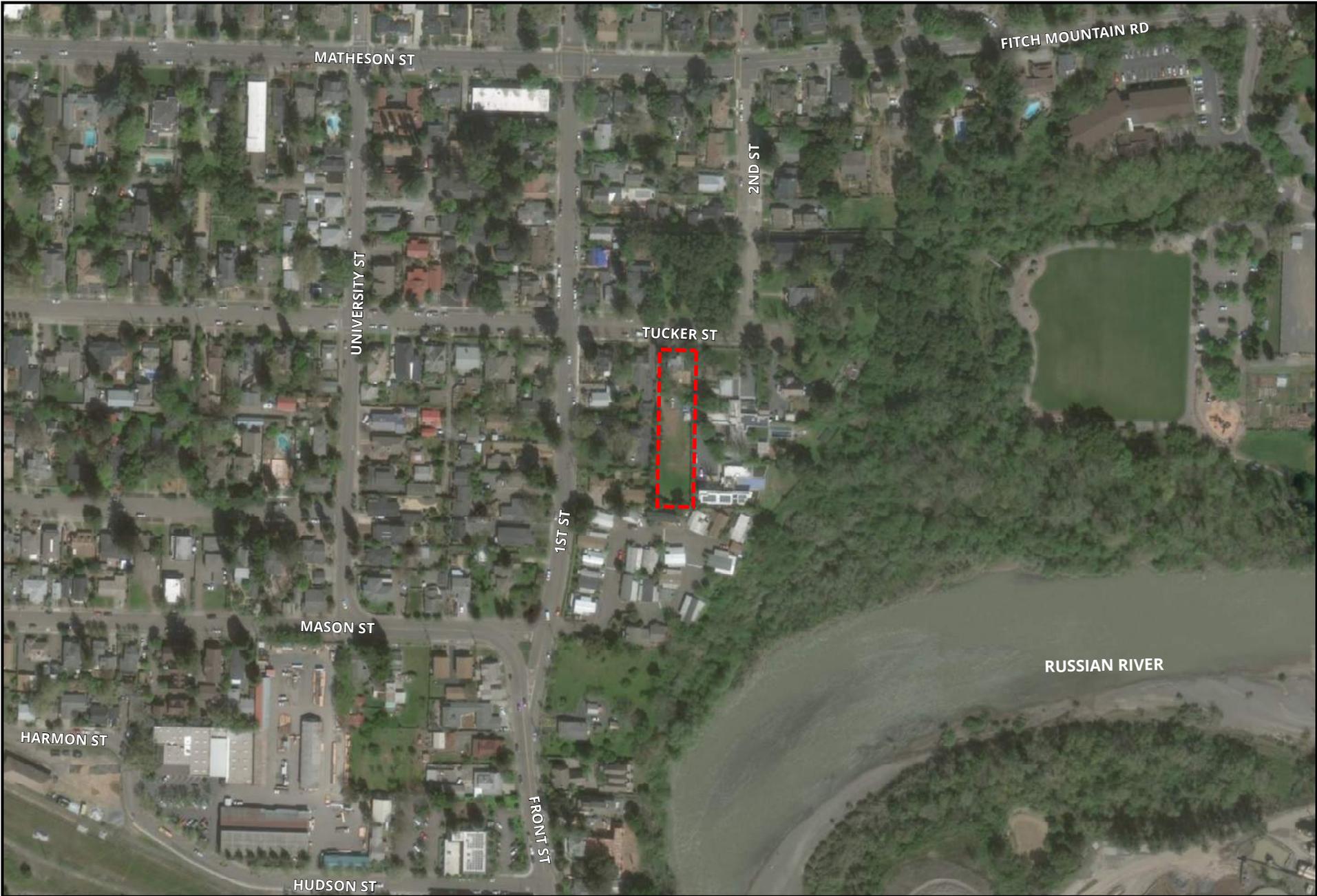


Data source: Sonoma County GIS

-  PROJECT SITE
-  CITY OF HEALDSBURG
-  SONOMA COUNTY



FIGURE 2



544 TUCKER ST - KIMBALL HOUSE DEMOLITION PROJECT: PROJECT VICINITY

 PROJECT SITE

0 0.025 0.05 0.1 Miles

Data source: Sonoma County GIS



FIGURE 3



544 TUCKER ST - KIMBALL HOUSE DEMOLITION PROJECT: HISTORIC ELIGIBILITY

-  ELIGIBLE TUCKER STREET HISTORIC DISTRICT BOUNDARY
-  CONTRIBUTING PROPERTIES
-  NON-CONTRIBUTING PROPERTIES
-  KIMBALL HOUSE



0 125 250 500 Feet

Data source: Sonoma County GIS; Tucker Street Narrative - Diana J Painter, PhD

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# 2.0 PROJECT DESCRIPTION

## 2.1 INTRODUCTION

The project consists of demolition of the existing 1872 Greek Revival residence, known as “The Kimball House” located at 544 Tucker Street. The subject residence is a two-story wood framed building with a raised wood framed lower floor supported by a perimeter concrete foundation. The original two-story portion of the home was built in 1872 as a Greek Revival Residence and minimally altered in the late 1800’s early 1900’s with Queen Anne and Italianate detailing and a one-story addition on the east elevation. Subsequent additions at the rear of building were also added in the latter part of the twentieth century. The total building area is approximately 2,500 square feet.



The subject residence is identified as a historic resource. The “Kimball House” at 544 Tucker serves as a contributor to the eligible “Tucker Street Historic District.” The “Tucker Street Historic District” is eligible for listing in the California Register of Historical Resources (CRHR) at the local level, but has not been formally designated. As a contributor to a potentially historic district, 544 Tucker Street meets the definition of a historic resource for the purposes of CEQA and any adverse change to the integrity of a historic resource (i.e. the District) would constitute a significant impact to the environment.

## 2.2 PROJECT LOCATION

The subject residence is located at 544 Tucker Street (Assessor Parcel Number 002-281-023), in the southern portion of the City of Healdsburg, Sonoma County, California (see **Figure 1: Regional Location**). It is within an existing residential neighborhood in close proximity to the Russian River (see **Figure 2: Project Vicinity**). To the north, directly across the street from 544 Tucker is the Nettie Cole Snook Grove, an undeveloped parcel dedicated to the City in 1977 with the condition that it remain a natural grove in memoriam

of the donor's mother. To the south is the Riverside Villa mobile home park, which is largely obscured from view due to the presence of vegetation. Immediately to the east (550 Tucker and 548 Tucker) are two contemporary residential buildings, one of which is located on a flag lot. To the west is a circa 1910 craftsman bungalow.

The subject property is located within the boundaries of the eligible "Tucker Street Historic District" which is significant under CRHR Criterion 1 and 3 as Healdsburg's first exclusively residential street east of Fitch Street outside of the original town plat and because it contains an intact concentration of residential architectural styles dating to Healdsburg's founding to the present (see **Figure 3: Tucker Street Historic District**).

### 2.3 PROJECT DESCRIPTION

The proposed project seeks to obtain a Historic Demolition Permit to demolish the 1872 Greek Revival residence, known as "The Kimball House" located at 544 Tucker Street. No new construction or redevelopment is proposed.

At present, the property at 544 Tucker Street contains an unoccupied approximately 2,500 square foot residential building located towards the front portion of the 0.54-acre parcel.

The site frontage along Tucker Street is improved with a sidewalk, curb, pavers and street trees. The existing gravel driveway is located along the western property line and extends towards the rear of the existing building.

Construction activities associated with the proposed project are limited to the demolition of the building at 544 Tucker Street and removal of all debris. The existing 2,500 square-foot, two-story wood framed building will be demolished and debris will be hauled offsite for sorting and disposal. Vegetation and trees growing immediately adjacent to the building will also be removed. Existing public utilities extending to the project site will be disconnected including water, sewer and electric.

