



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

HISTORIC RESOURCE EVALUATION FOR THE PROPOSED CROIX ESTATE WINERY PROJECT LOCATED AT 1406 WOOD ROAD, FULTON, SONOMA COUNTY, CALIFORNIA

SUBMITTED TO:

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INTRODUCTION

Evans & De Shazo, Inc. (EDS) was contracted by Jeffrey Redding (client) on behalf of Croix Estates to complete a Historic Resource Evaluation (HRE) of the property at 1406 Wood Road, Fulton, Sonoma County within Assessor's Parcel Number (APN) 034-030-032 (Project Area). The property includes six built-environment resources, including a ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, as well as a contemporary winery barn building, and associated landscape. The property is not listed in the 2012 Office of Historic Preservation Historic Properties Directory (HPD) and the built-environment resources have not been previously evaluated to determine historical significance. The proposed project consists of changes to an existing use permit that includes the rehabilitation of the ca. 1910 house, demolition of the ca. 1910 egg-washing barn, and demolition or relocation of the ca. 1910 barn, in addition to the construction of additional buildings and landscape features. As part of the scoping process for the Project, Jeffery Redding requested a record search from the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) to determine if there are any Historical Resources in the Project Area that could be impacted by the proposed Project and to seek recommendations. The results of the NWIC record search recommended that any built-environment resources at least 45 years of age located within the Project Area be assessed by a professional architectural historian. In addition, the NWIC recommended that a qualified archaeologist conduct further archival and field survey to identify cultural resources within the Project Area. Based on recommendations provided by the NWIC, EDS was retained to conduct a Cultural Resources Evaluation (CRS) of the Project Area and an HRE of the built-environment resources within the Project Area that are at least 45 years of age to determine if there are Historical Resources present that could be impacted by the proposed Project.

The CRS and the HRE were completed as part of a requirement by the PRMD. The CRS was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA, the results of which are presented in a separate report.¹ The HRE was completed by EDS Principal Architectural Historian, Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History. The results of the HRE are presented herein.

PROJECT DESCRIPTION

Croix Estate is proposing to modify an existing permit (#UPE06-0022) that was issued by the PRMD to Robert Rue in March 2007 authorizing a new winery with a maximum annual production capacity of 5,000 cases in a 2,000 square foot building with tasting by appointment only and participation in 10 industry wide events annually. The proposed modifications to the March 2007 permit associated with the Project include:

- Expansion of production from 5,000 to 10,000 cases annually;
- Rehabilitate the existing 2,500 sf +/- residence² for the purpose of converting it to winery use (administration and private tasting)

¹ Sally Evans, *Cultural Resource Study for the Proposed Croix Estate Winery Project Located at 1406 Wood Road, Fulton, Sonoma County, California*, 2019.

² ca. 1910 house



- Construct a new 12,000 sf +/- barrel storage building and outdoor storage area
- Construct a new 1,330 sf +/- tasting room pavilion including case good storage and restroom
- Install a 60,000 gallon eight (8) foot high combined domestic and fire water storage tank on an existing gravel area on the south side of the proposed barrel storage building;
- Improve existing driveway including installation of bio retention facility
- Install landscaping and fencing line along east property line
- Demolish or relocate the existing accessory building (ca. 1910 barn)
- Demolish the existing ca. 1910 egg-washing barn

The Project Area currently contains six buildings, including a ca. 1910 house, ca. 1910 water tower, a ca. 1910 egg-washing barn, a ca. 1910 barn, a ca. 1910 pump house (accessory building), and a contemporary winery barn building. As part of the proposed Project, the ca. 1910 water tower will be preserved, the ca. 1910 barn is proposed for demolition or will be relocated elsewhere within the property, the ca. 1910 egg-washing barn will be demolished to make room for the new barrel storage building, and the ca. 1910 house will be rehabilitation and the use changed from a single-family residence to a winery use for administration and private tastings. The remaining land, which is currently planted with vineyards, will remain unchanged.

