

“G”

Historical Resource Evaluation

Stewart Ranch Micro Winery Use Permit P23-00178-UP
Zoning Administrator Hearing - June 25, 2025



EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION AND
SECRETARY OF INTERIOR'S STANDARDS
FOR THE TREATMENT OF HISTORIC
PROPERTIES REVIEW OF THE PROPERTY
AT 2195 GOLDEN GATE DRIVE, IN
UNINCORPORATED NAPA COUNTY,
CALIFORNIA**

SUBMITTED TO:

Paul and Ailene Pritchett
ailene@oreocows.net
Stewart Ranch

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
with
Nicole LaRochelle, M.S., Architectural Historian
and
Bee Thao, M.A., Researcher

Updated January 11, 2023

Evans & De Shazo, Inc
1141 Gravenstein Highway S
Sebastopol, CA 95472
707-823-7400
www.evans-deshazo.com



TABLE OF CONTENTS

TABLE OF CONTENTS	ii
INTRODUCTION	1
PROPERTY LOCATION	1
REGULATORY SETTING	3
CALIFORNIA ENVIRONMENTAL QUALITY ACT	3
THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION	4
METHODS	5
CULTURAL RESOURCE INVENTORIES.....	6
ONLINE RESEARCH.....	6
IN-PERSON RESEARCH	6
HISTORICAL SETTING	6
MEXICAN PERIOD (1821 – 1848)	7
EARLY AMERICAN PERIOD (1848 – 1850)	7
HISTORY OF NAPA (1847 – 1970s)	8
DAIRY HISTORY IN NAPA VALLEY (1860s TO 1970s)	19
PROPERTY HISTORY.....	20
ARCHITECTURAL STYLES	33
VERNACULAR ARCHITECTURE.....	33
FOLK VICTORIAN ARCHITECTURE (CA. 1870 - CA. 1910).....	34
TUDOR REVIVAL (1890 – 1940)	34
MINIMAL TRADITIONAL (CA. 1935 – 1950)	35
HISTORIC ARCHITECTURAL SURVEY	36
1928 DAIRY STOREFRONT	37
1939 DAIRY BARN	42
1916 COW BARN.....	45
CA. 1932 MAIN HOUSE.....	48
1957 GUEST HOUSE.....	51
1951 SHOP	54
CA. 1940 GARAGE.....	56
CA. 1940 WOODSHED.....	58
CA. 1970 SMALL ANIMAL PEN.....	60
CA. 1895 STABLE	62
CA. 1895 HOUSE	64
2017 STABLE	68
CA. 1970 CHICKEN COOP.....	70
CA. 1900 CAVE	70
ASSOCIATED LANDSCAPE	71
DOCUMENTATION OF THE PROPERTY AS A DISTRICT	80



EVALUATION FOR HISTORICAL SIGNIFICANCE.....	81
CALIFORNIA REGISTER OF HISTORICAL RESOURCES	81
CRHR EVALUATION	82
INTEGRITY.....	85
STANDARDS REVIEW	87
CONCLUSIONS	87
BIBLIOGRAPHY.....	89
ATTACHMENT: Department of Parks and Recreation (DPR) 523 forms (Appendix A)	

1928 DAIRY STOREFRONT

The 1928 dairy storefront is associated with Vernacular architecture. Prior to the storefront being opened within the building, it may have been used as a milking house – due to its location and roof extension from the dairy barn. The building has a front-facing gable and a square footprint. The building is set on a raised concrete slab foundation and is constructed with a concrete masonry unit (CMU) knee-wall on which wood framing is built. The wood framing is clad with horizontal wood shiplap. The gable roof is clad with corrugated metal sheets and extends past the form of the building. The roof extension is supported by a wall extending from the north elevation of the 1939 dairy barn south of the dairy storefront. This roof extension has a raised ridge for ventilation, but this does not continue along the rest of the ridge. The roof has two square openings. On the east side of the roof, the square opening is protected with a vented cupola that has a front-facing gable of its own and a metal rooster weathervane. The opening on the west side of the roof has a raised cap with corrugated metal.

North Elevation

The north elevation (primary façade) of the building consists of the public entrance to the former dairy “retail” storefront (Figure 28). The main entrance to the building is located at the east corner of the elevation and is an aluminum-framed glass storefront entry door adjacent to a large aluminum-framed picture window. The west corner of the elevation consists of a wood-paneled door with a single light. A metal awning extends over half of the elevation, covering the aluminum door and window. At the peak of the gable is a rectangular vent.

East Elevation

The east elevation consists of the eave end of the building and contains a door and window (Figure 29). The paneled wood door, which has a wood silhouette of a cow over the paneling and original hardware, is centrally located and has decorative trim framing the door (Figure 30). To the north of the door is a large aluminum window with two fixed lights. To the south of the door is an original sign that reads “Feed & Seed Farm Supply” and has the image of a chicken surrounded by pink checkered patterns (Figure 31). The east elevation opens onto a raised concrete walkway, which operates as a dock for loading the dairy’s produce.

