

## Rehabilitation, Restoration, and Preservation Plan

### *The Schuppert House - 1043 Vallejo St. Napa 94559*

#### Restoration/Maintenance conducted Jan. 2017-Present.

- Painting
  - Interior Restoration - Paco's Painting - \$27,950
  - Exterior Restoration – Larson Bros. Painting - \$18,500
- Landscaping
  - Roberto Aguas Landscaping Benicia - \$4,800
  - Pacific Tree - \$2,966.40
  - Curtis Tree Care - \$800
- Installation of new tankless water heater (avoid further damage to attic)
  - All Star Plumbing – Remedial of Attic Hot Water Tank (structurally compromised), installation of tankless water heater - \$6,684
- Dry Rot Repairs
  - Shiplap siding & Rear Stairs – Michael Briiano Carpentry \$2,825
  - Exterior Rear Fence (Briiano) - \$3,725
  - Exterior Rear Fence (Reyes) - \$2,600
- Pest Control
  - Termite Prevention - \$500

Total 2017-Year to Date: \$71,350.04

#### On-going Maintenance Schedule

- Painting
  - Yearly Maintenance Contract - \$8,000
    - Retouching of sills, thresholds, and raised decks.
- Landscaping
  - Yearly Maintenance Contract – Adam Reyes Landscaping - \$4,000
- Pest Control
  - Termite Prevention - \$500

Total On-going 2018: \$12,500

#### Future Restoration Projects:

- Window restoration (single pane, double hung, weighted windows)
  - R&W Window Restoration Quote - \$15,000
- Roof
  - Additional Structural Support - \$6,485

Total Future Projects: \$21,485

**Grand Total: \$ 105,335.40**

**DESCRIPTION:**

The land referred to herein is situated in the State of California, County of Napa, City of Napa, and is described as follows:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF VALLEJO STREET WITH THE EASTERLY LINE OF BROWN STREET; RUNNING THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF VALLEJO STREET, 60 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, AND PARALLEL WITH BROWN STREET 120 FEET; THENCE AT RIGHT ANGLES WESTERLY, AND PARALLEL WITH VALLEJO STREET, 60 FEET TO THE EASTERLY LINE OF BROWN STREET; THENCE AT RIGHT ANGLES NORTHERLY, ALONG SAID EASTERLY LINE OF BROWN STREET, 120 FEET TO THE POINT OF COMMENCEMENT.

APN: 003-104-001





VICINITY MAP - JOSEPH SCHUPPERT HOUSE (1043 Vallejo St)





# SITE & ADJACENT PROPERTIES - JOSEPH SCHUPPERT HOUSE





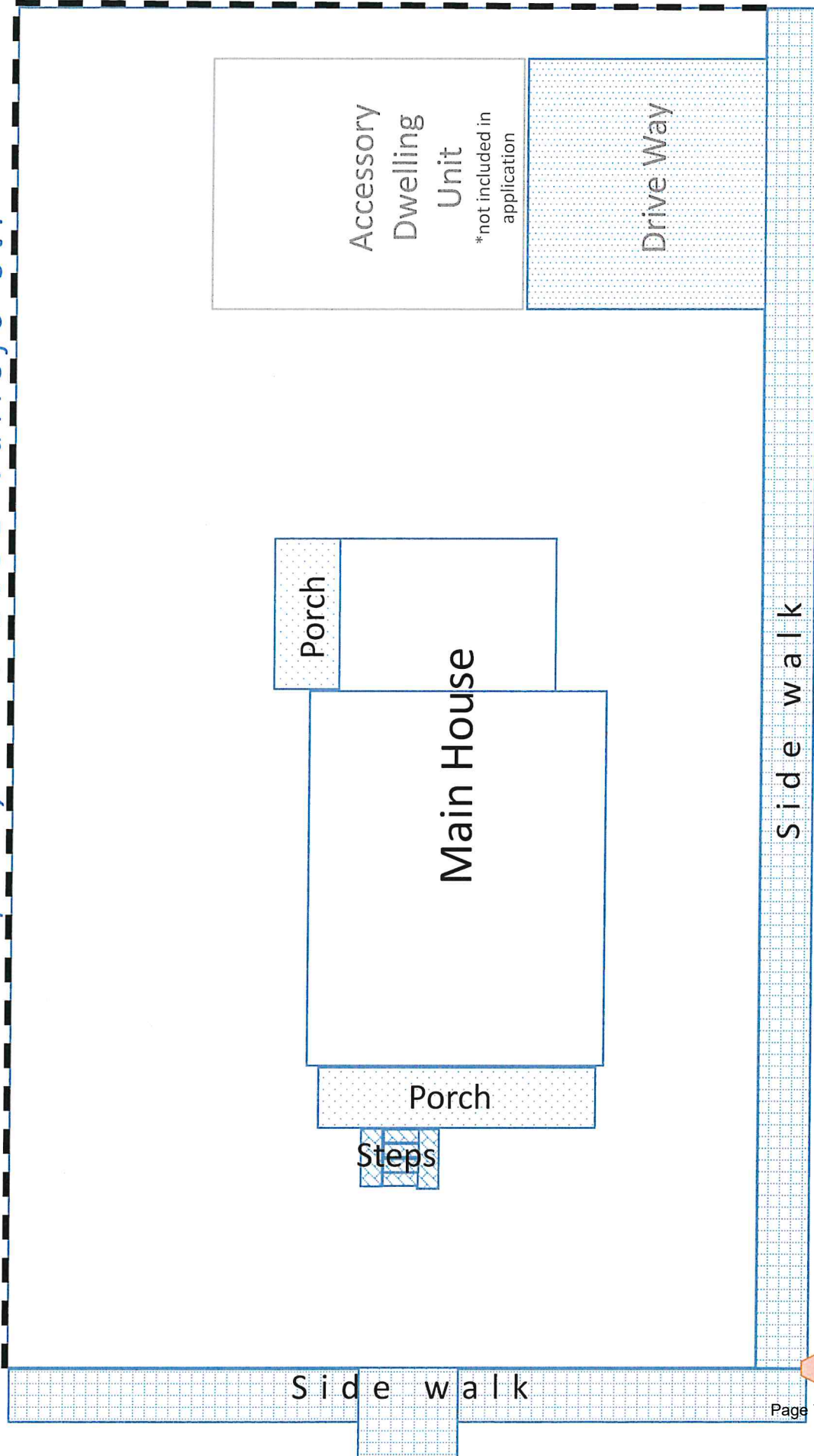
# C) BOUNDRIES - JOSEPH SCHUPPERT HOUSE

Property Line 1031 Vallejo St.

Property Line 1530 Brown St.