PROJECT LOCATION

The 10.0-acre Project Area is located at 1406 Wood Road, Fulton, Sonoma County, California, within APN 034-030-032. The property is rectangular in shape and is situated on the south side of Wood Road, approximately 0.33 miles west of Fulton Road and 1.3 miles southwest from the town of Fulton (Figure 1).

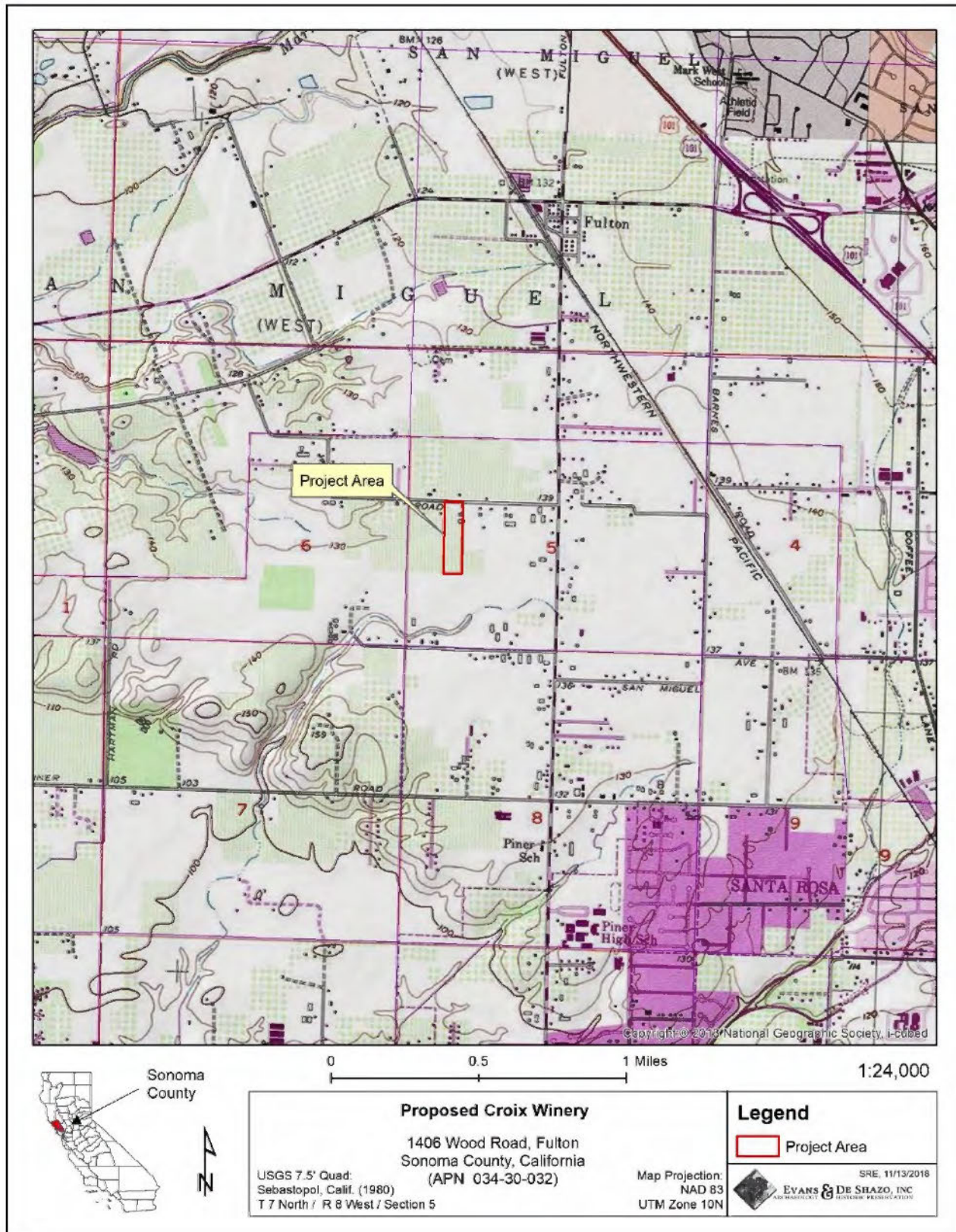


Figure 1. Project Area location map.