The duration of demolition is expected to last approximately 5 weeks and generate an estimated 350 cubic yards of debris that will be off hauled. It is estimated that the project will result in the generation of approximately 120 round-trip haul trips over the construction period, or approximately 4 material hauling trips per day (assuming a six day work week). A construction team of approximately 5 crewmembers will carry out demolition activities at 544 Tucker Street.

Construction equipment expected to be utilized during demolition includes off-road equipment such as small bulldozers, haul trucks, and water trucks. Staging of construction

equipment and materials will occur within the footprint of the gravel driveway and temporarily along Tucker Street, where street parking is permitted on both sides of the roadway. Construction activities occurring at 544 Tucker Street would not result in road closure, detours or otherwise cause obstructions along Tucker Street.

## 2.4 PROJECT OBJECTIVES

The following are the Applicant's Objectives:

- Removal of the structurally impaired and visually deteriorated residence located on private property at 544 Tucker Street.

The following are the City's Objectives:

- Remove a potential threat to public health and safety by demolishing a building that does not comply with current building codes.
- Remove structures that attract criminal activity and other nuisances.
- Encourage and support the efforts of individual homeowners to improve the visual appearance of residential neighborhoods.
- Ensure that the City's values of historic and cultural heritage are considered.

## 2.5 HISTORIC BACKGROUND

On February 23, 2018, the property owner submitted a discretionary demolition application to the City of Healdsburg requesting to demolish the 1872 Greek Revival Residence, known as the "Kimball House" located at 544 Tucker Street in Healdsburg, California. Over the past 30+ years, the property's historic significance has been evaluated on three separate occasions, both at the reconnaissance and intensive levels. The building located at 544 Tucker Street also underwent a structural/ conditions assessment prepared by MKM & Associates in 2017. The various evaluations and structural assessment and their conclusions are summarized below:

### **Citywide Survey (1983)<sup>4</sup>**

As part of the citywide survey, the subject residence was recorded on a Department of Park and Recreation (DPR) 523 form and evaluated for historic significance. The evaluation form describes the residence as a Greek Revival residence with Queen Anne embellishments.

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<sup>4</sup> 1983 City Wide Survey (reconnaissance level), prepared by Bernice Hansen.

The evaluation highlights the fact that this home is the only one in the area with the waffle pattern in the gable and it also features beaded square columns, which were not common to houses of this period.

Alterations noted in the evaluation include an 1889 addition of a new wing on the east elevation, quoins and waffle pattern gable inset, and later removal of the upper story verandah (railing). Other alterations observed in the 1983 citywide survey include the replacement of siding, introduction of sliding aluminum windows, and a rear addition.

The evaluator assigned the subject residence a rating of “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.

### **Painter Survey (2016)<sup>5</sup>**

From 2014 to 2016 Architectural Historian, Diana Painter, undertook a reconnaissance level evaluation of the Tucker Street neighborhood and evaluated 68 properties within the boundaries of the neighborhood. The results of the evaluation indicated that the neighborhood is eligible<sup>6</sup> as a historic district under CRHR criterion 1 as Healdsburg’s first exclusively residential street east of Fitch Street, outside of the original town plat, and under CRHR criterion 3, because it serves as an intact concentration of residential styles dating from Healdsburg’s founding to the present. The District was determined to contain 68 properties including 44 contributors and 24 non-contributors. The period of significance extended from 1864 to 1959.

The subject property at 544 Tucker Street was evaluated as part of the nomination and found to qualify as a contributor based on architectural merits. Contributors, including 544 Tucker Street, were considered as such if they were constructed within the period of significance (1864 to 1959), in a style consistent with the District, and retain enough integrity (essential features) to contribute to the District’s historic character. To qualify as a contributor a given building must retain enough of the original form, massing, and architectural features to provide a general sense of its style and era of construction and a

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<sup>5</sup> Tucker Street Historic District Nomination (reconnaissance level), prepared by Diana Painter, PHD, 2016.

<sup>6</sup> Although the evaluation identifies Tucker Street as an eligible district, it has not been formally designated by the Office of Historic Preservation.

semblance of the original siting, landscape, and feeling that is consistent with the established character of the larger district— that is, even if a given building may be individually undistinguished.

### **Hood Evaluation (2017)<sup>7</sup>**

In 2017, the Director of the Healdsburg Historical Society, Holly Hoods, conducted an intensive-level evaluation of the subject property. The evaluation determined that the subject residence exhibits both individual historic significance and significance as a contributor to the Tucker Street Historic District. It was determined that the subject residence exhibits individual significance under CRHR criterion 2 (associative value), based on associations with Dr. Margaret Kimball who was a significant person in the history of Healdsburg and based on Criterion 3 (architectural value), as an example of Greek Revival architecture. However, based on past alterations, the evaluation concluded that the residence does not retain sufficient integrity to convey its individual significance, but retains enough of its features to serve as a contributor to the District.

The evaluation finds that the residence retains integrity of location and some of its setting, but lacks integrity of feeling, design, materials, workmanship and association. From a distance, the building can be recognized as a late 19<sup>th</sup> century Greek Revival Residence when its overall deteriorated condition is less apparent. As such, the building at 544 Tucker continues to serve as a contributor to the Tucker Street Historic District.

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. Due to a series of additions and modifications that occurred after the period of historic significance and in manner that detract from the building's historic character, the Kimball House fails to meet the high standard of integrity required by the CRHR, despite significant associations. Therefore, the Kimball House is recognized for its historic significance as a contributor to the Tucker Street Historic District, but not as an individual building.

### **MKM & Associates Structural Assessment (2017)<sup>8</sup>**

On September 1, 2017, at the request of the project applicant, MKM & Associates Structural

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<sup>7</sup> CEQA Review and Evaluation for Kimball House (intensive level), prepared by Holly Hoods, M.A., 2017.

<sup>8</sup> Review of General Structural Integrity and Condition of 544 Tucker Residence, prepared by MKM & Associates Structural Engineering, September 1, 2017.

Engineers visited the residence at 544 Tucker Street to review the general stability and condition of the building and provide general recommendations. During the review, the extent of deterioration to the subject residence and the extent of renovation needed to bring the building fully into conformance with current building code standards was assessed. The primary structural deficiencies identified in the report were related to the main roof; upper floor framing; lower floor framing and foundation; and exterior of residence. The report concluded that the existing residence is currently not habitable and presents both a health and safety concern. The building's condition was also assessed by Baggett Building Enterprise and Lafranchi Architecture<sup>9</sup>, both concurred with MKM & Associates' conclusions.

On October 5, 2017, a Building Official from the City of Healdsburg determined that the structure is unsafe and unfit for human habitation and occupancy due to its dilapidated condition. However, the residence was not found to pose a serious and immediate threat of structural collapse, which would be a threat to the public health, safety or general welfare. The Building Official concluded that the structure must be vacated and secured from unauthorized entry, gas and electric utilities disconnected, and the chimney temporarily secured to the building.<sup>10</sup>

## 2.6 INTENDED USES OF EIR

This DEIR is an informational document for the general public and decision makers. The City of Healdsburg, as the lead agency, will use information presented in the EIR, along with other information in the record, to certify that environmental impacts of the project have been adequately considered. Prior to taking action on the requested Historic Demolition Permit, the City of Healdsburg's Historic Committee will decide whether or not to certify the EIR.

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<sup>9</sup> Memo issued by Ken Lafranchi, Architect, Lafranchi Architecture regarding 544 Tucker Street, September 18, 2017.  
<sup>10</sup> Memo issued by Steve Buffenbarger, Building Official, City of Healdsburg, October 5, 2017.

# 3.0 EFFECTS FOUND TO BE LESS THAN SIGNIFICANT

The discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion in an EIR of the environmental effects that are not considered potentially significant (PRC §21100, CEQA Guidelines §15126.2[a] and §15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of “environment”). Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study (CEQA Guidelines §15143).

Through the Initial Study, NOP scoping process, and DEIR, the City of Healdsburg determined that the proposed project would have no impact or less than significant impacts on the environmental issues outlined below, and thus, are not further analyzed in this DEIR. See the Initial Study in [Appendix A](#) for further discussion.