South Elevation

The south elevation consists of a central door accessing the dairy barn. At the west side of the elevation is a cornerstone with the date of 1928 (Figure 32). The elevation has a central, wood-paneled door with the same decorative framing as seen on the east elevation (Figure 33). This door is between two one-over-one, double-hung wood windows with horn stiles (aka lugs). At the west end of the elevation, there is a porcelain water fountain below a square mirror that is framed into the elevation. The gable has a wood vent at its peak. The elevation opens onto a walkway between the storefront and the dairy barn; over the walkway, there is a raised deck housing the machinery required to move milk into the processing room located within the store (Figure 34). The machinery is protected by the gabled roof that extends to the dairy barn.

West Elevation

The west elevation consists of the eave end and consists of three windows (Figure 35). The three windows are one-over-one, double-hung wood windows with horn stiles on the exterior window. The north window is larger than the southern two but is boarded up with plywood (Figure 36). The central window has a window



CA. 1940 GARAGE

The ca. 1940 garage is a Vernacular form, consisting of a side-facing gable building with a rectangular footprint, where only the southern third of the building is enclosed. The wood-framed building is clad with corrugated metal on the walls and roof. The enclosed section of the building is on a raised pier foundation, while the open section has an asphalt floor that follows the natural slope of the hill. On the northeast elevation, the enclosed section consists of a one-over-one wood window to the south of a wood-paneled door (Figure 57). The door is accessed via a wood stair of seven steps. While only a third of the northeast elevation is enclosed, the remaining section is exposed as a covered parking area for farm equipment. The southeast elevation consists of two one-over-one wood windows (Figure 58). Neither the northwest nor northeast elevations have any fenestration (Figure 59).



Figure 57. Northeast elevation, facing southwest.



loading shoots, as well as the pasture locations, as there is skill and knowledge needed to develop a dairy ranch.

Therefore, 1916 cow barn, 1928 storefront, and 1939 dairy barn and the Property retain integrity of workmanship.

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historical sense of a past period. The 1916 cow barn, 1928 storefront, and 1939 dairy barn evokes the feeling of Vernacular architecture, associated with dairying ranch and farming construction their date of construction, respectively. Their utilitarian design and the pastures and fences within the Property contribute to the feeling of a property as dairy ranch.

Therefore, the 1916 cow barn, 1928 storefront, and 1939 dairy barn and the Property retain integrity of feeling.

- **Association.** The 1916 cow barn, 1928 storefront, and 1939 dairy barn is associated with Vernacular architecture, and the Property, though no longer a working dairy ranch, is a working cattle ranch and conveys an association with ranching.

Therefore, the 1916 cow barn, 1928 storefront, and 1939 dairy barn retain its association with Vernacular architecture, and the Property retains integrity of association with ranching.

An assessment of integrity found that the 1916 cow barn, 1928 storefront, and 1939 dairy barn and the 12.71-acre Property associated with the agricultural practices of dairy ranching in Napa Valley within a period of significance of 1904 to 1956, retain all seven aspects of integrity.

STANDARDS REVIEW

To be added when the design is ready.

CONCLUSIONS

EDS completed an HRE of the 12.71-acre Stewart Ranch Property at 2195 Golden Gate Drive (APN 218-090-031) within Napa, Napa County, California.

The methods used to complete the HRE included research completed by Bee Thao, M.A. and Nicole LaRochelle, B.A. and an intensive level historic architectural survey and the significance evaluation and integrity analysis completed by EDS Principal Architectural Historian Stacey De Shazo, M.A. and Nicole LaRochelle, M.S., who both exceed the Secretary of the Interior's qualification standards in Architectural History and History.

The HRE determined that the Property appears eligible for listing in the CRHR as a historic district under Criterion 1 for its association with the agricultural practices of dairy ranching in Napa Valley within a period of significance between 1904 and 1956 and retains all seven aspects of integrity. The event of dairy farming in Napa Valley occurred from the 1860s to the 1960s, and the period of significance for the Property related to this event is 1904 to 1956. EDS also determined that the 1916 cow barn, 1928 storefront, and 1939 dairy barn appear individually eligible for listing in the CRHR under Criterion 3 for their association with Vernacular architecture, specifically dairy farming design within a period of significance associated with their

Historic Resource Evaluation and Secretary of Interior's Standards for the Treatment of Historic Properties Review of the Property at 2195 Golden Gate Drive, Napa, Napa County, California.



construction dates, and all three retain all seven aspects of integrity. As such, the Property – as a historic district - and the 1916 cow barn, 1928 storefront, and 1939 dairy barn - as individual resources - appear to meet the criteria to be considered historical resources under CEQA. The ca. 1895 house, 1932 main house, 1957 guest house, ca. 1970 small animal pen, ca. 1900 cave, 2017 stable, and ca. 1970 chicken coop, and the associated landscape were not found to be individually eligible under CEQA.