REGULATORY SETTING

California Environmental Quality Act

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the County of Sonoma is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the California State Office of Historic Preservation (OHP). These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historical Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,



provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

Local Register of Historical Resources

A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

METHODS

The HRE was prepared by EDS Principal Architectural Historian, Stacey De Shazo, M.A. in compliance with CEQA regulations and guidelines. EDS utilized research obtained at the NWIC of CHRIS, the Sonoma County Assessor/Recorder Office, as well various online sources that include Ancestry.com, Newspapers.com, and California Digital Newspaper Collection to obtain details regarding property ownership and to develop an historic context in which to evaluate the historic significance of the built-environment resources within the Project Area that are at least 45 years of age. EDS also conducted an intensive level field survey to document the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, and associated landscape. EDS completed Department of Parks and Recreation (DPR) 523 forms for built-environment resources at least 45 years in age (Appendix A).

HISTORIC SETTING

The following historic setting is intended to provide context related to the history and development of the surrounding area where Project Area is located including the history of the town of Fulton.



The Mexican Period (1822 - 1848)

In 1821, Mexico declared its independence from Spain and took possession of California, marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period in 1822, also referred to as the “rancho” period, in “Alta California”³. Dramatic changes occurred throughout California under the new Mexican government due to the lack of strong oversight and military rule imposed by the Spanish. In addition to secularization in 1833 that saw Mission land and property dissolved, new opportunities arose for trade when foreign ships that had previously been held off by Spanish guarded military ports could dock and provide a variety of provisions to local settlers throughout California. Thus, tea, coffee, sugars, spices, spirits of all kinds, as well as a variety of manufactured goods made their way into the region; and the taxes on these imported goods became the main source of revenue for the Mexican government in California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in California during this time. The Mexican colonial authorities further encouraged settlement of Alta California by permitting foreigners to settle, and by giving politically prominent persons large land grants called ranchos. As a result, the 20 or so ranchos that had existed in Alta California during the Spanish period increased to roughly 800 ranchos that varied between 10,000 and 20,000 acres. The land where the Project Area is located was south of Rancho San Miguel and located within public land.

Early American Period (1848-1850s)

The start of the American Period in California is marked by the end of the Mexican-American War in 1848 when the U.S. took possession of Alta California in the signing of the Treaty of Guadalupe Hidalgo. The Treaty of Guadalupe Hidalgo provided the resident Mexicans their American citizenship and guaranteed title to ranchos granted in the Mexican period. However, the excitement of the California Gold Rush from 1848 to 1850 and the lure of gold and cheap land drew many settlers to the area from all over the U.S., as well as Scotland, Ireland, England, Germany, and France. This increase in European-American settlers brought about many land ownership disputes. To resolve these disputes, the U.S. Congress created the Public Land Commission following admission of California into the Union in 1850 to validate the land titles of Spanish and Mexican land grants in California. Although the Commission eventually confirmed most of the original Mexican land grants, some of the grants were reduced in original size and the cost of litigation forced many of the Californios⁴ to sell their land and cattle; and more often than not, their land was lost to newly arriving American settlers and the lawyers who were hired to defend land title claims.⁵ During the 1850s, the area where the Project Area is located comprised of larger parcels of land of which were set-up as small farms.

History of the Town of Fulton

The town of Fulton began as a census-designated place (CDP) within public land in an area of Sonoma County situated approximately 7 miles north of the then city limits of Santa Rosa. The town was platted in 1870 (Figure 2) and in 1871, Fulton was officially established as a town with the opening of the first post

³ Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1822.

⁴ Californios were elite families that received large land grants from Spain and Mexico.