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Archeological/Paleontological Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

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# 4.0 ENVIRONMENTAL ANALYSIS

In compliance with Section 15126 of the CEQA Guidelines, Chapter 4.0 provides an analysis of the environmental effects of the proposed demolition of the 1872 Greek Revival residence, known as “The Kimball House” located at 544 Tucker Street, with respect to existing conditions at the time the Notice of Preparation (NOP) was published (**Appendix A**).

Through the Initial Study and NOP scoping process, the City of Healdsburg determined that the proposed demolition of the subject residence may cause a substantial adverse change in the significance of a historic resource. The City determined that the act of demolishing the subject building could materially impair the eligible Tucker Street Historic District’s ability to convey its significance, and thereby potentially degrade the integrity of the eligible Tucker Street Historic District.

As described in Chapter 3.0, the City of Healdsburg determined that the proposed project would have no impact or less than significant impacts under all other environmental categories. Therefore, this chapter of the EIR only addresses the significant environmental effects of the proposed project insofar as they relate to historic resources.

Information in this chapter, including the analysis, is based on statements, data, photos, and graphics provided by the references listed in Section 7.1 of this DEIR.

## 4.1 REGULATORY FRAMEWORK

### Federal

#### National Historic Preservation Act

The National Historic Preservation Act (NHPA) established the Advisory Council on Historic Preservation (ACHP), State Historic Preservation Offices (SHPO), the National Register of Historic Places (NRHP), and Section 106 review. The goal of the NHPA is to encourage federal agencies to act as responsible stewards of the Nation’s historic resources insofar as their actions affect historic resources- meaning those listed on or eligible for listing on the National Register of Historic Places (NRHP). The NRHP recognizes buildings, structures, sites, district, and objects equal to or greater than fifty years old which are determined to be significant in respect to American history, architecture, archeology, engineering or culture, and at the local, state, or national level. To be determined eligible for listing on the NRHP a resource must also retain integrity in terms of location, design, setting, materials,

workmanship, feeling, and association.

Resources determined eligible for, or which are listed on the NRHP, are afforded protection under Section 106 of the NHPA (as well as under the California Environmental Quality Act). The Section 106 process serves to carry out the mission of the NHPA in that, when there is a federal or federally licensed action that has the potential to affect historic resources (i.e. those resources listed on or determined eligible for listing on the NRHP), that agency is required to identify and assess the effects of its actions on historic resources. As this project is not a federal project or one which relies on federal funds, it is not subject to Section 106.

#### National Register of Historic Places

Historical sites can be given a measure of protection if they are eligible for the National Register of Historic Places (NRHP). The National Register of Historic Places was established to recognize cultural resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for federal and state agencies in nominating cultural resources to the national register. These guidelines are based upon integrity and significance of the resource.

Integrity is defined in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, as the ability of a property to convey its significance.<sup>11</sup> Integrity is further defined as “the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a) that are associated with events that have made a significant contribution to broad patterns of our history;

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<sup>11</sup> U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, Revised for Internet 1995, <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed May 1, 2018.

- b) that are associated with the lives of persons significant in our past;
- c) that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, and;
- d) that have yielded, or are likely to yield, information important in prehistory or history.”

A cultural resource that is added to the National Register of Historic Places is automatically included on the California Register of Historical Resources. However, it is possible that a cultural resource eligible for listing in the California Register of Historical Resources may not retain sufficient integrity to be listed in the National Register of Historic Places.

## State

### California Environmental Quality Act

Under Public Resources Code Section 21084.1, a project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment. To be considered historically significant a cultural resource needs to meet one of the following criteria:

- Be listed in, or eligible for listing in the California Register of Historical Resources (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places;
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.
- Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852).

### California Register of Historical Resources

The State Historic Preservation Officer (SHPO) maintains the state's list of Historic Resources, known as the California Register of Historical Resources (CRHR). In addition to resources that qualify for the NRHP, the CRHR can include properties designated under local ordinances and through individual or district wide resource surveys. A historic resource may be considered significant based on the following criterion:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

#### CEQA Guidelines (California Code of Regulations Title 14 Section 15000 et seq.)

The guidelines provide additional direction on the treatment and evaluation of cultural resources that meet significance criteria qualifying them as "unique" or "of importance," and listed or determined eligible for listing on the California Register of Historical Resources. If a project has or might have an adverse effect or effects on unique or important cultural resources, the project is determined to have a significant effect on the environment, and the effect(s) must be mitigated. If a cultural resource is found not to be significant or unique under the qualifying criteria, it need not be considered further in the planning process.

CEQA Guidelines section 15064.5(a)(i) defines an historical resource as, among other things, a resource listed or eligible for listing on the California Register of Historical Resources. In addition, a resource is presumed to constitute a historical resource if it is included in a local register of historical resources unless the preponderance of evidence demonstrates that it is not historically or culturally significant (CEQA Guidelines, Section 15064.5 (a)(2)).

### **Local**

#### City of Healdsburg General Plan

The Historic and Cultural Resources Element of the General Plan establishes goals and policies for identifying and preserving significant historic and Native American cultural resources. Resources include buildings and neighborhoods of historic architectural significance, places of special historic or archaeological value, and other features that have

special value to the community. The following General Plan goal and policies are applicable to the proposed project:

GOAL HCR-A: Preservation and enhancement of Healdsburg's historical heritage.

Policy HCR-A-1: The City will promote the protection and enhancement of Healdsburg's historically significant districts, buildings and landscape features.

Policy HCR-A-2: The City will support the efforts of owners of qualified properties in seeking local historic designation, listing on the California Register and/or the Federal Register of Historic Sites.

Policy HCR-A-3: The City will support the efforts of property owners to preserve and renovate historically significant structures.

#### City of Healdsburg Municipal Code

Chapter 20.24, Article V, of the Healdsburg Municipal Code provides for the protection of historic resources. The intent of this section is to protect the City's historic resources by preventing the unwarranted demolition of historic buildings and structures.

In reviewing a historic demolition permit application, the City considers the relative significance of the resource, the costs associated with rehabilitating it, potential for adaptive reuse, and others. To approve a demolition permit, the City must make one or more findings to justify the decision and which are enumerated in Land Use Code Section 20.24.230.

As described in Section 20.24.200(A), the regulations set forth in this section shall apply to any building, structure and/or property that satisfies one or more of the following criteria:

1. Listed in the National Historic Register or California Historic Register or has been designated by the City of Healdsburg as a historic resource.
2. Included in the City's latest cultural resources survey and has been confirmed by the State Office of Historic Preservation as eligible or potentially eligible for listing on either register or for designation by the City of Healdsburg.
3. Included in the City's latest cultural resources survey and has been confirmed by the State Office of Historic Preservation as a contributor towards a designated historic district or a potential historic district.
4. Has been identified through a historic evaluation prepared by a qualified architectural historian as having historic properties that warrant preservation.
5. Has been identified by the planning and building department, in consultation with

the Healdsburg Museum, as potentially having historic properties that warrant preservation.

The Tucker Street District Historic Survey was submitted to the City by a private property owner, in conjunction with the professional support by Dr. Diana Painter. At the present time (2018), a formal application to create a new local historic district for Tucker Street, based on the Historic Survey has not been filed.

## 4.2 ENVIRONMENTAL SETTING

### Healdsburg Historic Context<sup>12,13</sup>

The Healdsburg area has been inhabited by Native Americans for at least 12,000 years and 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. At least 23 village sites were located in the vicinity of the present town of Healdsburg.

In 1841, the Healdsburg area became part of the Rancho Sotoyome, 48,800 acres of land granted by the Mexican government to Captain Henry Fitch; however, Captain Fitch died before moving to the area from San Diego. In 1849, Josefa Fitch and her 11 children settled on the Rancho and actively began to seek legal title to their land. As soon as Josefa Fitch received official title to the land, Harmon Heald, an Ohio native, subdivided the Rancho 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 each.

The early residential development of Healdsburg occurred fairly rapidly between 1857 to 1887. 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).