N

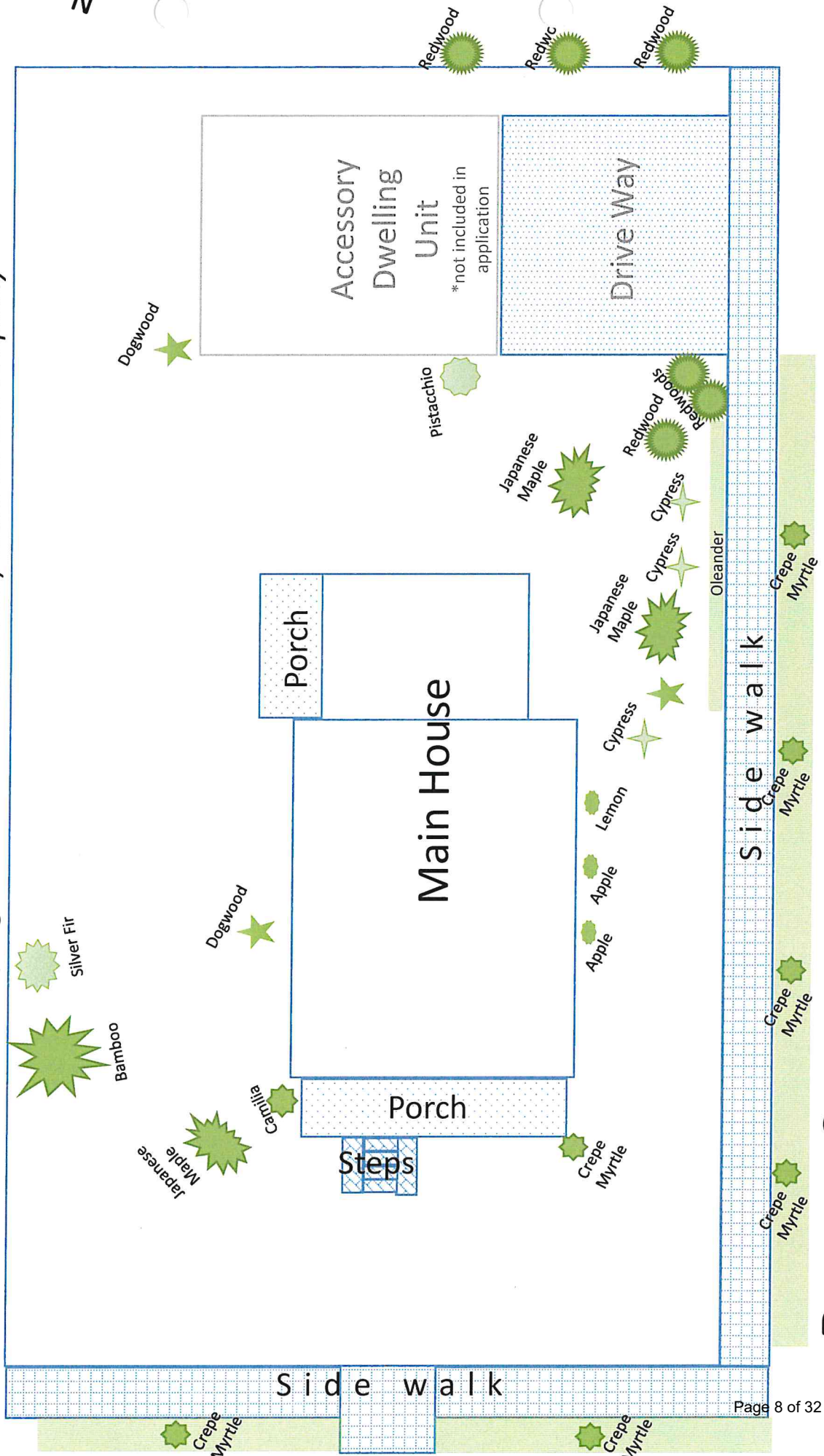
ATTACHMENT 2



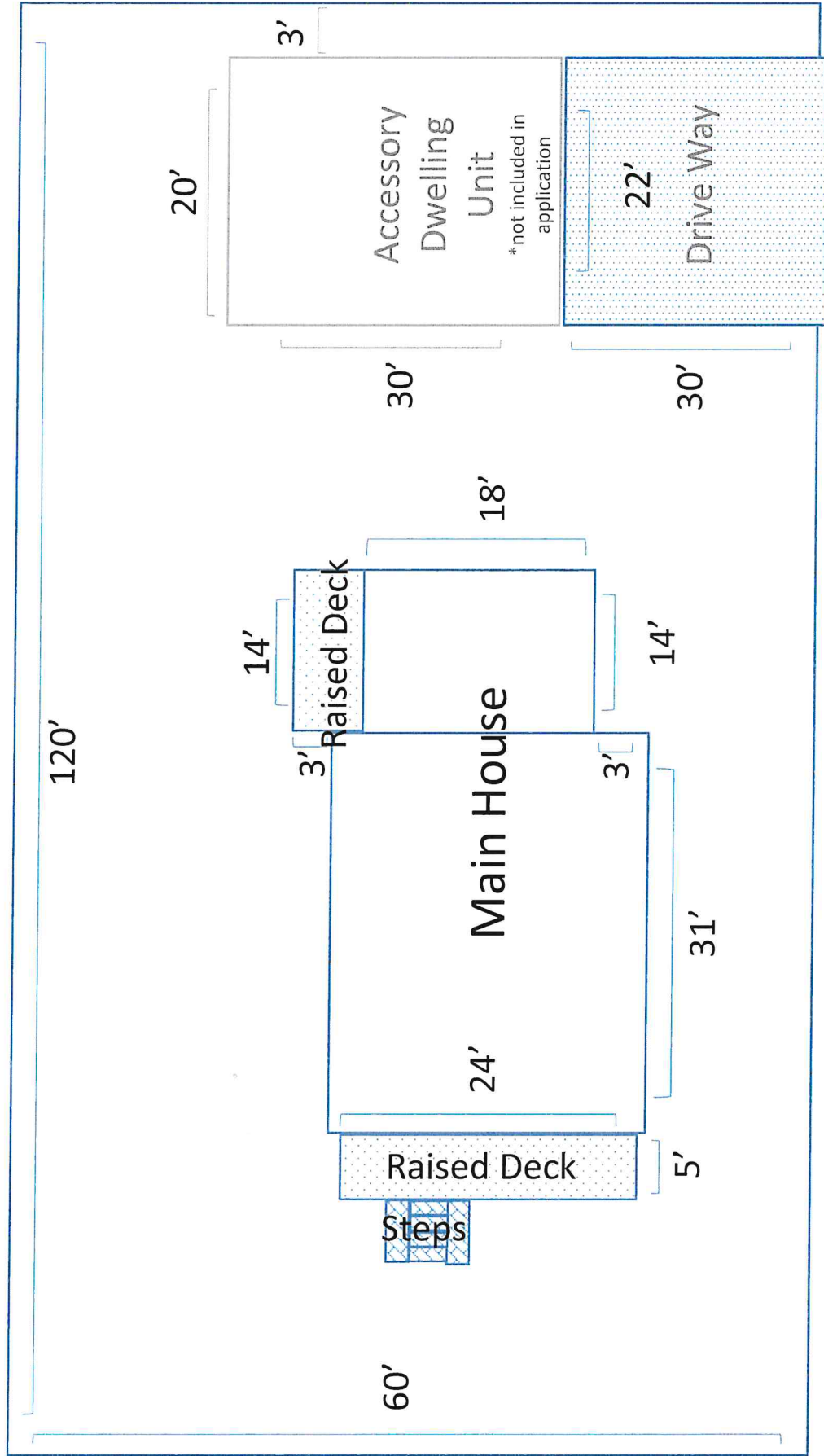
Brown St.

