

5. Rehabilitation, Restoration and Preservation Plan.

In thoroughly restoring the dilapidated house over five years, great care was taken to retain and preserve the distinctive features, materials, and historic character of the property. Where alterations were made, such as creating a kitchen with fully modern functionality for wine-country entertaining, colors and materials were chosen to be compatible with existing historic features of the house, as is called for in the Secretary of the Interior's Standards for Rehabilitation. While the planned use for the house after restoration was to open it to the community for events, "minimal changes to the defining characteristics of the building and its site" were made, as specified in the Secretary of the Interior's standards. In fact, the original design was maintained in such a way that it could, without any modifications at all, revert to its historic purpose and be used as a single-family home at any time.

But even without significant changes to the design of the structure, the house required major structural work to ensure its survival for another century and beyond. The house's foundation was repaired. The sagging turret had to be jacked up and the framing below, suffering from dry rot, replaced. The cast-iron plumbing and knob-and-tube electrical systems were replaced and modernized. And there were major seismic safety upgrades made to the house: bolting the house's frame to the foundation, putting plywood sheer walls in the crawl space, and wrapping the masonry chimney in metal and anchoring it. When the August 2014 earthquake severely damaged all the plaster walls on the first floor of the house, the additional seismic safety measure of adding plywood shearing to those walls was undertaken.

The first order of business on the grounds outside of the house was to clear the overgrowth that was largely obscuring the house. New landscaping soon followed. To complete the public presentation of the grounds, the ornate iron fence, installed in 1896 by the second family to own the house, was restored to its original appearance by being stripped of rust and repainted.

On the exterior of the house, a rotting sunporch was repaired and raised to become part of an enlarged kitchen. The original front-entry steps, which at some relatively recent date (relative to the overall age of the house) had been replaced with historically inappropriate concrete steps, were recreated out of wood from a portion of the original newel post and balusters that were discovered in the crawl space during the foundation work. All of the historic Victorian millwork on the exterior was preserved by being stripped and repainted. Rotten and broken pieces of the woodwork were replaced with pieces custom-cut from wood on site to match the originals. The entire house was repainted with colors chosen by the owner from a selection of historically appropriate color schemes provided by the designer and project lead, Marianne Michael. The restoration of the original steps and railing design, the raising of the sunporch, and the repainting of the house in different colors were the only alterations to the exterior appearance of the house, none of which destroyed the historic materials or altered the historic character of the house.

Inside, the intricately detailed redwood staircase in the lobby, the redwood pocket doors, and all the other original doors, moldings, and trims were all preserved in as close to original condition as possible, and simply refinished to remove years of built-up varnish and wax. The original

wood floors throughout the house were lightly sanded to reduce the number of scratches and refinished. A few floorboards had to be replaced with pieces stained to match the originals. All the original hardware in the house was removed, cleaned, and put back on, except for the original light switches, which only worked with knob-and-tube wiring.

Four stained-glass windows in the small room created by closing in a portion of the veranda in the 1920s were carefully cleaned, but otherwise left as is, preserving this now historic alteration to the house, as is called for in the Secretary of the Interior's standards. Four of the original nineteenth-century stained glass windows in the house were also preserved in original condition, three in the attic, and one in the transom above the door between the dining room and the small room created from a portion of the veranda in the 1920s (originally that would have been an exterior door). The rest of the original nineteenth-century stained glass windows in the house, ten in all, were badly deteriorating, and required a painstaking restoration by artist Ken Boyd to preserve them. The windows had to be completely taken apart and the lead replaced with new lead, as lead becomes brittle over time. Broken pieces of glass were glued together, and the few missing sections of glass were recreated to closely match the original glass. Today the 14 total original nineteenth-century and four original 1920s stained glass windows are one of the most striking features of the house.

Of course, with a house of this size, age, and decorative detail, the work is never done. Full restoration of the house took 5 years, but maintaining the 130-year-old house's remarkable condition is a never-ending task requiring continual repairs, cleaning, painting, yardwork, etc. Ackerman is determined to ensure that the house never again deteriorates to the condition it was in when she bought it.