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<sup>12</sup> Healdsburg 2030 General Plan and Background Report prepared by the Planning and Building Department, adopted July 6, 2009, amended January 4, 2010.

<sup>13</sup> Kimball House Historic Evaluation, prepared by Holly Hoods, December 2017.

### 544 Tucker Street Ownership Record

In 1856, Roderick Matheson purchased 300 acres of land from Josefa Fitch, which included the subject property at 544 Tucker Street, and which was located outside the town limits at that time. Matheson established the first school in Healdsburg, but died in the Civil War in 1862. The family then subdivided the property to support themselves. In 1871, James and Ann Hogle purchased the lot containing the subject property from Nina A. Matheson, Roderick's daughter.

In 1872, James Hogle built the residence at 544 Tucker Street in a two story, simple Greek Revival style and sold it to Lucinda Higgins Rackliff, a native of Maine, approximately one year after the death of her husband, Peter K. Rackliff. Lucinda lived at the house with her two children until she married William Allen. In 1882, Lucinda Rackliff Allen sold the house to John Morrison, a founding trustee of the Seventh-Day Adventist faith in Healdsburg. John and Emily Morrison then sold the property in 1889 to Captain Charles and Dr. Margaret Kimball. Captain Charles Kimball was the manager of the Healdsburg Lumber Company when he purchased the residence.

In 1880 Dr. Margaret Kimball graduated from the University of Michigan Department of Medicine and Surgery with a specialty in Women's Medicine (Diseases of Women). She spent the following five years working at the Battle Creek Sanitarium in Michigan. Dr. Kimball opened her first medical office in 1890 on Matheson Street near City Hall in Healdsburg. At the time, Dr. Kimball was the only female doctor in Healdsburg, although she was not the first female doctor in Healdsburg, nor the first female doctor in California. Dr. Kimball's experience in both sanitarium work and women's medicine made her especially valuable and in demand. In 1900, the Kimballs built a small medical office for Margaret at the southeast corner of their house at 544 Tucker Street. During this time, Captain Charles Kimball also used the home to advertise fencing, shingles, railing and cresting that his business sold. The residence was given Queen Anne detailing (decorative shingles, cresting) and Italianate detailing (prominent quoins). Dr. Margaret Kimball practiced medicine in her home office until her husband's death in 1910. Three years later, in 1913, Dr. Margaret Kimball passed away from pneumonia.

Margaret's two daughters, Lulu and Genevieve, inherited her estate. Lulu Davis leased the property before selling it to Walter Storey, a pigeon rancher from a respected local family, in 1916. From 1921 to 1930, the house changed ownership a number of times. During that same period, the single-family dwelling unit was converted to three apartments.

In 1930, Elizabeth Will and Ezra Albert Will, her son, took over ownership of the property. Ezra raised turkeys on the property during the 1940s. He became a member of the California Prune and Apricot Growers Association, where he worked during the fruit season from 1931 until his death 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, who lived at 544 Tucker Street until her death in 1962.

In 1962, the property was purchased by Jules and Myra Wolk of Novato. Jules Wolk received a permit in 1965 for roof and porch repairs. In the early 1970s, the house was repainted. The Wolks entertained frequently at their “Wolk River House.”

In 1980, Gerald and Mary Lou Eddinger, Rose Pavoni and Alba Palmieri of Healdsburg became owners of the subject property. In 1981, there was a fire inside the front apartment that required repair and replacement of materials at the northwest corner. Rose Pavoni and Alba Palmieri passed away in 1999 and 2000, respectively, leaving Jerry and Mary Lou Eddinger as sole owners of the property at 544 Tucker Street.

### 544 Tucker Street Architectural Description

The Kimball House fronts onto Tucker Street and exhibits a 40-foot setback from the street. The House was originally designed in a simplified Greek Revival Architectural Style. Set atop a perimeter foundation, the original two-story portion of the residence features an L-Shape plan with a partial-width porch, which is set into the apex of the L, along the west half of the façade. The roof of the first-story porch serves as the second story porch that historically featured a railing, but which has since been removed. The residence is clad in 8” channel rustic siding with quoins (likely a later Italianate addition) at building corners. Historically, the quoins were emphasized by contrasting paint color. On the façade, are 2 over 2 double hung windows and a prominent canted bay window with three lights at the front L. The bay window has been replaced by aluminum louvered windows. The residence



is capped by a steeply pitched, irregular gable roof clad in asphalt shingles. The roof features pronounced gabled returns, a boxed cornice, and a plain frieze characteristic of the Greek Revival Style.

#### North Elevation (Front):

This elevation features an L-shaped plan with a partial porch and entry door occupying the

space within the "L". The residence is capped with a steeply pitched gabled roof with gable returns. The main, paneled entry door is located in the apex of the L and features a single light in the upper portion with three wood panels in the lower portion, above the door is a single transom window. A secondary door, added when the property was divided into three apartments in the 1920s is located perpendicular to the original front door and features a light in the upper portion and cross detail below. The open porch is accessed by three steps and a nearly flat porch roof is supported by square beaded posts.

The gable front features a deep frieze that frames a decorative gable with a bull's eye pattern. On the first story of the gable front, is a canted bay window with a hipped roof and recessed panels. The original lights of the bay window have been replaced with aluminum louvers. The gable front also features decorative quoins, which were historically painted in contrasting colors.

The second story features a narrow door with 2 over 2 lights over a recessed panel which is located directly above the main doorway at the first story, and leads out to the second story porch. Two original 2 over 2 double hung windows with narrow muntins and molded surrounds are located on the second story- one on the gable front and one on the side gabled front.

#### **South Elevation (Rear):**

The south elevation serves as the rear elevation of the residence. While this elevation continues to feature fish scale shingle detailing in the original gable peaks, it is mostly defined by the additions that have occurred over the years. A series of incompatible alteration and additions have been constructed during the latter part of the twentieth century. Presently, the rear elevation features plywood siding and original windows have been replaced with aluminum windows with simple surrounds (likely dating to the 1960s). The rear elevation features four distinct additions, two flat roofed, and two with gable roofs, some of the additions are clad in T-111 siding.





### East Elevation:

The east elevation continues the channel rustic siding of the original residence. This elevation is punctuated by three narrow windows, two on the first story and one on the second. All of the original 2 over 2 double hung windows have been replaced with louvered aluminum windows. A tall, narrow, red brick chimney topped with a stovepipe is located between the two windows on the lower story. The condition of the chimney is poor and it has begun to detach from the side of the residence.



On the southeast corner of the east elevation is a one-story wood frame rectangular addition with moderately pitched gable roof. This addition was constructed in the 1890s to

serve as an office for Dr. Margaret Kimball, the female physician who moved to the property in 1889, and for whom the Kimball House is named. The addition retains the original drop siding and decorative fish scale shingles; however, the original door which featured an ornate mantle, multiple lights and stained glass transom window has been replaced by a plywood door.



### West Elevation:

The west elevation features channel rustic siding and a cross gabled roofline with steeply pitched gables with gable returns and bull's eye detailing consistent with the north (front) elevation. The first story is punctuated with two windows, but the original 2 over 2 double hung windows have been replaced with wooden sliders. Also, a new doorway has been added

between the windows. Likewise, the original 2 over 2 double-hung window has been replaced by an aluminum louvered window.

### Character Defining Features:

The essential features include: complex gable roof, steep roof pitch and gable returns, bull's eyes below gable peaks, fish scale shingles below gable peaks, L-shaped footprint, vertical massing, channel rustic siding, decorative quoins at the corners (decorative imitation of hard stone or brick used to reinforce an external edge or corner of a wall—often distinguished decoratively from adjacent masonry or exterior treatment), three-light canted bay window, partial porch, 2 over 2 double hung windows with crown molding, and paneled door with transom.