# D) TREES - JOSEPH SCHUPPERT HOUSE

\*No trees (larger than 30" in diameter) exist on the Property



# E) BUILDINGS - THE JOSEPH SCHUPPERT HOUSE



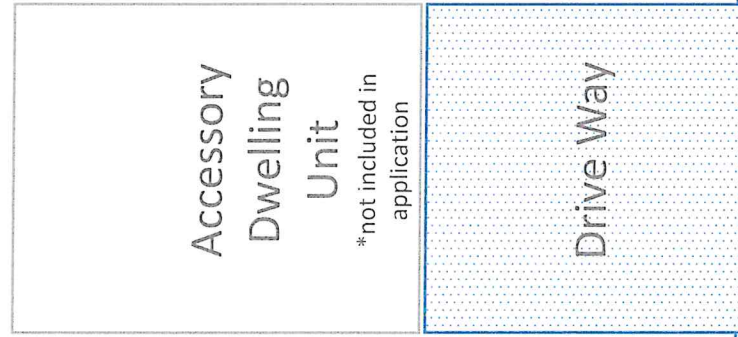
*Brown St.*

*Vallejo St.*



# NATURAL FEATURES & CONSTRAINTS- JOSEPH SCHUPPERT HO

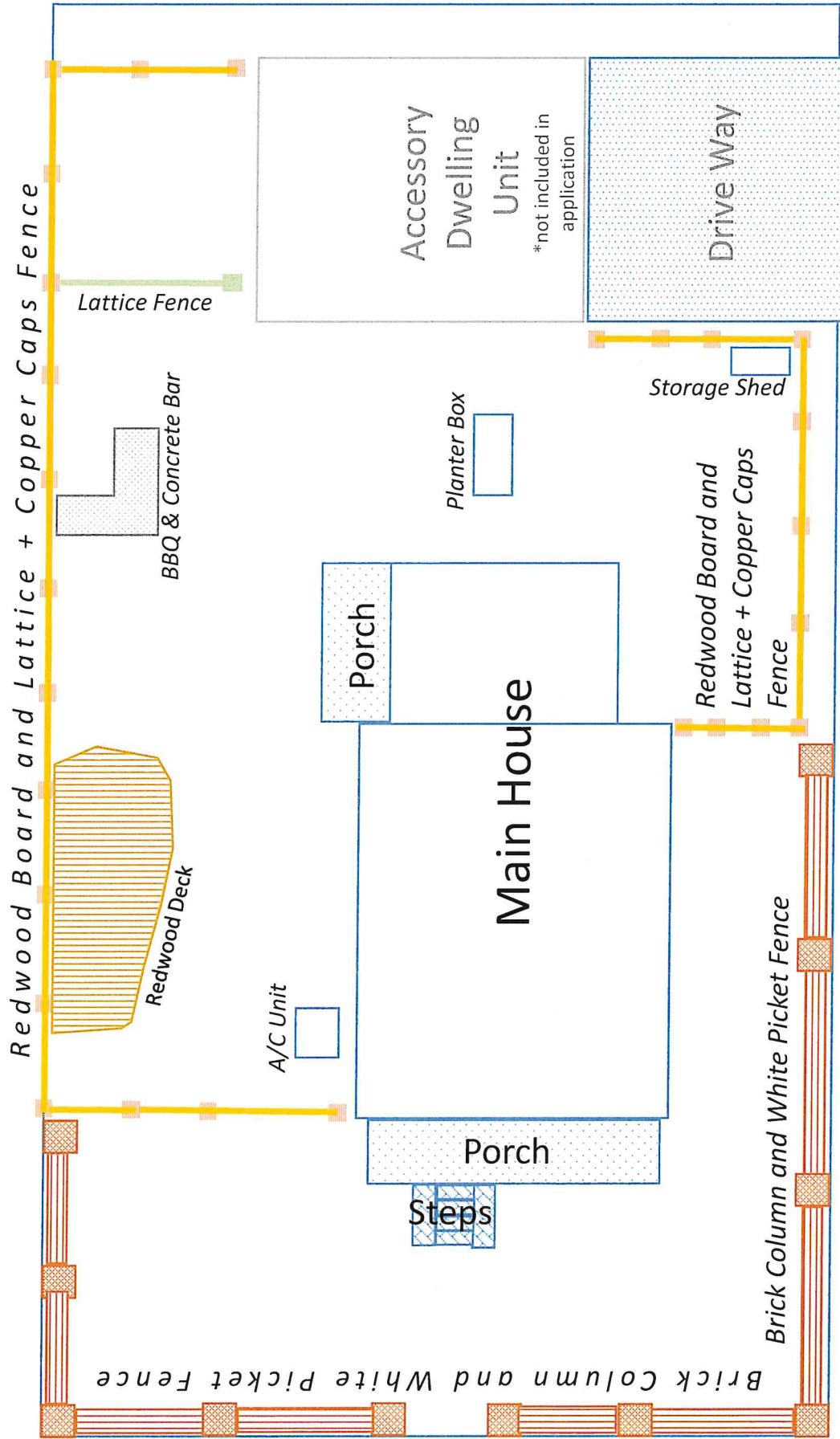
*\*No significant natural features or constraints delineate the property. Property is defined in Title Report (APN 003-104-001-000)*



Vallejo St.

Brown St.

# G) OTHER SITE DEVELOPMENT - JOSEPH SCHUPPERT HOUSE



Vallejo St.

Brown St.