Ackerman Heritage House Development Summary Table	
Area of Property	Project Completed
Main House-General	Reinforced foundation and bolted frame for earthquake retrofit
	Walls downstairs were insulated, plywood added for sheer wall protection and then new 1/2 inch thick drywall
	Walls upstairs were insulated and new 1/2 half inch drywall added
	Replaced knob and tube wiring, installed new electric panels upstairs and downstairs, installed Cat 5 – all new electrical systems throughout house. House has full Internet and satellite communications.
	All new copper plumbing installed throughout house
	Installed new heating/cooling system with custom duct work in attic
	17 original stained glass windows removed, cleaned, re-lead then re-installed.
	New stained glass window at staircase was commissioned from a Napa artist and fabricated using antique glass. (Cost of stained glass work: ~ \$50,000 plus)
	Local craftsmen replicated interior moldings (crown, trim, baseboard, paneling, rosettes) to add to existing where needed.
	Original hardware floors throughout the house were repaired, replaced as needed and refinished to new condition.
Living Area Downstairs	Original double hung windows throughout the house were refurbished with new rope for weights, repaired, cleaned and re-hung.
	Original hardware (doors, hinges, windows) cleaned, repaired and re-installed throughout house.
	New period-correct hardware installed where needed.
	Antique period-correct light fixtures purchased and installed throughout house – estimated value of all antique light fixtures: \$60,000 plus.
	Wallpaper in downstairs areas is either silk on paper or silk fabric directly applied
	New alarm system installed (Bay Alarm)
	Eight new security cameras installed for both the main house and the Aviary
	Sonos sound system installed throughout both the main house and Aviary
	Original fireplace rebuilt with custom gas insert, marble surround and hearth
	Created one-of-a-kind gourmet kitchen with premium appliances (Hobart glass washer, two Miele dishwashers, two Sub-Zero refrigerators (one with freezer), two wine refrigerators, Wolf double ovens, icemaker, microwave, espresso maker and warming drawer), LaCanche range (cost \$22,000) with double ovens, six-burner stovetop, warming drawer and custom Abbaka range hood and remote blowers. (Former kitchen area originally comprised of four rooms with no plumbing except for one sink.)
Living Area Upstairs	Granite slab counter top with beveled edges in Kitchen
	Kitchen cabinets custom designed, and built by local Napa cabinet maker
	Premium Perrin & Rowe plumbing fittings in Kitchen and all Baths
	Original Victorian second floor layout remodeled into three ensuite bedrooms
	Wall added in Master Bedroom to extend area within new Master Bath
	Pocket door into Master Bath created using original door
	Custom cabinets designed and installed in Master Bath
	Master Bath tub and upstairs half-bath sink restored, reglazed and re-installed
	Extensive use of premium marble (Calcutta d'Oro) in all baths. Slab countertops in all baths
	Custom tile floors designed and installed in upstairs guest bathrooms
Outdoor Improvements	Custom marble floor designed and installed in Master Bath
	Added half bath on second floor with custom tile floor
	Rebuilt front porch to original antique design using several pieces of original railing found on site. (Former steps were concrete with metal handrails) Custom fabricated missing parts, replaced and rebuilt extensively

	Designed and built back door portico area in keeping with period style.
	Reconditioned and painted exterior with all windows reglazed, gold leaf detail, and four period correct paint colors used
	Crumbling entry step at Front Door replaced using encaustic tile imported from England to replicate the entry steps of the period
	Added new dining room doors (with matching stained glass), porch and stairs at North side
	Installed stone patio on North side with new fencing and locked gates in the style of the original fence
	Installed antique fountain in backyard patio area.
	Fully landscaped with irrigation system (was not landscaped previously and was overgrown)
	Kitchen garden boxes added in driveway area
	Replaced broken and cracked perimeter curb and all sidewalks. Matched style and color to original
	Repaired and powder coated existing perimeter iron fence
	Driveway graded, paved in concrete and edged with original bricks taken from site
	Carriage House completely remodeled into private wine tasting salon with walk-in wine cellar, fully compliant ADA bathroom, two sets of French doors, Hobart glass washer, full Miele dishwasher, small wine refrigerator and small regular refrigerator, sink and custom cabinets.
	Late 1800's Italian Victorian sideboard installed as main aesthetic feature in salon.
	Basement has storage cabinets and washer/dryer added

ACKERMAN HERITAGE HOUSE

Sax and Roscoe's collaboration with Lauren Ackerman to complete the Ackerman Heritage House was one of our most unique and memorable completed projects. The home was originally constructed in 1888 by famed Bay area architect Luther Tuton. When Lauren Ackerman purchased the home in 2010, it was in desperate need of rescue. Lauren contacted us with the hopes of reviving the structure to its original glory, meanwhile improving structural soundness and incorporating modern conveniences. Restoration began in 2011, enduring five years before final completion. The 131-year-old house now includes: three bedrooms, three full baths, two half baths, a full gourmet kitchen, formal dining room, parlor, living room, and library. In 2016, restoration and reconstruction of the 620 square-foot Carriage House, located behind the main residence, was completed. Now referred to as the Aviary, this space is a licensed and permitted wine tasting salon, open by appointment only.

