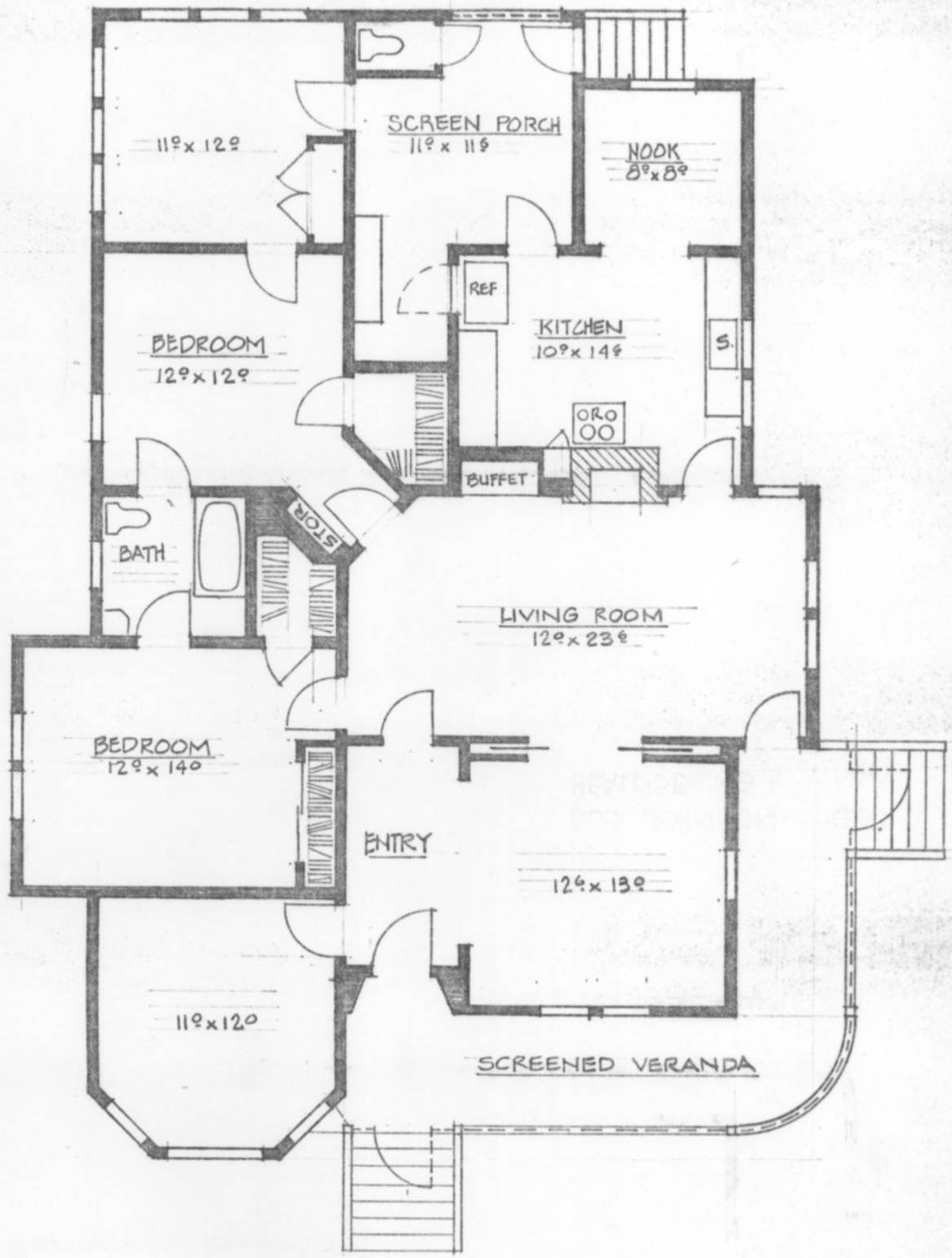


LIST OF MAJOR IMPROVEMENTS AT 539 JOHNSON STREET

HEALDSBURG

1. All of the plaster was removed from walls and ceilings throughout and replaced with new drywall, each piece fitted behind mouldings and trim pieces.
2. While the plaster was off, all exterior walls were insulated to R-11 and the ceiling was insulated to R-19 (6in. of fiberglass).
3. Kitchen was completely re-modeled, adding all of the cabinets on the east wall in the original design. The cabinet over the sink counter was added, the door behind the refrigerator removed and installed in the service porch which formerly had only a screen door. The dishwasher, sink and garbage disposal were installed in a new kitchen counter. The kitchen was re-wired adding new grounded receptacles. A fan hood was installed over the stove.
4. A sink was added in the service porch and new grounded outlets for washer and dryer were installed. The bathroom was tiled to 5 ft. and the original period fixtures retained.
5. A new 100 AMP electrical panel was installed with new wires to the pole, eliminating the original fuses. A ground fault breaker now operates the outlets in the bathroom, and outside the house at the front porch.
6. Forced air central heat was added, eliminating the floor furnace in the living room which now serves as the return air duct. The system was engineered to meet current codes. The furnace is 80,000 BTU, horizontal draft, using natural gas, and electrical provision is made in the furnace for summer fan setting and for the installation of air conditioning coils.
7. The house was completely painted inside and out with elaborate care in preparation. On the outside, three man months of labor were spent in scraping, sanding, caulking and patching in preparation for the spray applied oil base undercoat which completely seals the wood. A heavy acrylic top coat was added, using a base color and three trim colors. Inside, painting followed the same pattern, and wallpaper was installed in the master bedroom and breakfast nook.
8. A new driveway and carport were built on the west side of the house, entering from Grant Street, and the roof pitch and trim design of the carport exactly duplicate the house down to the swirling-arm stars--(which swirl left on the left side of the peak, and right on the right side).
9. A 6 foot redwood fence was built, with an 18 inch retaining wall on the south property line. 40 yards of top soil were imported to make a level backyard. Sewer and water connections for the vacant lot to the west were installed underground along the south property line so the backyard would not have to be torn up later. The redwood fence posts are all in concrete and the fence extends along the entire west property line as well as the south. A redwood 2X12 retaining wall was built along the north (Grant Street) side of the property, creating a 4 foot planting border and a flatter lawn. The lawn areas were all rototilled, fertilized and planted with new grass seed, and planter areas - landscaped with hedges, shrubs, and flowering plants.