A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – North Entrance Detail)



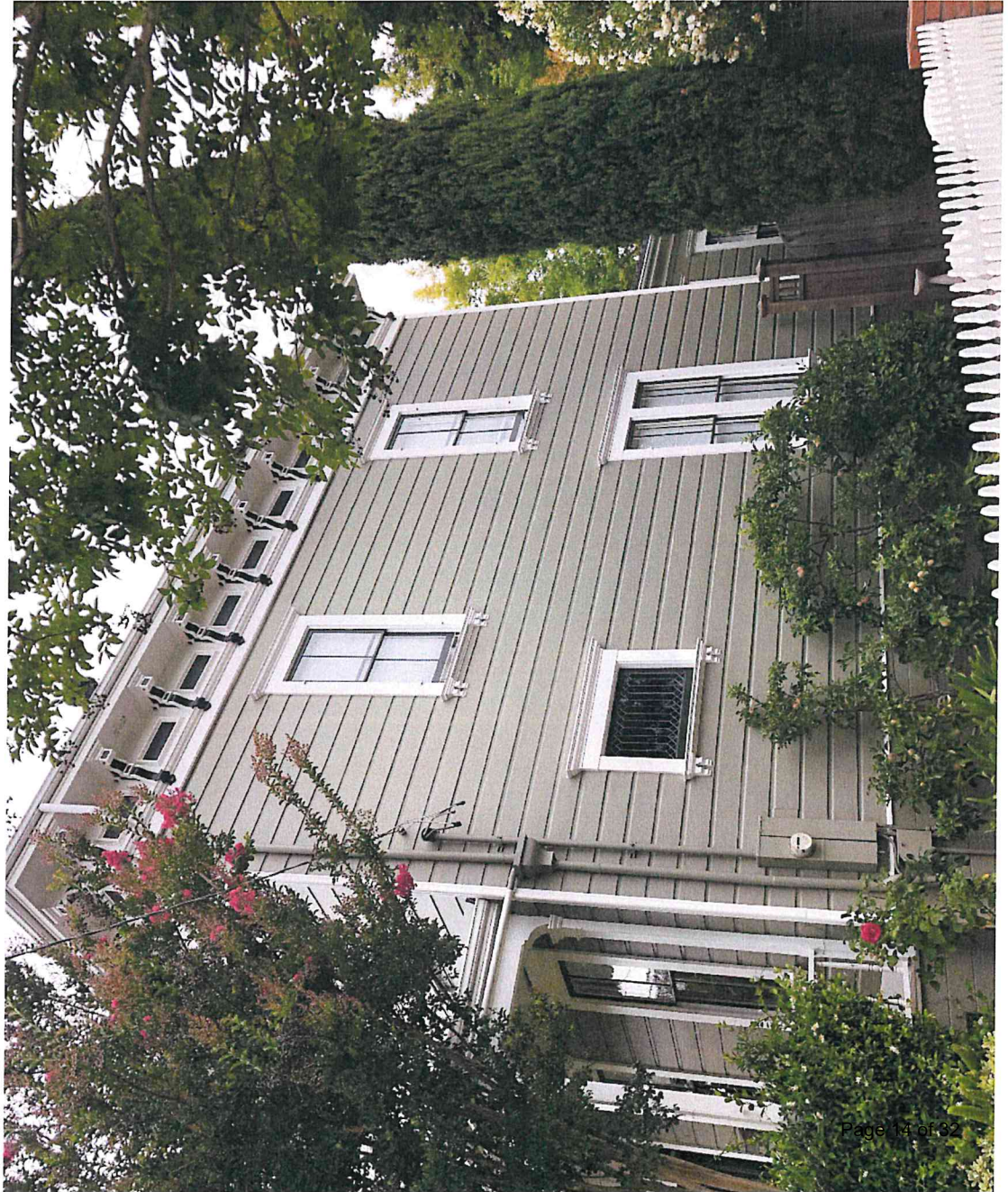


A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – NW Corner)





A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – West Facing&Dining Room Window)





A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
'Main House – West Facing Main House + Butler Pantry&Btr



ATTACHMENT 2



# A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE

## (Main House – South Facing & Vents Detailed)





A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – SE Corner Detail)



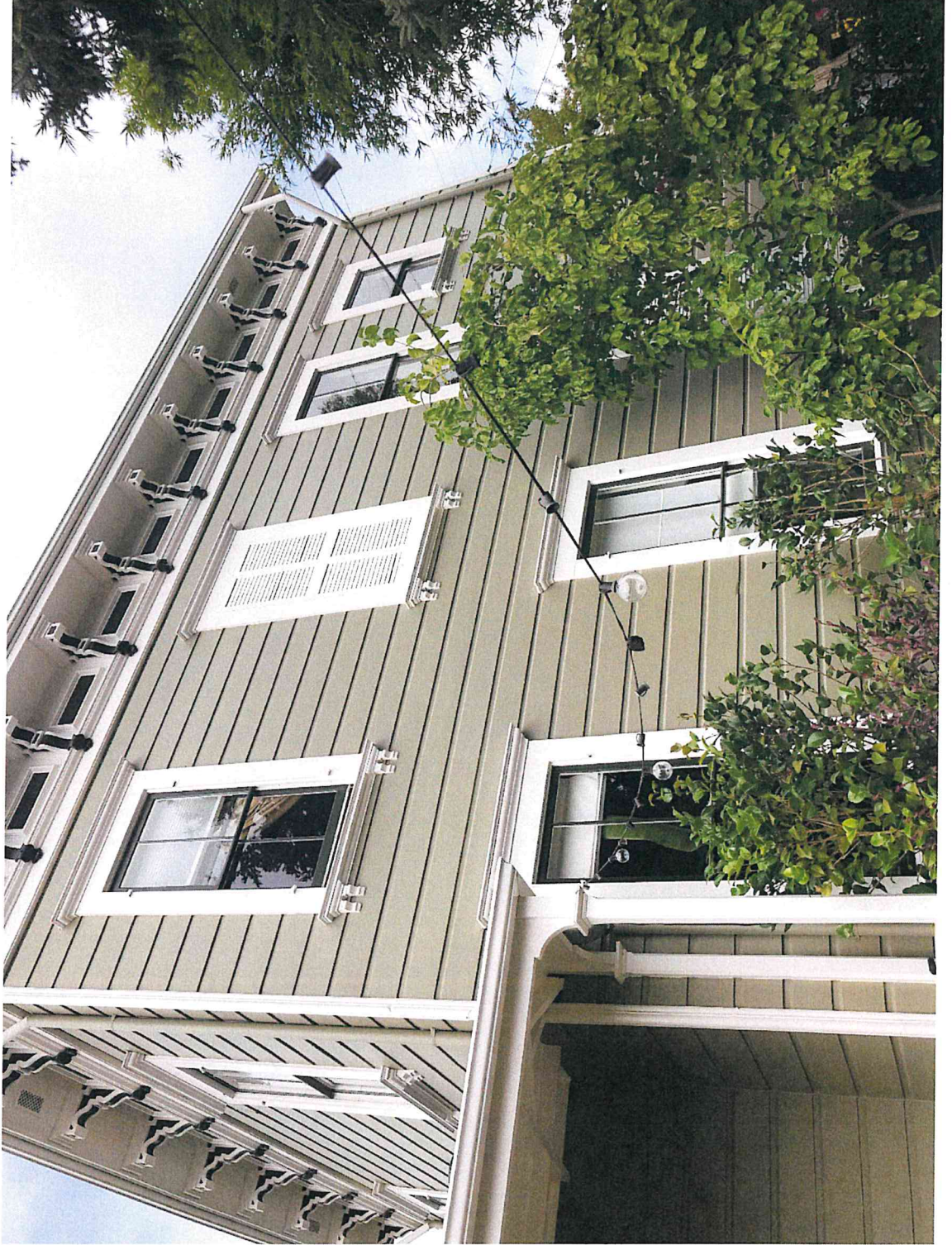


A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – Kitchen Deck Entrance & SE Corner)