Throughout the entire project, Lauren was adamant that we salvage and re-purpose as many original materials as possible. Restoring the windows alone was an extensive task in itself. Seventeen original stained-glass windows were removed, cleaned, re-leaded, and reinstalled. The home's original double-hung windows were refurbished with new rope for weights, repaired, cleaned, and re-hung. Original hardware and hinges for both doors and windows were cleaned, repaired, and reinstalled. We were very fortunate to have been

able to salvage such a large portion of the home's original windows. While laborious, the window restoration was a key element in preserving the home's historical authenticity.

Indoors, we were able to restore many of the home's original interior finishes. Miraculously, the Master Bath tub and upstairs half-bath sink were recovered. Both were re-glazed and reinstalled. We were also able to create a pocket door leading into the Master Bath using an original interior door. Downstairs, the existing fireplace was rebuilt with a custom gas insert, marble surround, and hearth. Throughout the home, original hardwood flooring was repaired, replaced as needed, and refinished to new condition. Each original piece posed unique challenges in the restoration process. However, the chance to work hands-on with materials from over a century ago made every moment worthwhile.

Although we managed to refurbish a number of key features from the existing structure, some areas of the home were too damaged to save. Our carpenters were very fortunate in having the opportunity to replicate the home's antique finishes. This labor required intensive attention to detail and skilled craftsmanship. Throughout the home, interior moldings (crown, trim, baseboard, paneling, and rosettes) were replicated to match existing as needed. Custom cabinetry was meticulously designed to blend seamlessly with surrounding antique finishes. Down to the very last detail, Lauren made certain that every color, texture, and design was accurate in reflecting period style and taste. Lauren purchased antique, period-correct, light fixtures which we installed throughout the home. Downstairs, the wallpaper is either silk on paper, or silk fabric directly applied to the walls. The entire building's exterior was stripped, reconditioned, and re-painted using four,

period-correct paint colors, including gold leaf detail. From tile, to counter tops, to furniture, every inch of the home was crafted to tastefully reflect the construction style and details of the period. This dedication to authenticity is evident in the breathtaking end result of the Heritage House.

Outdoors, we continued to replicate period-correct details, and were even able to incorporate a handful of original materials from site. At the front of the home, the crumbling entry step was replaced with encaustic tile imported from England to replicate entry steps of the period. The front porch was rebuilt to original antique design using several pieces of original railing found on site. One outstanding exterior element we salvaged was the original perimeter fence. Damaged pieces of the original iron fence were repaired, and the entire fence was powder coated. During the final stages of restoration, the driveway was graded, paved in concrete, and edged with original bricks taken from the site. The broken and cracked perimeter curb and all sidewalks were replaced to match original style and color. To complete the ambiance, Lauren had an antique fountain installed in the backyard patio area.

After completion of the Heritage House, we begun remodel of the existing Carriage House at the rear of the main residence. The completed wine tasting salon, now known as the Aviary, includes: a walk-in wine cellar, fully compliant ADA bathroom, two sets of French doors, Hobart glass washer, full Miele dishwasher, small wine refrigerator, small regular refrigerator, sink, and custom cabinetry. Late 1800's Italian Victorian sideboard was installed as the main aesthetic feature in the salon. While refurbished to contain

modern appliances, the Aviary was designed to maintain the same period-style embodied by the Heritage House.

Completing a full-blown Victorian restoration was a treat for Sax and Roscoe. In replicating the home's ornate finishes, Sax and Roscoe was able to showcase the quality of work we are proud to stand by. This project was especially unique because we were able to save so many elements of the original structure. With the primary focus being to restore and replicate antique details, we were able to transform the structure into something extraordinary. A building that was once in tatters is now revived and prepared to stand the test of time. Lauren's patience, dedication, and attention to detail made this collaboration one of Sax and Roscoe's most memorable projects. Our experience in working with Lauren was incredibly rewarding, and we are so grateful to have been a part of the journey.

Marianne Michael Interior Design
308 Poplar Street
Mill Valley, California 94941
415-383-3057

April 6, 2019

Information for Submission to California Preservation/Mills Act

EXTERIOR MODIFICATIONS

West Side (Randolph St.)