### Alterations:

As detailed above, the residence has undergone a series of alterations since its construction in 1872, some of which are significant in their own right, whereas others have served to degrade the building's integrity. Additions that have significance include the one-story addition onto the SE side of the house added in 1900 and which served as Margaret Kimball's medical office from c.1890 to 1910 (see figure to the right with addition delineated). Also significant are the



Italianate-style quoins and Queen Anne details added in the early twentieth century such as fish scale shingles and bull's eye detail set into the gable peaks. The residence has also been subject to a series of incompatible modifications including extensive changes to fenestration, materials, removal of architectural details and embellishments, such as removal of roof cresting, second story porch railing and decorative doors, as well as, additions which have served to compromise the building's individual historic integrity.

### Historic Evaluation(s) - 544 Tucker Street

The historic significance of the Kimball House was evaluated on three different occasions — twice at the reconnaissance level and most recently in 2017, at the intensive level.

The property was first evaluated in 1983, as part of a citywide historic resource survey of Healdsburg that included 339 properties. At that time, the subject property was evaluated and given a rating of "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.

In 2016, as part of the "Painter Survey", the Kimball House was evaluated and 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 California Register eligible district through a survey evaluation.” The Kimball House was considered to be a contributor to this District based on its architectural style.

The “Hoods Evaluation” conducted in 2017, assessed the building’s eligibility for listing on the CRHR and considered its significance and integrity at the individual level and as a contributor to the District. This was the first historic evaluation conducted at the intensive level for the property at 544 Tucker and included a comprehensive evaluation of the building’s significance and integrity.

The Hoods Evaluation concluded that the Kimball House meets CRHR Criterion 1 as a contributor to the eligible Tucker Street Historic District and meets CRHR criterion 2, and 3 at the individual level. The eligibility findings and justification are detailed, below.

#### CRHR Criterion 1: Association With Significant Themes or Pattern of Events

The 1872 Greek revival residence, with Queen Ann flourishes, known as the Kimball House, is associated with residential development of Healdsburg and the Tucker Street neighborhood, which has an era of significance from 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. Therefore, the property is considered significant as a contributor to a historic District and is eligible under Criterion 1.

#### CRHR Criterion 2: Association With Life of (Locally) Important Person

The residence is significant for its association with Dr. Margaret Viola Covey Doane Kimball, a notable early Healdsburg resident, one of the first licensed female doctors in late 19th century Sonoma County, California. Not only was her medical office located in the subject building, she also lived at this home during her productive professional life. Her husband, Captain Charles 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. Dr. Margaret Kimball is locally significant because of her profession, the relative rarity of licensed women physicians practicing medicine during this era. Therefore, the property is individually significant under Criterion 2, based on its association with an important person, Dr. Margaret Viola Covey Doane Kimball.

#### CRHR Criterion 3: Embodies Distinctive Architectural Characteristics, or High Artistic Values

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;
- Overall verticality expressed in the steeply pitched gable roofs and pronounced gable returns;
- Tall, narrow 2 over 2 double-hung wood sash windows with narrow muntins; and
- Decorative quoins at the building corners.

In the 1890s, the house was improved by Captain Charles Kimball, the owner of Healdsburg Lumber, who used his own home to advertise the 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 southeast elevation of the house. Because these changes happened during the period of significance, 1872-1914, by the historically significant owners, these architectural alterations are considered part of the important historic character of the building and contribute to its significance.

The Kimball House does not embody high artistic values, but embodies distinctive architectural characteristics. Therefore, the property is individually significant under Criterion 3.

#### CRHR Criterion 4: Important Historical or Prehistoric Information

There is no indication that the project site is likely to yield information important to prehistory or history. Therefore, the property is not individually significant under Criterion 4.

#### Integrity

In order for a building (or other potential resource) to be considered a historic resource, it must retain enough of its essential features to be able to convey its historic significance. This is understood in terms of "integrity." Integrity is comprised of seven different aspects: location, setting, feeling, design, materials, workmanship, and association. For a building to retain integrity it should typically possess most if not all aspects of integrity. However, depending on the reason for its significance, certain aspects may hold more weight than others.

The Kimball House has undergone multiple alterations, including the replacement of original siding and windows with unlike materials, and loss of decorative elements

including removal of roof cresting, second story porch railing and decorative doors as well as, additions which have served to compromise the building's individual historic integrity. As such, when considered individually, the building retains integrity of location, and some setting, but lacks integrity of feeling, design, materials, workmanship, and association. Nevertheless, from a distance, the building reads as a late 19<sup>th</sup> century Greek revival residence to the extent that the inappropriate alterations and additions are less apparent. Therefore, the Kimball House lacks integrity as an individual resource because it has lost many of the character defining features which convey its individual significance, but retains integrity as a contributor to the eligible Tucker Street Historic District, because it still retains the basic elements that allow it to be recognized as a late 19<sup>th</sup> century residence and allows it to contribute to the general character and feeling of the District.

### **Historic Evaluation – Tucker Street Historic District**

The Tucker Street Historic District was evaluated and nominated for listing as a district in 2016 per the "Painter Survey." While the Tucker Street Historic District is identified as eligible for listing, it has not been formally nominated or listed on the local or state register of historic resources. The Tucker Street Historic District, of which 544 Tucker Street is a part, consists of 68 parcels, two of which comprise the Nettie Cole Snook Grove, an undeveloped parcel dedicated to the City in 1977 with the condition that it remain a natural grove in memoriam of the donator's mother. 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 (see [Figure 3: Tucker Street Historic District](#)).

A majority of the properties within the District are single-family homes. 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 0.82 acres (or 36,399 sq. ft.). The original platting of the neighborhood reflects 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.

As detailed in the Painter Survey, the age of the single family dwellings ranges from a construction date of 1864 to the present, with styles ranging 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 architectural styles 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.

A majority of the buildings within the Tucker Street Historic District were determined to retain a high degree of integrity<sup>14</sup> and continue to convey their character defining features and exhibit historic significance. Tucker Street was established in 1860 when the area east of Fitch Street became the first exclusively residential street outside the core commercial area of Healdsburg or the Original Town Plat.

The Tucker Street Historic District has continued to evolve over the last 150 years, but still retains its residential character, comfortable scale, and mix of architectural styles. Many of the houses in the Tucker Street Historic District are not high-style representations of their respective styles, but there are a few outstanding residences that help maintain the sense that Tucker Street has always been home to the variety of people that have made their mark on Healdsburg. The total number of properties in the District is 68, of which 44 are contributing properties, and 24 are non-contributing properties.

The Tucker Street Historic District is significant under CRHR Eligibility Criterion 1 for its place in the history of Healdsburg's urban development, as Healdsburg's first exclusively residential street east of Fitch Street outside of the Original Town Plat. It was also the most densely developed residential street. It is additionally eligible under Criterion 3 for its excellent representation of residential architectural styles from Healdsburg's founding through to the present. The Tucker Street Historic District 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.

### 4.3 STANDARDS OF SIGNIFICANCE

According to the CEQA Guidelines Appendix G, a significant impact to an historic resource

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<sup>14</sup> "Integrity" is defined in Section 4.2 Regulatory Framework.

may occur if the proposed project would result in the following:

- Cause a substantial adverse change in the significance (integrity) of a historical resource.

In accordance with CEQA Guidelines Section 15064.5, a resource that is listed in or eligible for listing in the CRHR is considered a “historical resource.” As such, the Tucker Street Historic District is considered to be “Historically Significant.” Public Resources Code Section 21084.1 defines a “substantial adverse change in the significance” of an historical, archaeological, or tribal cultural resource as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired.

#### 4.4 IMPACTS, AND MITIGATION MEASURES

**Impact 4.1-1:** The proposed project would not adversely impact the integrity of an individual historic resource. This would be **less than significant**.