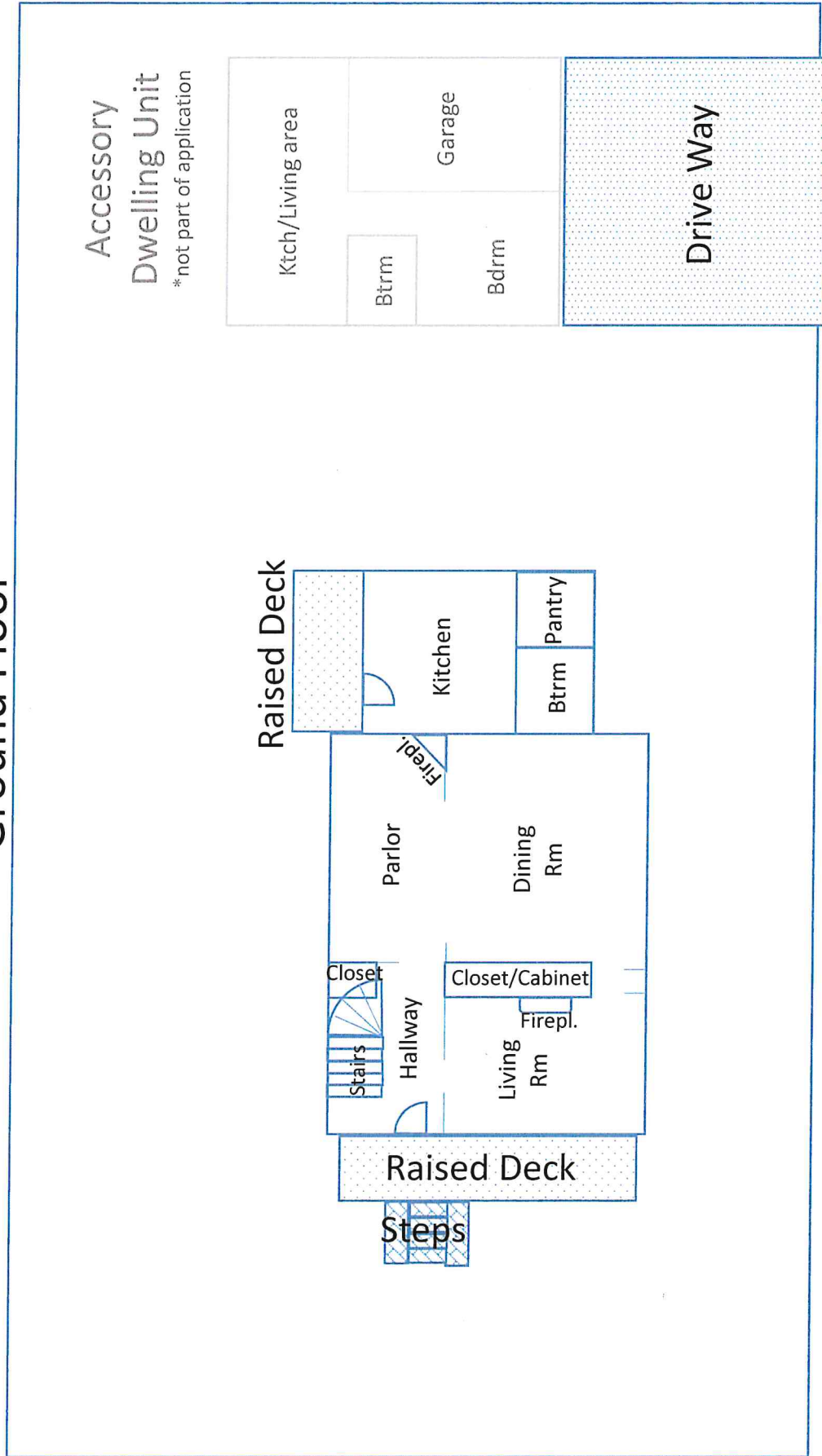


A) BUILDING ELEVATIONS - JOSEPH SCHUPPERT HOUSE  
(Main House – East Facing)