- replaced existing concrete steps with wood steps appropriate to the style of the house.
- replaced existing metal handrail with the original wood handrails (which were found under the house). Replacement parts were custom milled for the handrail where needed.
- existing porch was in very poor condition and was repaired as needed to match.
- painted entry doors were stripped and stained to expose the original wood
- mosaic tile step pattern at entry door was custom designed and executed using encaustic tile imported from England.

North Side:

- added period-appropriate doors with stained glass, a porch and stairs to lead from the dining room to the side garden

The doors, which were placed in the location of existing windows, were custom made to be similar in style to the original front entry doors. The doors have transoms above, also similar to the front entry. Local stained glass artist Ken Boyd created historically appropriate stained glass windows for the transoms.

- the porch and stairs are wood, the handrail and newel post are similar in design to other exterior staircases.

East Side:

- added a small covered porch to protect the entry from the elements. Porch is in the style of existing elements.

South Side:

- extended the kitchen into a space that had been occupied by a dilapidated screen porch. Necessitated raising the floor level at the porch.
- reconfigured exterior stairs to meet new floor level. Reused existing handrails and newel posts.
- the existing divided light screens were replaced with entry doors and windows in a similar divided light style to minimize change in appearance.

Stained Glass/ glazing:

- stained glass windows were removed, cleaned and restored to replace broken or historically inappropriate pieces.
- new stained glass windows, designed by local glass artist Ken Boyd in historically appropriate style, were added.
- the inappropriate flat glass windows in the turret were replaced with curved glass.

Landscape:

- some existing plants relocated to more suitable areas.
- dense overgrowth pruned and cleaned out
- a Victorian inspired garden was added at the north side
- replaced broken and failing sidewalks traversing the property with similar. Added some sidewalks for better access.
- replaced sections of metal fencing with pieces of original fencing found under the house. Had additional fencing custom made to match original.
- replaced cracked concrete driveway.

Structural:

Early in the project the foundation was strengthened. This allowed the house to survive with only (extensive) cosmetic damage following the 2014 earthquake. Many nearby houses were severely structuarally compromised.

Marianne Michael Interior Design
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April 6, 2019

Information for Submission to California Preservation/Mills Act

INTERIOR MODIFICATIONS

Kitchen:

- extended the space into an existing dilapidated screen porch. Opened two small rooms adjacent to the kitchen up to make one large kitchen space.
- Kitchen functions as a modern work area but is designed to be consistent with the Victorian look.
- cabinets have shaker-style doors and are painted gloss black. Cabinets were brushed (not sprayed) to show brush marks and give the look of years of repainting.
- patinaed copper look tin ceiling
- custom designed mosaic tile floor pattern

Bedrooms & Bathrooms:

- a rabbit warren of inappropriately remodeled, half-finished bathrooms and small bedrooms were redesigned to create three ensuite bedrooms.
- Master Bath features an imported vintage light fixture in the turret, high-end Perrin & Rowe English-style fittings, custom made vanities with slab tops, and marble floors and marble shower. A claw foot tub was added.
- the other Bathrooms feature the same Perrin & Rowe fittings, and custom designed mosaic tile floors.
- Bedrooms are painted with historically appropriate colors.
- an existing "servants bathroom" at the back of the house was refreshed with new fixtures and fittings. The existing lavatory sink was re-enameled and reused. An existing old linen cupboard outside of this bathroom was kept.

Library and Adjacent Bathroom:

- existing paneling was kept and refurbished. New fixtures and fittings were used, including new brass and marble washstand was added to the bathroom.
- Bathroom has been wallpapered using a Morris & Co. wallpaper.

Dining Room:

- a non-working fireplace was removed. Paneling was filled in with new paneling custom milled and finished to match the existing old paneling.
- new plaster ceiling medallions and other moldings added to complement the existing ceiling medallion

Parlour:

- an existing non-operational fireplace was replaced with a working fireplace. An antique surround and overmantel were installed. The existing fire screen was repaired and refurbished for reuse.

Moldings and Paneling Throughout:

- an attempt was made to save the existing plaster moldings. Unfortunately many of the plaster moldings were destroyed in the 2014 earthquake. New moldings very similar to the original were made and installed.
- In several areas throughout the house new matching millwork was custom made to replace or augment existing.

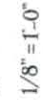
Chandeliers:

- antique and vintage chandeliers were purchased, refurbished, rewired and installed to replace sub-standard light fixtures installed by previous owners.