The subject residence at 544 Tucker Street does not constitute an individual historic resource under CEQA and therefore the project would not adversely impact the integrity of an individual historic resource. As described in the Hoods Evaluation prepared for the property, the subject residence was determined individually significant based on associations with Margaret Kimball, a notable early Healdsburg resident and one of only a few licensed female doctors in 19<sup>th</sup> century Sonoma County. It was also found to embody characteristics of a type based on its Greek revival architecture. However, to constitute a historic resource, a building must both exhibit significance and retain sufficient integrity through which to convey that significance. The Hoods evaluation determined that the subject residence only retains integrity of location and therefore, lacks 6 of the 7 aspects of integrity and does not retain enough of its essential features to convey its former associations or architectural character. For those reasons, there is no expectation that the proposed demolition would adversely impact the integrity of an individual resource, given that it does not, in its present state, exhibit integrity. Therefore, demolition of the residence at 544 Tucker Street would have a less than significant impact to an individual historic resource.

**Impact 4.1-2:** The proposed project may adversely impact the integrity of the Tucker Street Historic District, which is recognized as an identified historic resource. This would be **less than significant**.

As detailed herein, 544 Tucker Street (the Kimball House) serves as one of 44 contributors to the Tucker Street Historic District, which is a district determined eligible for listing on the California Register of Historical Resources (CRHR). Since districts derive their significance from the collection and interrelationships between a grouping of resources, the removal of 544 Tucker (the Kimball House) has potential to hinder the District's ability to convey its significance as Healdsburg's first exclusively residential street east of Fitch Street outside of the original town plat and/or as an intact concentration of residential architectural styles dating to Healdsburg's founding to the present.

Contributors, including 544 Tucker Street, are considered as such if they were constructed within the period of significance (1864 to 1959), are of a style consistent with the District, and retain enough integrity (i.e., essential features) to contribute to the District's historic character. In this case, that would mean a given building retains enough of the original form, massing, and architectural features to provide a general sense of its style and era of construction and retains a semblance of the original siting, landscape, and feeling that is consistent with the established character of the larger district, even if the building may be individually undistinguished.

Due to past alterations, the residence only retains a modicum of its original character, as seen through its basic form and detailing, and is not considered to be individually distinguished. It does, however, continue to be mostly recognizable as a late 19<sup>th</sup> century Greek Revival residence and adds to the understanding of the District's significance, even though it lacks individual integrity.

Demolition of the residence at 544 Tucker Street would result in the loss of one of the resources that contributes to the District's history and significance. Other than the subject Kimball House, there is one other Greek revival residence in the District, which has also undergone a series of alterations, but continues to be a contributor (Painter Survey). Part of the District's significance is derived from the fact that it represents the major architectural eras/style from the 1860s to the 1950s. The removal of the Kimball House would leave one remaining example of Greek revival architecture in the District, which would limit the ability to interpret and understand this architectural style within the context of the District.

The demolition of the 544 Tucker Street would not preclude the District from retaining integrity overall. Integrity is understood in absolute terms, a resource either has integrity or it does not. For a District to lose integrity, it would have to be substantially altered or contain so many intrusions (i.e., non-contributors) that it no longer had the ability to

convey its historic character or relationships between the collective resources.

Recognizing this, it is determined that even with the removal of 544 Tucker Street, the District would continue to contain a majority of contributors (43 contributing versus 24 non-contributing), as well as, retain the basic relationships between the resources and, as whole, the District would continue to retain integrity. Therefore, the demolition of the Kimball House, in and of itself, would not result in an adverse change in the significance (integrity) of the Tucker Street Historic District, as a historic resource, and impacts would be **less than significant**.

#### 4.5 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

The cumulative setting associated with this project includes past, present, approved and reasonably foreseeable projects within the City of Healdsburg. Past demolition and alterations in the Tucker Street Historic District and throughout the City have resulted in adverse impacts to historical resources. Present and future development activities will continue to affect both identified and yet to be identified historic resources within the City of Healdsburg.

As detailed herein, historic resources are afforded protection at the federal, state, and local level; however, there remains potential for demolition, alteration or loss to occur. Under certain circumstances the integrity of a resource may be compromised such as when a building is deteriorated to the point where retention becomes infeasible, poses a serious health and safety hazards, or when benefits of redevelopment are determined to outweigh the benefits of retaining historic resources.

**Impact 4.1-3:** Demolition of 544 Tucker Street would contribute to cumulative impacts to the eligible Tucker Street Historic District, which is a historic resource (i.e., buildings, structures, object, districts, sites). This impact would be **significant and unavoidable**.

The proposed demolition of a contributor to an identified historic district has the potential to cumulatively contribute to impacts to historic resources. While there are regulations set forth to encourage protection of historic resources, such regulations do not mandate protection under any and all circumstances. It is reasonable to expect that there will be cases of demolition by neglect whereby deferred maintenance precludes feasible rehabilitation or the presence of health and safety hazards requires removal of a resource, or it is determined that impacts of removing a historic resource is outweighed by the benefits afforded by a new development. There remains potential for current and future

demolition projects to occur within the Tucker Street Historic District, which combined with the subject demolition of the Kimball House would result in cumulative impacts to the District. This is particularly relevant when considered in the context of historic districts, which rely on the collective significance of many resources and must maintain a majority of contributors to be able to convey significance. The past, present, and reasonably foreseeable future material impairment of historic resources coupled with the proposed project would therefore be cumulatively considerable. Further, Per California Code of Regulations Title 14, Section 15126.4(b), the demolition or destruction of a historical resource cannot typically be fully mitigated. As such, the proposed demolition of an identified contributor to the Tucker Street Historic District would be cumulatively considerable and impacts would be **significant and unavoidable**.

## 4.6 MITIGATION MEASURES

Even in situations where impacts are found to be significant and unavoidable any feasible mitigation, which would serve to lessen the impact, must be imposed on the project. These measures will not be able to fully mitigate the material impairment caused by demolition or removal of a historic resource, but would reduce the project's contribution to cumulative impacts. Accordingly, mitigation measures that would lessen the cumulative impacts to historic resources are detailed, below:

**MM 4.1-3a:** Prior to issuance of a demolition permit, photographic documentation shall be undertaken by a qualified professional and shall be reviewed and approved by the Planning Department. Photos shall be large format, black and white photos, and printed on archival quality paper. Views and perspectives photographed shall be consistent with those suggested under the Historic American Buildings Survey (HABS) standards. Photographic documentation shall be placed on file at the Healdsburg Museum and Historical Society with digital copies provided to the City of Healdsburg Planning Department.

**MM 4.1-3b:** Prior to issuance of a demolition permit, the applicant shall engage a historic architect to identify salvageable materials. A salvage plan with materials planned for salvage shall be provided for review and approval to the City's Planning Department and included in demolition plans submitted to the Building Department. Salvaged materials shall be donated to the Healdsburg Museum and Historical Society or other appropriate entity.

**MM 4.1-3c:** A plaque shall be erected at the property frontage of 544 Tucker Street that details the history of the Kimball House and its individual significance. Plaque type and

language shall be subject to review and approval by the City prior to issuance of demolition permit. The plaque shall be installed within 6 months following issuance of a demolition permit.

**MM 4.1-3d:** The applicant shall fund the creation of a self-guided walking tour booklet, prepared by a qualified historian or architectural historian and which provides information on the Tucker Street Historic District including the District's boundaries, contributors, and historical significance. The Walking Tour booklet shall be provided to the City for review and approval prior to publication. Once completed, the booklet shall be made available at the City Planning and Building Department, Healdsburg Chamber of Commerce and Visitor's bureau, City of Healdsburg Library, Healdsburg Museum and Historical Society and available online.

# 5.0 OTHER TOPICS REQUIRED BY CEQA

## 5.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 21100(b)(2)(A) of the State CEQA Guidelines specifies that an EIR shall include a detailed statement setting forth “in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented.” Accordingly, this section details significant environmental impacts generated by the proposed project and which cannot be mitigated to a less-than-significant level.

The preceding chapter analyzes the projects potential to generate adverse impacts to historic resources both at the individual and cumulative level — cumulative refers to the extent to which an incremental effect of this project is significant when viewed in connection with the effects of past, current, and probable future projects.