# B) FLOOR PLAN – THE JOSEPH SCHUPPERT HOUSE

\*Ground Floor



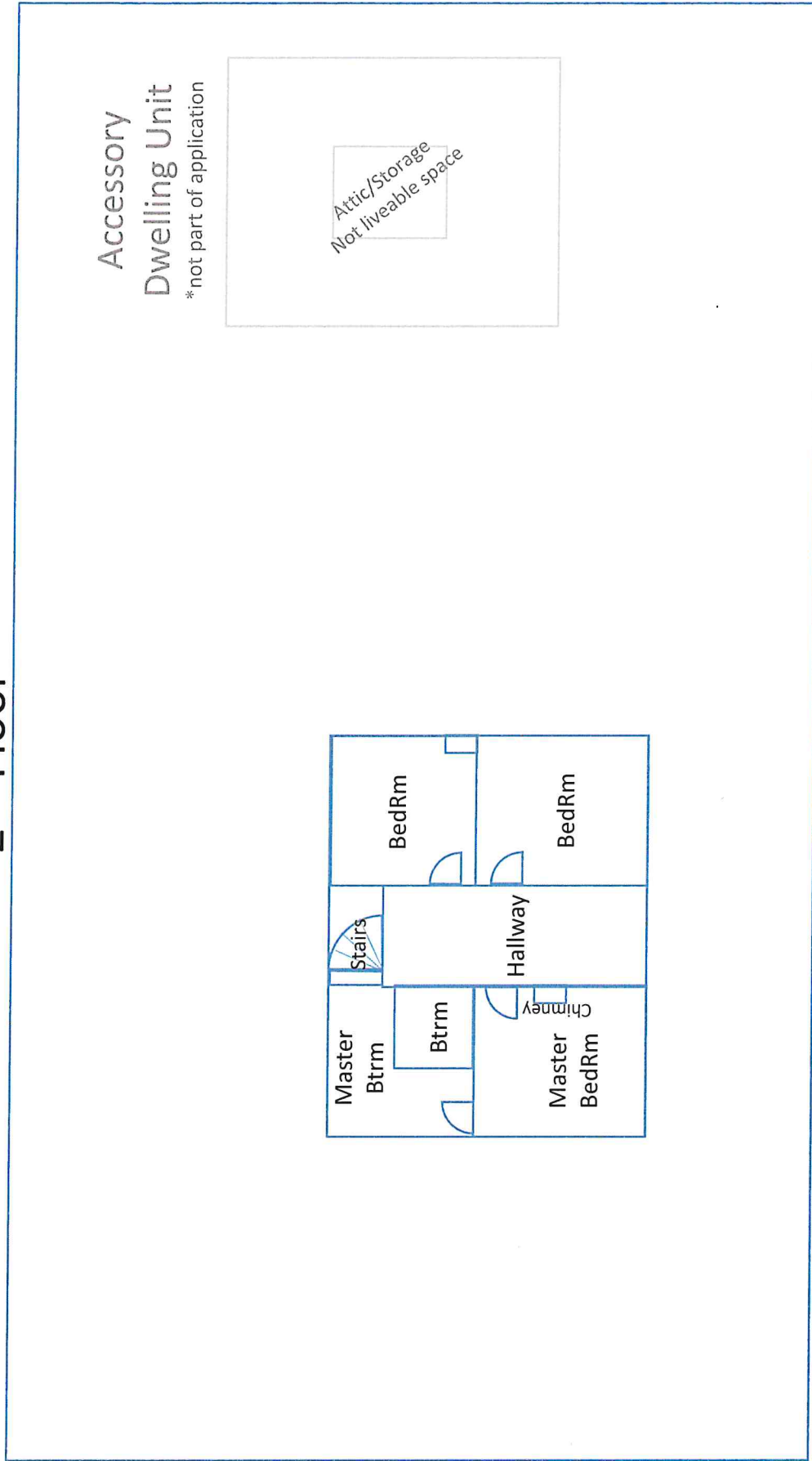
*Brown St.*

*Vallejo St.*



B) FLOOR PLAN – THE JOSEPH SCHUPPERT HOUSE

\*2nd Floor

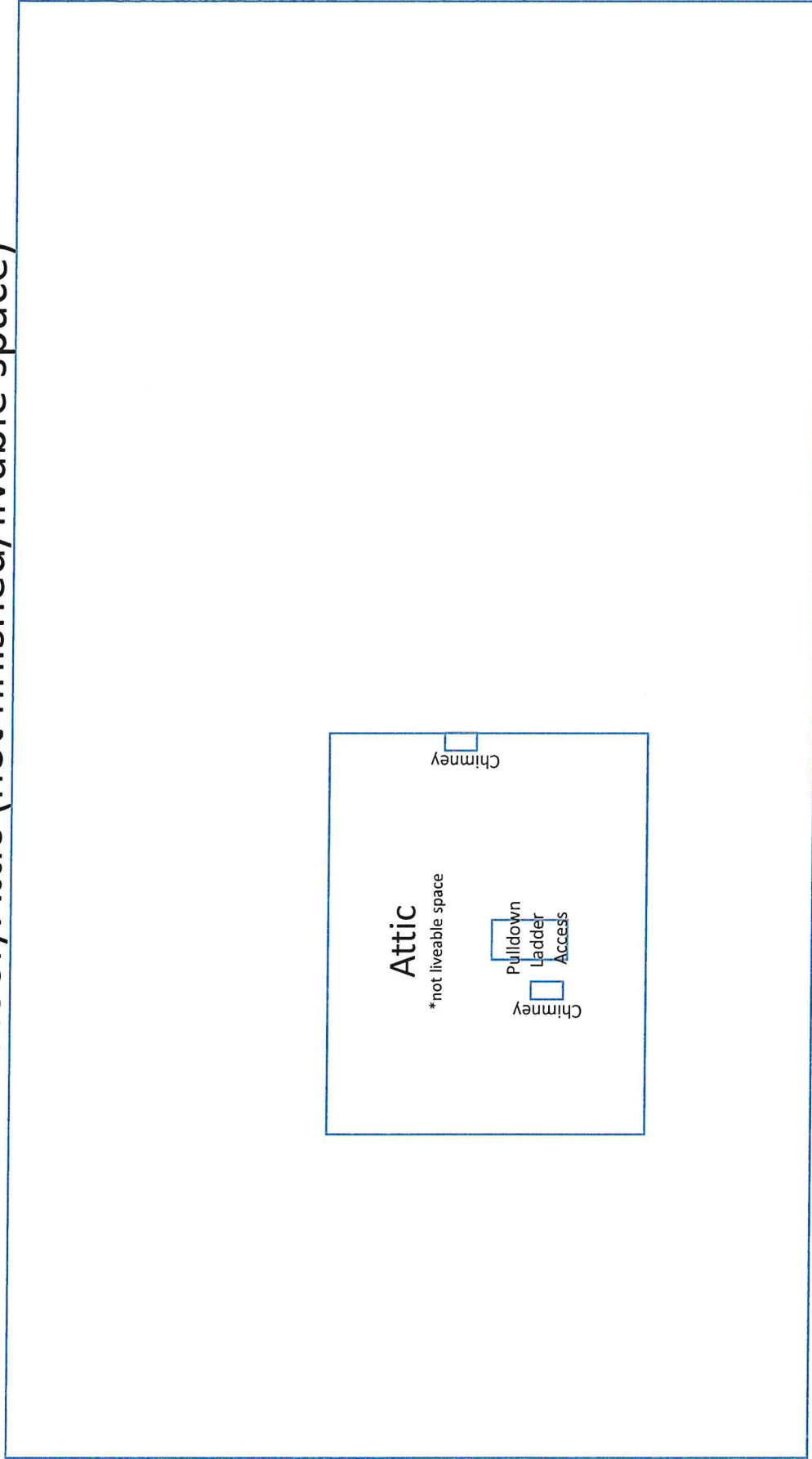


Vallejo St.

Brown St.