Page 3					
ROOM/Area	PAINT & COLOR	SHEEN	NOTES		
FRONT ROOM					
Ceiling					
Plaster medallion	SW 6142 Macadamia	flat			
	SW 6142 Macadamia	semi	will get multi-color decorative paint + gold paint later. Can do with chandelier in place?		
Crown molding, etc.	wood stain				
Wall above picture rail	prepare for wallpaper				
Picture rail	wood stain				
Walls	prepare for wallpaper				
DINING ROOM					
Ceiling					
Plaster medallion	SW 6142 Macadamia	flat			
	SW 6142 Macadamia	semi	will get multi-color decorative paint + gold leaf later. Can do with chandelier in place?		
Ceiling plaster moldings	SW 6142 Macadamia	semi			
Crown, etc.	wood stain				
Wall above picture rail	SW 6142 Macadamia	flat			
Plaster moldings above picture rail	SW 6142 Macadamia	flat	will get Modern Masters Olympic Gold topcoat later		
FRONT FOYER (ground floor only)					
Ceiling			Jeremy will add wood molding at ceiling edge		
Plaster medallion	SW 6142 Macadamia	flat			
	SW 6142 Macadamia	semi	will get Modern Masters Olympic Gold in some areas		
walls & sloped ceiling	SW 6142 Macadamia	flat			
space between ceiling moldings		flat	TEST Olympic Gold; NO RED		
continued page 4					

Page 4					
ROOM/Area		PAINT & COLOR	SHEEN	NOTES	
MAIN STAIRWELL					
Walls		SW 6142 Macadamia	flat		
Walls above chair rail		SW 6142 Macadamia	flat		
Crown, trim, picture rail, etc.		wood stain	flat		
Ceiling		SW 6142 Macadamia	flat		
Plaster medallion		SW 6142 Macadamia	semi	will get multi-color decorative paint + gold leaf later. Can do with chandelier in place?	
UPSTAIRS FRONT HALL					
Ceiling		SW 6142 Macadamia	flat		
Walls		SW 6142 Macadamia	flat		
Crown, trim, picture rail, etc.		wood stain			
MASTER BEDROOM					
Master Bedroom Ceiling		BM 717 Paradiso	flat		
Master Bedroom ceiling medallion		DE Cream Wave	semi		
Master Bedroom Corbels		DE Cream Wave	semi		
Master Bedroom crown		wood stain			
Master Bedroom wall above picture rail		tbd			
Master Bedroom walls		BM 719 Hemlock	flat		
Master Bedroom inside closet		BM 715 In Your Eyes	flat		
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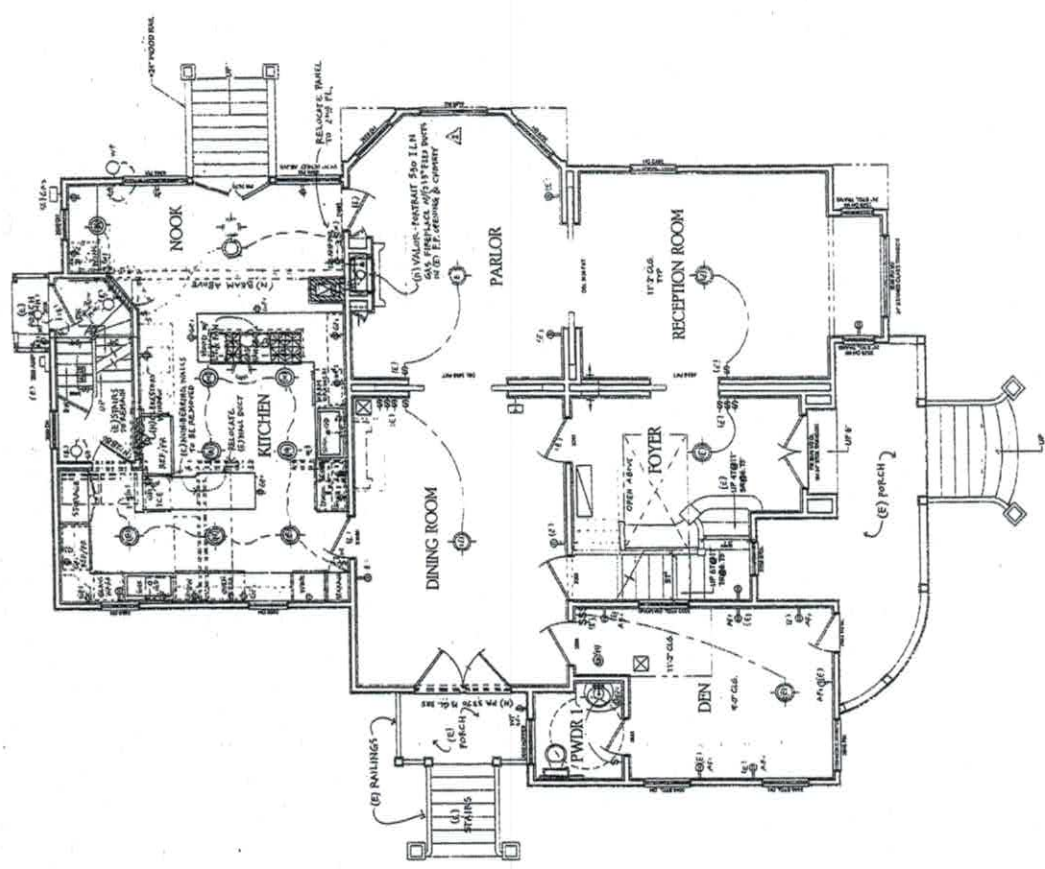
Page 5				
ROOM/Area	PAINT & COLOR	SHEEN	NOTES	
MASTER BATHROOM				
Master Bath Turret ceiling				
Master Bath Turret medallion	BM 715 In Your Eyes	matte		
	BM 715 In Your Eyes, 718 Ocean City Blue, DE Cream Wave		& Olympic Gold	
Master Bath Turret above highest molding	same as turret ceiling	matte		
Master Bath turret wall between 2 moldings	BM 718 Ocean City Blue	matte	TEST	
Master Bath wall above lowest picture rail	BM 715 In Your Eyes	matte	TEST	
Master Bath wall below lowest picture rail	BM 718 Ocean City Blue	matte	TEST	
Master Bath low ceiling	BM 715 In Your Eyes	matte	TEST	
Master Water Closet walls	BM 715 In Your Eyes	matte	TEST	
Master Water Closet ceiling	BM 715 In Your Eyes	matte	TEST	
OFFICE				
Office ceiling				
Office ceiling medallion				
Office wall above picture rail				
Office wall below picture rail				
Office closet ceiling & walls				
Office closet shelves				
OFFICE BATH				
Office Bath ceiling				
Office Bath walls above picture rail				
Office bath walls below picture rail				
GUEST BEDROOM				
Guest Bedroom ceiling				
Guest bedroom ceiling medallion				
Guest bedroom walls above picture rail				