10. A complete new asphalt shingle roof was put on over the aging wood shingles, flashings and gutters repaired or replaced.



539 JOHNSON STREET
HEALDSBURG CA

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Grape Leaf Inn (bed & breakfast)
2. Historic name: August Lund House
3. Street or rural address: 539 Johnson Street
City Healdsburg, CA Zip 95448 County Sonoma
4. Parcel number: 002-111-27
5. Present Owner: Brent, Robert Address: 1550 Furlong Road
City Sebastopol, CA Zip 95472 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

- 7a. Architectural style: Queen Anne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This one story house has a hip and gable roof with a boxed cornice. The front and side gables have gable windows with T&G 1x4 laid diagonally filling in with ornamental bargeboards. The side gable has a rectangular bay below with 2 double hung windows, the front gable has an angled bay with 3 double hung windows the center one has multiple panes with colored glass. The curved verandah wraps the front and the side between the bays and has turned columns with a open balustrade. The siding is channel rustic with vertical board and batten and sawn blocks decorating the front bay.



8. Construction date:
Estimated _____ Factual 1900
9. Architect _____
10. Builder W.H. Pierce
11. Approx. property size (in feet)
Frontage 102 Depth 155
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
21 Sept 82 19/08

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: low hip, one-story addition at rear
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This large cottage occupies a corner lot and with its large verandah with stairs on the front and side is one of the more imposing structures in the area. The many decorative details are highlighted by the multi-colored paint scheme.

Built by local contractor, W.H. Pierce, this home is typical of the turn-of-the-century middle class dream house in Healdsburg. It was built in the exclusive Johnson Street area, known by locals as "Nob Hill", for upwardly mobile blacksmith, August Lund. Born in Sweden in 1863, Lund immigrated to the U.S. in 1884 and purchased this property in 1894. In 1898 Lund went into partnership with a Mr. York in a blacksmith shop on Healdsburg Avenue, but by the end of the year Lund was the sole owner. After having this home built in 1900, Lund subdivided the remainder of the lot and in 1903 contracted for the building of three identical Queen Anne cottages to the south of his home. By 1907 Lund sold these, as well as his home and blacksmith business, to N.A. Seipel. He then bought land in Alexander Valley and farmed until his death in 1938.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared August 11, 1983
By (name) Langhart Museum (TW)
Organization City of Healdsburg
Address: 133 Matheson Street
City Healdsburg, CA Zip 95448
Phone: (707) 433-47117