## B) FLOOR PLAN- JOSEPH SCHUPPERT HOUSE

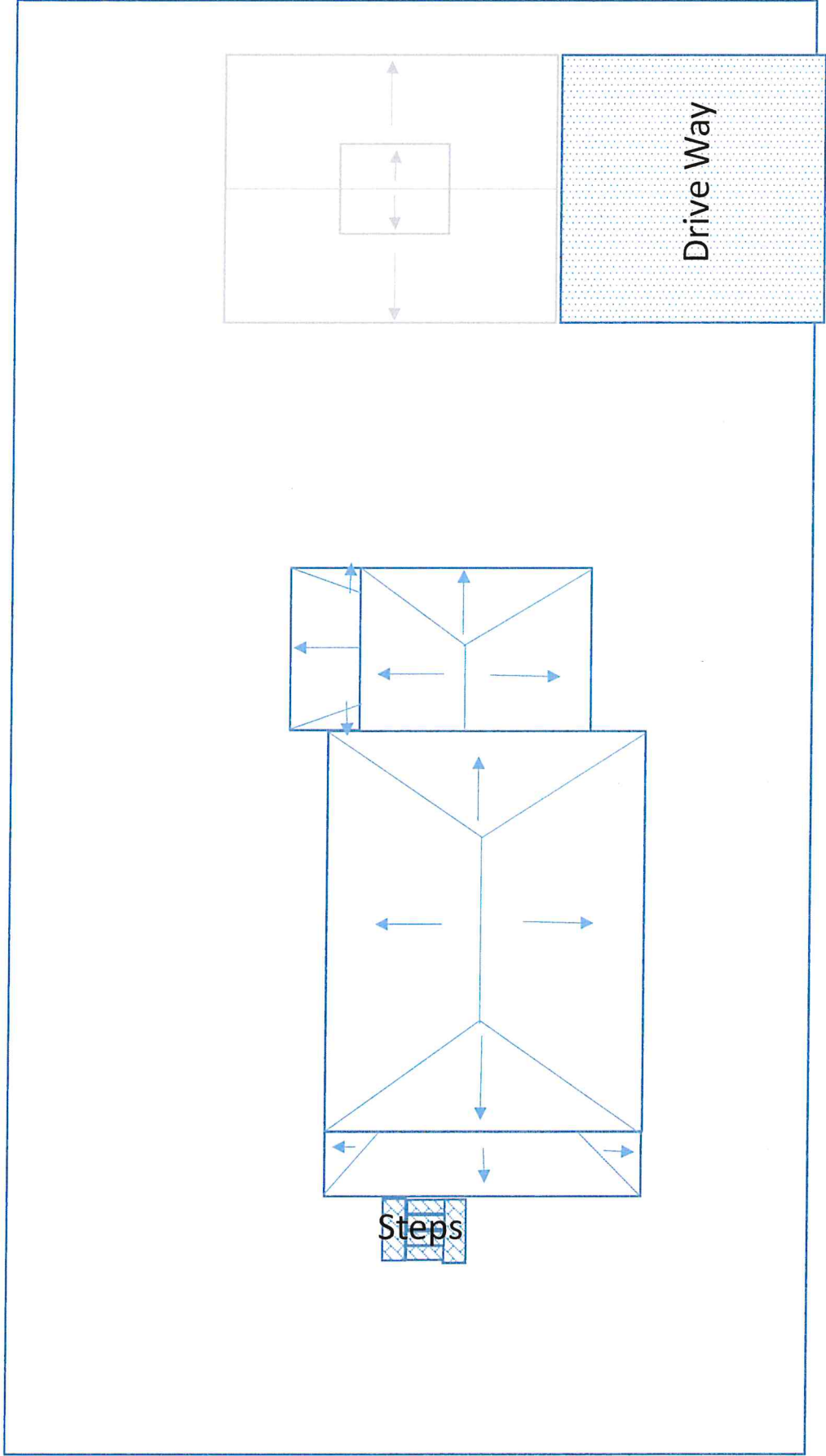
\*Third Floor/Attic (not finished/livable space)



Vallejo St.

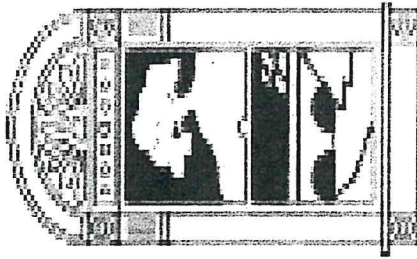
Brown St.

C) ROOF PLAN – THE JOSEPH SCHUPPERT HOUSE



Vallejo St.

Brown St.



**NAPA  
COUNTY  
LANDMARKS  
INC.**

*Presents its 30<sup>th</sup> Annual*

## **Awards of Merit**

for Excellence in Preserving  
Napa County's Architectural Heritage

**Sunday, May 16, 2004**  
**2 - 5 PM**

**Edge Hill Distillery**  
**2585 Sulphur Springs Ave.**  
**St. Helena**

*Proceeds benefit the Preservation Action Fund*

**Napa County Landmarks** is a non-profit organization, which has existed since 1974 to

- Promote preservation and community appreciation of irreplaceable historic buildings and sites in Napa County;
- Provide community educational programs, public policy advocacy, and direct technical services; and
- Protect a living record of the past for future generations.

Visit us on the web at [www.napacountylandmarks.org](http://www.napacountylandmarks.org).

### **Board of Directors**

Merlin Wedepohl, President

David L. Parkinson, VP - Strategic Development

Nancy Lochmann, VP - Marketing & Personnel

Cindy L. Heitzman, Secretary

Mary Ellen Boyet, Co-Chair Preservation Action Committee

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Jerry Dodd, Chair, Education Committee

John W. "Jack" Hamilton, Chair, Building Committee

Paul Kelley, AIA

Barbara O'Donnell, Chair, 2004 Holiday CandleLight Tour

Reginald Oliver

Cynthia Ripley, AIA

Bill Schaeffer

*Leslie Erickson, Business Manager*

### **Preservation Action Committee**

Juliana Inman, AIA, Co-Chair

Heather McCollister

Peggy Meister

Jo Noble

*and Board Members*

Boyet, Dodd, Heitzman, Kelley, Ripley, and Schaeffer

## Program

2 - 3:30 PM Visit at-will the Edge Hill Distillery 209 building and grounds

3:30 - 5 PM Presentation of Awards of Merit

*Merlin Wedepohl, Jr., President  
Mary Ellen Boyet, Co-Chair,  
Preservation Action Committee  
Cindy L. Heitman, Secretary, and  
Executive Director, California Preservation Foundation*

Enjoy fine Edge Hill and Rudd wines and  
an elegant repast by Dean & Deluca Executive Chef Peter Halikas

Jazz Guitar: Carl Vast

## 2004 Award Winners

### Category 1

Edge Hill Distillery 209, St. Helena  
The Joseph Schuppert House, Napa

### Category 2

The Still House at the CIA, St. Helena  
The Brown Estate, St. Helena  
The Napa Valley Opera House, Napa

### Category 4

The Hoffman Farm, Napa  
St. John's Evangelical Lutheran Church's Faith Chapel, Napa

### Category 5

*Napa Valley History Art Environment,*  
The Napa Valley Museum, Yountville

## Preservationist of the Year

## The Awards of Merit

**Napa County Landmarks** each year presents Awards of Merit to persons whose local projects have greatly enriched our architectural heritage and cultural landscape. This year, **Landmarks** is proud to recognize eight winners in four of five possible categories. Our ninth winner is our Preservationist of the Year, without whom two of this year's winning projects might never have been realized. The categories are:

1. **Preservation or restoration of an existing historic building at least 50 years old.** Preservation places a high premium on the retention of all historic fabric over time through conservation, maintenance, and repair. It reflects the building's continuum over time, through successive occupancies and the respectful changes that have been made. Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from another period.
2. **Rehabilitation or adaptive reuse of an historic building.** Rehabilitation emphasizes the retention and repair of historic materials, but more leeway for replacement is provided because it is assumed the property is more deteriorated prior to work. This category also allows for changes necessary to allow the historic structure to be put to a new use.
3. **Construction of a new building, which is compatible with nearby existing historic structures.** An example might be a new building erected in the midst of an historic neighborhood with care taken to harmonize with that neighborhood.
4. **Cultural landscapes.** The study, preservation or restoration of a natural or man-made landscape environment having particular historical significance, whether through its integral contribution to the context of a qualified property or district, or in its own right.
5. **Cultural resource studies, reports, publications, programs and computer software.** Creative, innovative, and precedent-setting approaches to technological and preservation planning issues, non-profit or government programs, educational awareness, or advancement.