SITE PLAN / LANDSCAPE PLAN & ROOF PLAN

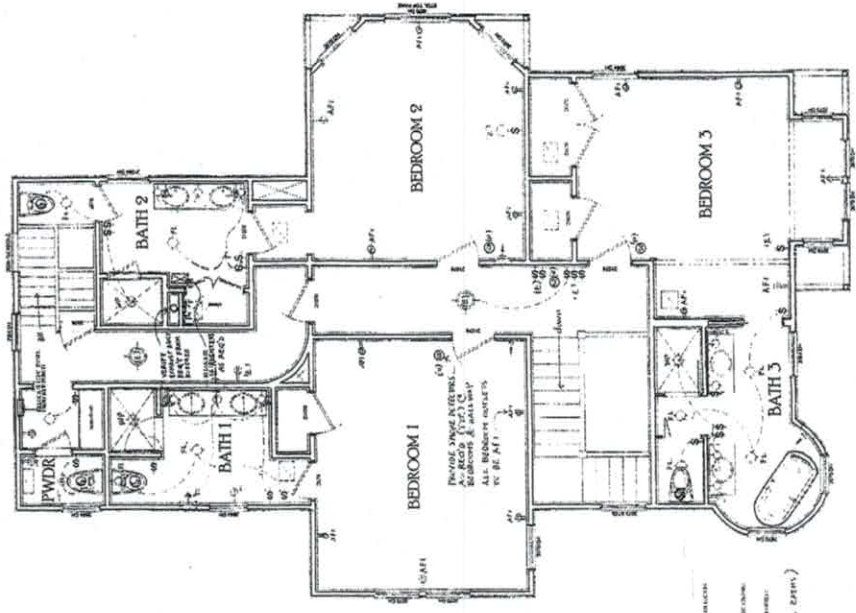


SITE AND ADJACENT PROPERTIES



FIRST FLOOR PLAN WITH NEW KITCHEN LAYOUT

1/4"=1'-0"



2ND FLOOR PLAN WITH MODIFICATIONS

1/4"=1'-0"