The following impacts are considered significant and unavoidable; that is, no feasible mitigation is available to reduce the project’s impacts to a less-than-significant level. The significant unavoidable environmental impacts of the proposed project are summarized below:

**Impact 4.1-3:** Demolition of 544 Tucker Street would contribute to cumulative impacts to the eligible Tucker Street Historic District, which is a historic resource (i.e., buildings, structures, object, districts, sites). This impact would be **significant and unavoidable**.

The proposed demolition of a contributor to an identified historic district has the potential to cumulatively contribute to impacts to historic resources. While there are regulations set forth to encourage protection of historic resources, such regulations do not mandate protection under any and all circumstances. Therefore, there remains potential for current and future development, alterations, and demolition to adversely impact historic resources. As such, the proposed demolition of an identified contributor to the Tucker Street Historic District would be cumulatively considerable and impacts would be **significant and unavoidable**.

## 5.2 GROWTH INDUCEMENT

A project’s potential to generate growth inducement must be considered in an EIR. In general, a project is considered growth inducing if it would directly or indirectly cause the

construction of new housing within a specific geographic area. This may occur if a project would foster economic or population growth, or otherwise, remove obstacles to population growth. This is of concern because such growth could place undue pressure on public services and amenities and/or generate new significant environmental impacts of its own. As the proposed project is limited to the demolition of historic residential building and does not include any associated redevelopment, there is no expectation that it would either directly or indirectly induce growth.

### 5.3 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines (§15126) require a discussion of the significant irreversible environmental changes that would occur should a project be implemented. This may include current or future uses of non-renewable resources and secondary growth inducing actions that commit future generations to similar uses. Specifically, CEQA specifies three categories of potential irreversible impacts that must to be considered:

1. **Changes in land use that commits future generations.** As the demolition of an existing residence that does not involve any other action, the project would not change or otherwise alter the established land use designation (Medium Density Residential) or zoning (Residential District R-6000) at 544 Tucker Street. As such, the project would not result in a new, or significant new, commitment to a given land use and does not represent the conversion of undeveloped land.
2. **Irreversible Damage from Environmental Accidents.** There is no expectation that the project, demolition of the Kimball House as a wood framed residential building, would cause environmental accidents that may generate irreversible damage to the environment. Therefore, demolition of the Kimball House will not result in environmental accidents that may cause irreversible damage to the environmental.
3. **Consumption of Non-Renewable Resources.** While the proposed demolition would require the use of machinery that uses fossil fuels, the consumption of resources expended for demolition activities would not be excessive and would not substantially reduce the availability of non-renewable resources. The proposed demolition will result in the use of fuels, lubricants, oils, sand and gravel, water and similar materials. Once demolished, no further non-renewable resources would be expended. Therefore the project will not result in the excessive consumption of non-renewable resources in a manner that would result in an irreversible impact or commitment of resources.

# 6.0 PROJECT ALTERNATIVES

## 6.1 CEQA REQUIREMENTS FOR ALTERNATIVES

CEQA Guidelines section 15126.6(a) requires a description of reasonable alternatives to the proposed project, or to the location of the project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. It also requires an evaluation of the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project, but must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

## 6.2 SUMMARY OF ALTERNATIVES CONSIDERED

CEQA Guidelines section 15126.6(b) specifies that the discussion of alternatives focus on “potentially feasible alternatives” capable of eliminating any significant adverse environmental impacts or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly. For the purposes of CEQA, “feasible alternatives” are defined as those that are “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, and environmental, legal, social, and technological factors.”

CEQA Guidelines section 15126.6(d) requires the EIR to present enough information about each alternative to allow meaningful evaluation, analysis and comparison with the proposed project. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed. CEQA Guidelines section 15126.6(e) stipulates that a no project alternative be evaluated along with its impacts.

The alternatives considered but rejected in this EIR are as follows:

- Kimball House Relocation Alternative

The alternatives considered and evaluated in this EIR are as follows:

- Alternative 1: No Project
- Alternative 2: Rehabilitation

### 6.3 PROJECT OBJECTIVES

The following is the Applicant's Objective:

- Removal of the structurally impaired and visually deteriorated residence located on private property at 544 Tucker Street.

The following are the City's Objectives:

- Remove a potential threat to public health and safety by demolishing a building that does not comply with current building codes.
- Remove structures that attract criminal activity and other nuisances.
- Encourage and support the efforts of individual homeowners to improve the visual appearance of residential neighborhoods.
- Ensure that the City's values of historic and cultural heritage are considered.

### 6.4 IMPACTS OF THE PROPOSED PROJECT

Sections 4.4 and 4.5 of this document identified the potential impacts associated with the proposed project. As stated in Section 4.4, impacts related to the integrity of an individual historic resource and adverse changes in the significance (integrity) of the Tucker Street Historic District were considered less than significant. As discussed in Section 4.5, demolition of the Kimball House at 544 Tucker Street, an identified contributor to the Tucker Street Historic District, would result in a cumulatively considerable, significant and unavoidable impact to the Tucker Street Historic District, as a resource eligible for listing in the CRHR.

### 6.5 ALTERNATIVES CONSIDERED BUT REJECTED

CEQA requires that an EIR identify alternatives that were initially considered, but rejected as infeasible during the scoping and provide justification to substantiating infeasible determinations (CEQA Guidelines §15126.6(c)). The only alternative considered and rejected is the Relocation Alternative. The "relocation alternative," which would result in the subject residence being relocated from its current location to another appropriate site within the boundaries of the Tucker Street Historic District was determined to be infeasible and unable to realistically achieve most of the project objectives.

Under certain circumstances, the relocation of an identified historic resource is an acceptable method to avoid adverse impacts. While, it is most appropriate to retain resources in their original locations, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. As such, a moved

building, structure, or object that is otherwise eligible may be listed in the California Register of Historical Resources if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historic resource should retain its historic features and compatibility in orientation, setting, and general environment.

Under the specific circumstances of the project, the “relocation alternative” was rejected for three reasons. First, based on structural analysis conducted by MKM associates in September 2017, the building’s condition is such that it would be unable to withstand relocation given its impaired structural stability. Second, because the impacts of the project are to the Tucker Street Historic District (not the individual building), any relocation should take place within the boundaries of the District. Current maps and aerials of the District were reviewed and indicate that there are no available lots on which to relocate the subject residence. There is one undeveloped parcel; the Nettie Cole Snook Grove, which was dedicated to the City in 1977 with the condition that it remain a natural grove. Finally, even if it were feasible to relocate the subject residence to an appropriate lot within the district boundaries, there would be no mechanism to preserve it and it would continue to deteriorate and likely succumb to demolition by neglect.

**Conclusion:** As detailed above, the “relocation alternative” was rejected as it is not “potentially feasible” for the reasons named above, nor would it reasonably achieve most of the project objectives.

## 6.6 ALTERNATIVE 1: NO PROJECT

CEQA Guidelines section 15126.6 (e) requires the “No Project” alternative be evaluated along with its impacts. The “No Project” alternative analysis must discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If disapproval would result in predictable actions by others, such as the proposal of some other project, the “no project” consequence should be discussed. In certain instances, the no project alternative means “no build” wherein the existing environmental setting is maintained. However, where failure to proceed with the proposed project would not result in preservation of existing environmental conditions, the analysis should identify the practical result of non-approval.

Discussion of the “No Project Alternative” must examine the existing conditions and reasonably foreseeable future conditions that would exist if the project were not approved

[CEQA Guidelines §15126.6(e)]. Under the “No Project Alternative,” a Historic Demolition permit to demolish the 1872 Greek revival residence, known as “The Kimball House” located at 544 Tucker Street, would not be approved. The building at 544 Tucker Street would not be demolished, and the environmental consequences identified in Chapter 4.0 would *temporarily* be avoided.

Implementation of the “No Project Alternative” would not meet the Project Objectives. Under the “No Project Alternative” the building would remain and would continue to pose health and safety concerns, due to non-compliance with current building codes, and could continue to attract criminal activity and other nuisances. The “No Project Alternative” would also not meet the City’s Objective of encouraging and supporting the efforts of individual homeowners to improve the visual appearance of residential neighborhoods.