Category 4 is a new recognition this year, and **Landmarks** is especially pleased to be able to honor both the Hoffman Farm and Faith Chapel in this context.



## The Schuppert House, Napa

Owner: Erik Nickel



The Schuppert House on the northeast corner of Vallejo and Brown streets is an Italianate Victorian built around 1875 in what today is known as the St. John's District. It was the home of Joseph Schuppert, who owned a billiards room and saloon on Brown Street approximately where the Mervyn's complex is today. The house is included in the 1978 Historic Resources Inventory, and thus may be eligible for the California Register. The following description is from the Inventory, when Phillip and Lucille Trussell owned the house:

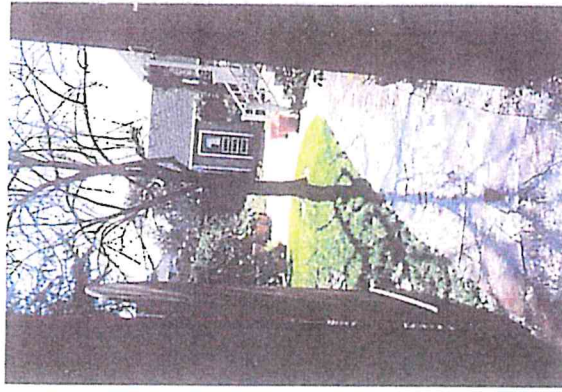
The elaborate and complicated brackets supporting the eaves of the Schuppert House give character to this simple rendition of the often formal Italianate style of the 1870s. The house is a fine example and one of the few Italianate houses in this area of Napa. The two-story hip roofed house with shiplap siding is rectangular and has the characteristic symmetry of first and second-story windows above each other and the door to the side. Note particularly the delicate turned balusters of the porch railing, which may have been an addition of the 1880s. The windows have molded lintels and an unusual molded lugsill supported by paired brackets. A sawn decorative caps the second floor central window.

Erik Nickel (he of the Nickel and Nickel Vineyards restoration of the John C. Sullenger House) bought the house from Lucille Trussell's estate and closed escrow in October 2001. He has done a beautiful restoration job.

Nickel gutted the house and raised it to build a new foundation. He then repaired the original windows, moldings and doors before re-installing each in its original place. The floors too are original. The configuration of the rooms is the same, and they retain many 19<sup>th</sup> century details, including the two fireplaces.



*No detail was too small to escape Erik Nickel's notice. Compare the eaves and corbels (above) today to the rather flat and austere monochromatic treatment in the undated file photo (above right). A new garden gate invites one into a private oasis a world removed from the bustling urban life just outside.*



He replumbed and rewired and made perhaps just one concession to 21<sup>st</sup> century living: he installed a new central heat and air system.

Nickel also relandscaped. New white pickets inset into new brick columns define the Vallejo frontage and wrap around the corner on Brown to separate the residence from the rear garden area. A board and lattice fence ornamented with copper caps surrounds the intimate garden and integrates the detached two-car garage into the property. Roses invite the visitor up the front walkway and on to the porch, where an American flag flies each day.

Nickel's house is a case in point: it only takes one project "done right" to get neighbors thinking about improving their own homes. The scaffolds are up, and other projects have begun. Look for the St. John's District to exemplify a preservation renaissance in the foreseeable future.

- Leslie Erickson



NAPA -- ABOUT 1880

This lithograph was found in a  
second hand store in San Francisco

by  
LEE BOGGS

and presented by him to the  
Goodman Library.





BIRDSEYE VIEW OF **NAPA CITY** CALIFORNIA.  
LOOKING WEST.

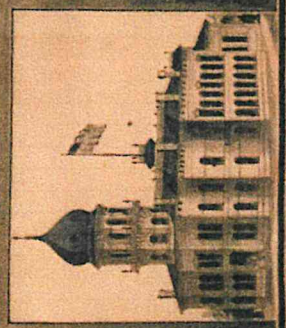
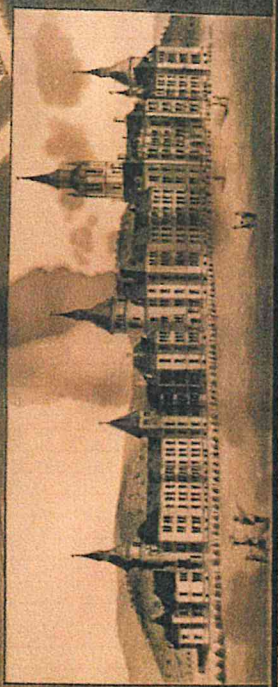
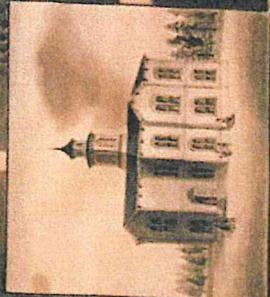
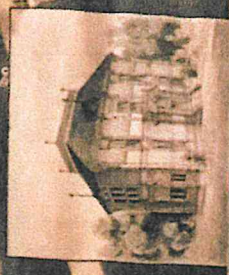
NORTH PUBLIC SCHOOL.

CENTRAL PUBLIC SCHOOL.

INSANE ASYLUM, NAPA, CAL.

NAPA CO. COURT HOUSE.

NAPA CO. JAIL.



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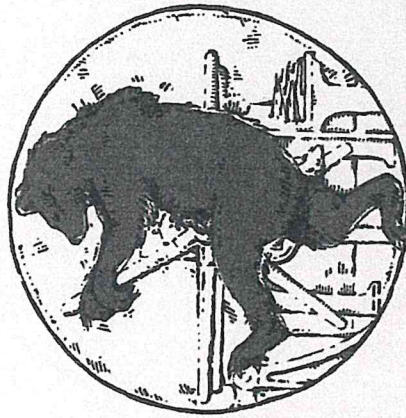






*Lithographic Views of*  
**CALIFORNIA TOWNS**

1875 - 1889



III: NAPA CITY

*San Francisco: The Book Club of California 1985*

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