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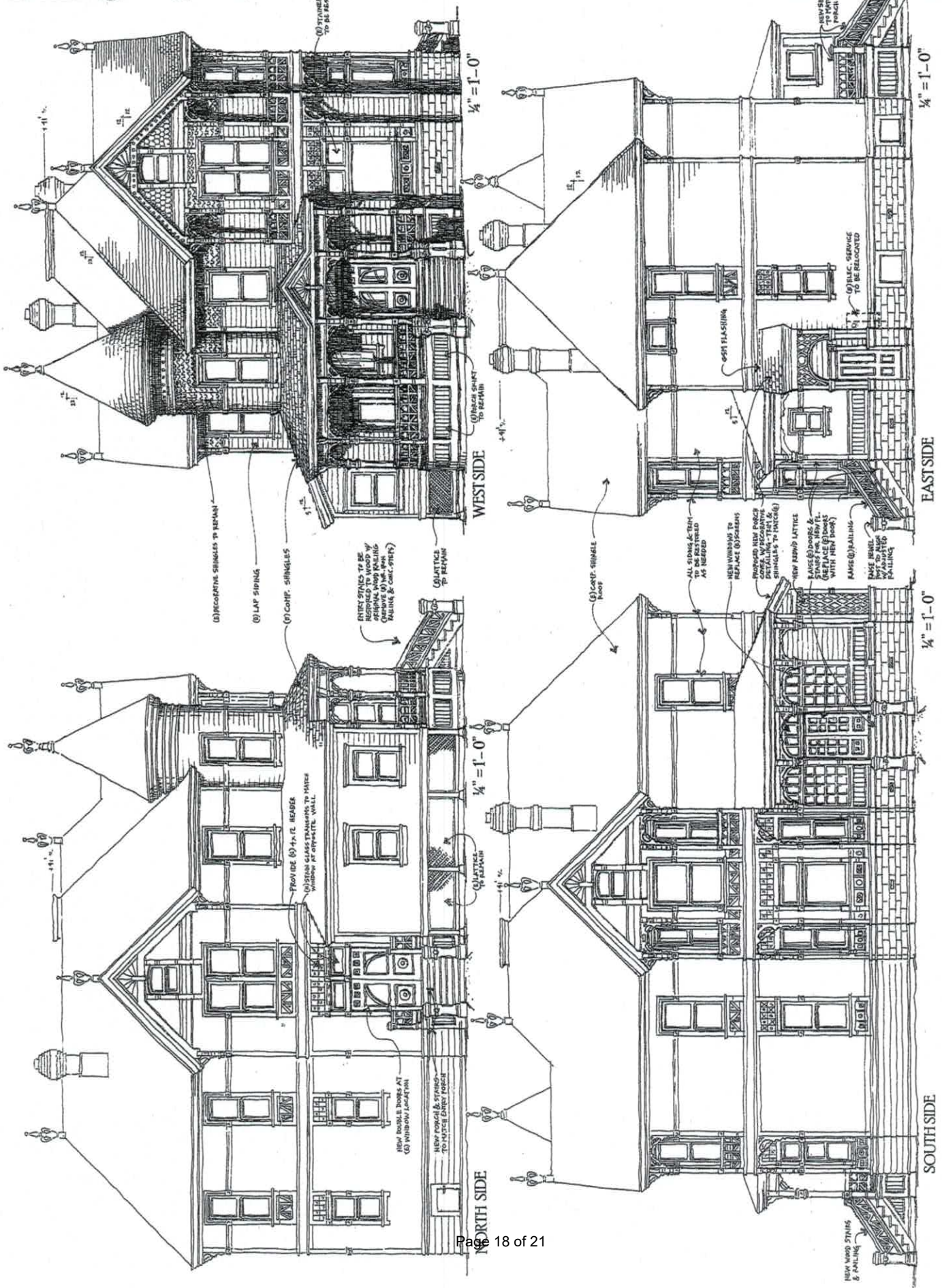
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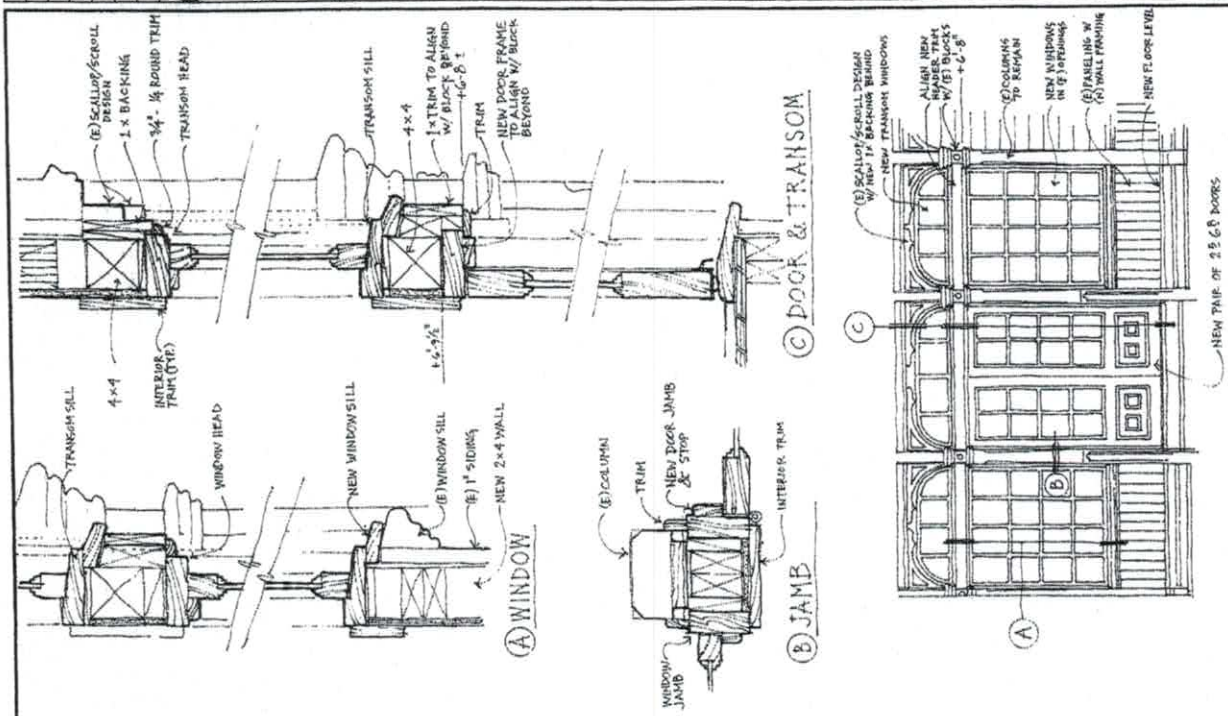
ALTERATIONS TO THE
GE HOUSE
NAPA, CA 94559

