

The Jefferson is a Craftsman Prairie-style building located in the heart of Napa, California. It stands as a testament to early 20th-century architectural beauty, originally designed by notable Architect Luther M Turton (May 22, 1862-April 27 1925). This building was constructed for Henry J. Manasse in 1917. The home has transitioned from a private residence to various office spaces over the decades. Its simple wooden trims and handcrafted moldings exemplify the Craftsman style, contributing to its historical value and charm. Situated in a bustling tourist district, The Jefferson is strategically positioned to enhance Napa's hospitality sector. The transformation of this commercial structure into a Bed and Breakfast aims to preserve its architectural integrity while catering to modern hospitality needs.

Location and Setting

Nestled in the heart of Napa, California, this building is located amidst a lively neighborhood, characterized by its proximity to historic downtown structures and a bustling commercial area. The Napa River, a significant waterway, flows nearby, enhancing the scenic beauty and ecological value of the area. The Jefferson's location on a prominent roadway leading to Napa's historic downtown facilitates easy transportation and promotes economic synergy with local businesses. This strategic positioning not only enhances accessibility but also integrates seamlessly with the city's transportation network, offering visitors convenient access via the nearby highway and ample on-site parking.

Surrounded by a diverse array of local shops and restaurants, guests at The Jefferson will find themselves within walking distance of numerous dining and exploration opportunities. The area's cultural significance is further enriched by the nearby Napa Valley Opera House and Uptown Theatre, historical landmarks that offer a variety of cultural performances. The Jefferson's setting is also a hub for culinary experiences, thanks to its proximity to renowned wineries and restaurants, making it an ideal destination for tourists seeking to indulge in Napa's rich gastronomic offerings.

This unique blend of historical charm, cultural vibrancy, and strategic accessibility positions The Jefferson as a prime location for enhancing the hospitality sector in Napa.

Project Goals

- Integrate state-of-the-art amenities while preserving the building's historical charm, ensuring a seamless blend of modernity and tradition.
- Historical Preservation to maintain the building's distinctive handcrafted moldings and wooden trims to honor its Craftsman-Prairie Style heritage, while updating features to meet contemporary standards.
- Economic goals to drive increased tourism by offering a unique hospitality experience, thereby boosting local business revenue and contributing to Napa's economic vitality.
- Sustainability objectives to achieve energy efficiency through modern insulation and energy-saving appliances, aligning with sustainable development practices.

- ATTACHMENT 2**
- Guest experience objectives to focus on accessibility and comfort for all guests by ensuring compliance with ADA standards, providing an inclusive environment that caters to diverse needs.

Design Intentions

This section outlines the design intentions for transforming The Jefferson, focusing on interior layout modifications and the preservation of historical features. The design approach ensures a seamless blend of historical charm and contemporary functionality.

Exterior Modifications

- Restoring the original chimney that was damaged in the earthquake and removed.
- Restoring all existing trim work.
- Working with a historical local architect to design replacement railings.
- Repairing any original structure damage and updating where necessary.
- Removing all non-historical windows and restoring existing where necessary.
- Updating the paint scheme.
- Adding new landscaping to create a more inviting and distinctive property.
- Create screening from neighboring properties.
- Modifying existing parking by adding ADA parking space and creating better screening to neighboring house. All new paving will be permeable pavers.

Interior Layout Modifications

- Repositioning Non-Essential Walls: The interior layout will be reconfigured to create four individual suites, each equipped with en suite bathrooms. This modification ensures privacy and enhances guest comfort while maintaining the building's structural integrity.
- Preservation of Original Spaces: The original living room and dining room will be restored, and the former kitchen will be reinstalled reflecting the building's historical layout. These spaces will be updated to meet modern hospitality standards without compromising their historical charm.
- Enhancement of Architectural Features: All existing architectural features, such as wooden trims and handcrafted moldings, will be meticulously restored. Modern and historic lighting will be strategically placed to accentuate these historical details, marrying the old with the new.
- Fireplace Reinstallation: The fireplace will be reinstalled to restore the integrity of the exterior and interior design, serving as a focal point that honors the building's architectural heritage.

- Custom Wall-coverings and Artisan Tile Work: The interior will feature custom wall-coverings and artisan tile work that reflect the heritage while adding a layer of textured luxury. These elements will be carefully selected to complement the building's original craftsmanship.
- Modern Luxury Design: The suites will embody a modern luxury design, incorporating plush furnishings, rich textures, and technological enhancements for guest comfort. Custom furniture and finishes will be used to reflect the building's original craftsmanship while offering a contemporary guest experience.
- Accessibility Considerations: Wheelchair-accessible bathrooms and paths will be integrated throughout the building. Spacious walkways and low-profile thresholds will ensure smooth transitions between rooms, adhering to ADA standards and enhancing accessibility for all guests.
- Suite Dimensions and Arrangements: The layout will include three large corner suites ranging from 450 to 600 square feet and one smaller interior suite of 350 to 400 square feet, centered around a communal space. This arrangement maximizes space utilization while providing a welcoming environment for guests.
- Convert the Existing Daylight Basement into an Owner/Mgr. Studio. Update the mechanical room and restore the existing windows.
- Updating Existing Bathroom: The house currently has 4 bathrooms and 3 other locations where there is only a sink. The intention is to update the current areas to create 5 modern full bathrooms including manager's unit, and 1 half bath, instead of the current 7 dysfunctional bath spaces.
- Compliance with Preservation Mandates: All modifications will adhere to local historical preservation mandates, ensuring that the project aligns with the guidelines set forth by the Preservation Board.

Conclusion

In conclusion, the revitalization of The Jefferson not only preserves an important piece of Napa's history but also sets a benchmark for future projects that seek to balance historical preservation with modern luxury. This initiative underscores a commitment to enhancing the cultural and economic vitality of the locale, ensuring that Napa continues to flourish as a vibrant and welcoming community.

In closing the anticipated benefits include increased tourism, job creation, and enhanced local business revenue, all while honoring Napa's rich heritage by restoring a historic jewel.