Under the “No Project Alternative” reasonably foreseeable future condition, the Kimball House at 544 Tucker Street would remain as is with no structural reinforcement or other improvements. Under the No Project Alternative, the residence would continue to deteriorate from its already compromised state and would likely become a case of demolition by neglect. The No Project Alternative, like the proposed project would ultimately result in the loss of a contributor to the eligible Tucker Street Historic District.

Conclusion: This Alternative would likely result in the same impacts as the proposed project in that it would ultimately cause the demolition/ removal of the subject residence from the Tucker Street Historic District which would be cumulatively considerable. Therefore, the “No Project Alternative” would have similar environmental impact as the proposed project alternative.

## 6.7 ALTERNATIVE 2: REHABILITATION

The “Rehabilitation Alternative” would involve rehabilitation of the subject building in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Resources. This alternative may result in the demolition of non-historic additions and modifications, but would retain/ replace in-kind essential character defining features of the Greek Revival residence with Queen Ann Flourishes added during the era of significance. The Rehabilitation Alternative would repair and rehabilitate the building by bringing it into compliance with building code standards. The cost estimate for repair and rehabilitation is

estimated to be \$2,485,000.<sup>15</sup> This alternative would avoid potential adverse cumulative impacts to the Tucker Street Historic District since the Kimball House would be retained, restored and would continue to contribute to the District. Additionally, the Rehabilitation Alternative would have the added benefit of allowing the subject building to regain integrity as an individual resource.

Conclusion: This alternative would not achieve the applicant's objectives in that it would not allow for removal of the building, it would; however, address the structural issues and safety hazards that the building currently presents. This Alternative would achieve the City's objective of ensuring that the City's values of historic and cultural heritage are considered.

## 6.8 COMPARISON OF ALTERNATIVES

The Alternatives considered include Alternative 1 "no project" and Alternative 2 "Rehabilitation." Under Alternative 1 the subject building would continue to deteriorate and would succumb to demolition by neglect, this would both inhibit its ability to contribute to the eligible Tucker Street Historic District and result in an immediate health and safety hazard. Alternative 1 would result in similar impacts as the proposed project. Alternative 2 would involve the rehabilitation of the building in a manner that would be consistent with the Secretary of the Interior's Standards for Rehabilitation. This option would be costly and may ultimately prove to be cost prohibitive, but would achieve most of the project objectives including addressing structural issues and would avoid the cumulatively considerable impact that would result from the proposed project.

## 6.9 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA Guidelines section 15126.6(e) requires the identification of an environmentally superior alternative. If the "No Project" alternative is the environmentally superior alternative, then the environmentally superior alternative amongst the remaining alternatives must be identified. The alternatives analysis determined that the "No Project" alternative would result in adverse environmental impacts in that it would allow for the continued deterioration and ultimately result in demolition by neglect. Accordingly, the environmentally superior alternative would be the "Rehabilitation Alternative."

The "Rehabilitation Alternative" would meet some, but not all of the project objectives. This

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<sup>15</sup> Repair/Rehabilitation Estimate prepared by MKM & Associates, September 15, 2017.

alternative would provide for the preservation of Healdsburg’s historic building stock and heritage. However, unlike the proposed project, the “Rehabilitation Alternative” would not meet all project objectives, particularly, the applicant’s objective which is to remove the structurally impaired building.

# 7.0 REFERENCES

1. California Department of Parks and Recreation, Historic Resources Inventory, 544 Tucker Street, prepared by Langhart Museum, August 1983.
2. California Department of Parks and Recreation, Primary Record, 544 Tucker Street, recorded by Michael & Karen Miller, 2014.
3. Healdsburg 2030 General Plan Background Report, prepared by the Planning and Building Department, adopted July 6, 2009, amended January 4, 2010.
4. Healdsburg 2030 General Plan Update Environmental Impact Report, certified by Healdsburg City Council on July 6, 2009 (Resolution 107-2009).
5. California Department of Conservation Farmland Mapping and Monitoring Program.
6. CEQA Review and Evaluation for Historical Significance of the Kimball House, prepared by Holly L. Hoods, M.A., Healdsburg Museum and Historical Society, December 2017.
7. Russian River Recorder, Dr. Margaret Kimball, by Holly Hoods, page 16, Spring 2018.
8. Healdsburg 2030 General Plan, as amended through January 2015.
9. National Register Bulletin, How to Apply the National Register Criteria for Evaluation, U.S. Department of the Interior, National Park Service, revised for internet 1995.
10. Project Site EnviroStor and GeoTracker database search conducted April 2018.
11. California Department of Parks and Recreation, District Record, Tucker Street Historic District, recorded by Michael & Karen Miller, November 2014 to March 2016.

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# 8.0 REPORT PREPARERS

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# 9.0 MITIGATION MONITORING AND REPORTING PROGRAM

## KIMBALL HOUSE DEMOLITION MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
				DATE	INITIAL
<b>CULTURAL RESOURCES</b>					
<p><b>MM 4.1-3a:</b> Prior to issuance of a demolition permit, photographic documentation shall be undertaken by a qualified professional and shall be reviewed and approved by the Planning Department. Photos shall be large format, black and white photos, and printed on archival quality paper. Views and perspectives photographed shall be consistent with those suggested under the Historic American Buildings Survey (HABS) standards. Photographic documentation shall be placed on file at the Healdsburg Museum and Historical Society with digital copies provided to the City of Healdsburg Planning Department.</p>	<ul style="list-style-type: none"> <li>• Proof of completion to be provided to Planning Department</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to issuance of demolition permit</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Planning and Building Department</li> </ul>		
<p><b>MM 4.1-3b:</b> Prior to issuance of a demolition permit, the applicant shall engage a historic architect to identify salvageable materials. A salvage plan with materials planned for salvage shall be provided for review and approval to the</p>	<ul style="list-style-type: none"> <li>• Review and approval by Planning Department</li> </ul>	<ul style="list-style-type: none"> <li>• Prior to issuance of demolition permit</li> </ul>	<ul style="list-style-type: none"> <li>• Applicant</li> <li>• Planning &amp; Building Departments</li> </ul>		

**KIMBALL HOUSE DEMOLITION MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
				DATE	INITIAL
City's Planning Department and included in demolition plans submitted to the Building Department. Salvaged materials shall be donated to the Healdsburg Museum and Historical Society or other appropriate entity.					
<b>MM 4.1-3c:</b> A plaque shall be erected at the property frontage that details the history of the Kimball House and its individual significance. Plaque type and language shall be subject to review and approval by the City prior to issuance of a demolition permit. The plaque shall be installed within 6 months following issuance of a demolition permit.	<ul style="list-style-type: none"> <li>Review and approval by Planning Department</li> </ul>	<ul style="list-style-type: none"> <li>Prior to issuance of demolition permit and within six months following issuance of demolition permit</li> </ul>	<ul style="list-style-type: none"> <li>Applicant</li> <li>Planning Department</li> </ul>		

**KIMBALL HOUSE DEMOLITION MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	METHOD OF VERIFICATION	TIMING OF VERIFICATION	RESPONSIBLE PARTY	COMPLETION OF IMPLEMENTATION	
				DATE	INITIAL
<p><b>MM4.1-3d:</b> The applicant shall fund the creation of a self-guided walking tour booklet, prepared by a qualified historian or architectural historian and which provides information on the Tucker Street Historic District including the District's boundaries, contributors, and historical significance. Walking Tour booklet shall be provided to City for review and approval prior to finalization. Once completed, the booklet shall be made available at the City Planning and Building Department, Healdsburg Chamber of Commerce and Visitor's bureau, City of Healdsburg Library, Healdsburg Museum and Historical Society and available online.</p>	<ul style="list-style-type: none"> <li>Review and approval by Planning Department</li> </ul>	<ul style="list-style-type: none"> <li>Within three months following issuance of demolition permit</li> </ul>	<ul style="list-style-type: none"> <li>Applicant</li> <li>Planning Department</li> </ul>		

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