608 RANDOLPH STREET

ATTACHMENT 2

EXHIBENT 2





PORCH WALL ALTERATION/RESTORATION

**NAPA COUNTY LANDMARKS**

1754 Second Street, Suite E
 Napa, CA 94559
 707-255-1836

April 15, 2019

Michael Walker
 Senior Planner
 Community Development Department
 Planning Division
 1600 First Street
 Napa, CA 94559

RE: 608 Randolph Street Napa California - Mills Act Recommendation

Dear Mr. Walker,

Napa County Landmarks supports the application and designation of the Mills Act for the property located at 608 Randolph Street, Napa, California. The home on this property is a fine example of the Queen Anne Victorian style designed by Luther Turton and built by Sarah and Luther Hayman in 1888. It retains strong architectural integrity in the aspects of design, workmanship, and materials. It is now known as The Ackerman Family Heritage House. In 1997 it was listed as a contributor to the National Register Napa Abajo-Fuller Park Historic District and is also locally listed as a historic resource in the City of Napa. This home has been beautifully restored after many years of neglect with attention to detail both inside and out to preserve the integrity and history of this home.

The designation of the Mills Act would allow for the offset of the costly maintenance of the property for the owner and at the same time afford the City of Napa the opportunity to support Historic Preservation as a Certified Local Government and back the General Plan's Historic Preservation Ordinance. The Ackerman Family Heritage House is an excellent candidate for the Mills Act as it will help in the expenditures to continue to restore, repair and maintain this important historic structure. The owner has diligently followed the Secretary of the Interior's Treatment of Historic Properties, in particular, the Standards for Rehabilitation and the California Historical Building Code during the restoration of the property.

Please support the continued preservation and maintenance of The Ackerman Family Heritage House, by forwarding this property for review to the Cultural Heritage Commission and the City Council for designation as a Mills Act property.

Sincerely,

Ernie Schlobohm
 President, Napa County Landmarks

Napa County Landmarks is a nonprofit organization that advocates for the appreciation and preservation of historic buildings, sites and districts through educational programs, public policy, research and technical assistance.