⁵ Nancy Olmstead, *Vanished Waters: A History of San Francisco's Mission Bay*. (San Francisco: Mission Creek Conservancy, 1986).



office⁶ on First Street (now Fulton Road).⁷ The small town was named after Thomas and James Fulton, who traveled overland by ox team with their father David Fulton (aka Richard Fulton), and arrived in what is now Nevada County, California in 1849 at the height of the gold rush. In 1854, David, Thomas, and James traveled to Sonoma County and Thomas purchased a 160-acre plot of land. Thomas set up a blacksmith shop on the property and Thomas' father and brother farmed the remaining land, planting 6-acres of orchards that included fruit trees, and zinfandel grape vines, and the remainder of the land was planted with hay grain for their stock-raising operation. By the 1860s, a small settlement, which was then known as Fulton's Cross Roads, developed along the present day junction of Fulton Road and River Road (Figure 4) and in 1871 Thomas donated a small parcel of land for the location of the first post office (Figure 5). Thomas served as the first postmaster for the new town that was named after both Thomas and James. During this time, the area around the town of Fulton consisted of large farms that included the grapes, hops, wheat, apples, pears, cherries, and prunes, as well as cattle ranches.

In 1872, Thomas sold a portion of his land to the San Francisco & Northern Pacific Railroad company, who laid tracks that connected Petaluma and Santa Rosa with new railroad stations in Fulton, Windsor, and Healdsburg. In 1874, Thomas built the first warehouse in town of Fulton located adjacent to the railroad tracks (shown on Figure 2). The warehouse was used to store transported goods via rail, which supported the growing agricultural community. During this time, local farmers also worked in the production of charcoal manufacturing by girdling or ring-barking⁸ thousands of oak trees in the area to burn for charcoal. During the latter part of the 1870s, a large charcoal business developed in Sonoma County as the peeled wood from oak trees was burned to make charcoal, which was a high-demand commodity in San Francisco restaurants.⁹ In 1878, 150 railroad carloads of the charcoal were shipped from the town of Fulton via Thomas' warehouse.

Due to the strong agricultural economy, the town of Fulton continued to grow and develop throughout the 1880s and 1890s and several buildings were constructed to support the community that included the Fulton Hotel (no longer extant), a Methodist church (no longer extant), and the "corner grocery" store (no longer extant) (Figure 6 and Figure 7). During this time, the community saw an influx of Italian immigrants who worked in local lumber mills, tanneries and quarries, and fruit orchards. The Italian immigrants were drawn to Sonoma County by the terrain and climate that was similar to what is found in Northern Italy, and some engaged in grape growing and winemaking in the areas of Sonoma County near the Town of Fulton. In the early 1890s, the Fulton Winery was constructed within the Town of Fulton (Figure 8). The Fulton Winery, which was first owned by the Fulton Winery Company, was a large production facility with several winery buildings, a smokestack and a railroad spur. The winery was sold in 1899 for \$20,000 to the Italian-Swiss Agricultural colony. The winery continued production until it closed due to the Volstead Act of 1918 (Prohibition) and remained vacant until 1930.

By the turn of the twentieth century, the fruit industry was booming and many farmers in the Fulton area planted prunes and apples (Figure 10). In 1931, the American Box Company purchased the old winery building

⁶ The post office is now a private residence at 3320 Fulton Road, Fulton.

⁷ David L. Durham, *California's Geographic Names: A Gazetteer of Historic and Modern Names of the State*. Clovis, Calif.: Word Dancer Press, 1998.

⁸ Peeling or removing the peeling of a ring of bark from a tree.

⁹ Western Sonoma County Historical Society, <http://www.wschsgf.org/articles>



and used it as a warehouse. In 1935, local Fulton resident Frank E. Laumann bought the former Fulton Winery to house his growing stove wood business. During this time, the old winery tanks were dismantled. During the 1940s, Laumann and several other men tore this winery, leaving only the brick walls. What remained of the buildings that once made up the winery, became a chicken processing plant in the early 1960s when operated by the California Poultry Inc., (Figure 11) and later the Fulton Valley Processors purchased the property. During this time, many local farms invested in raising chickens, including the owners of the subject property at 1406 Wood Road. By the 1970s, the town of Fulton was in decline and many buildings that defined the town were demolished including the Methodist church (shown in Figure 11).

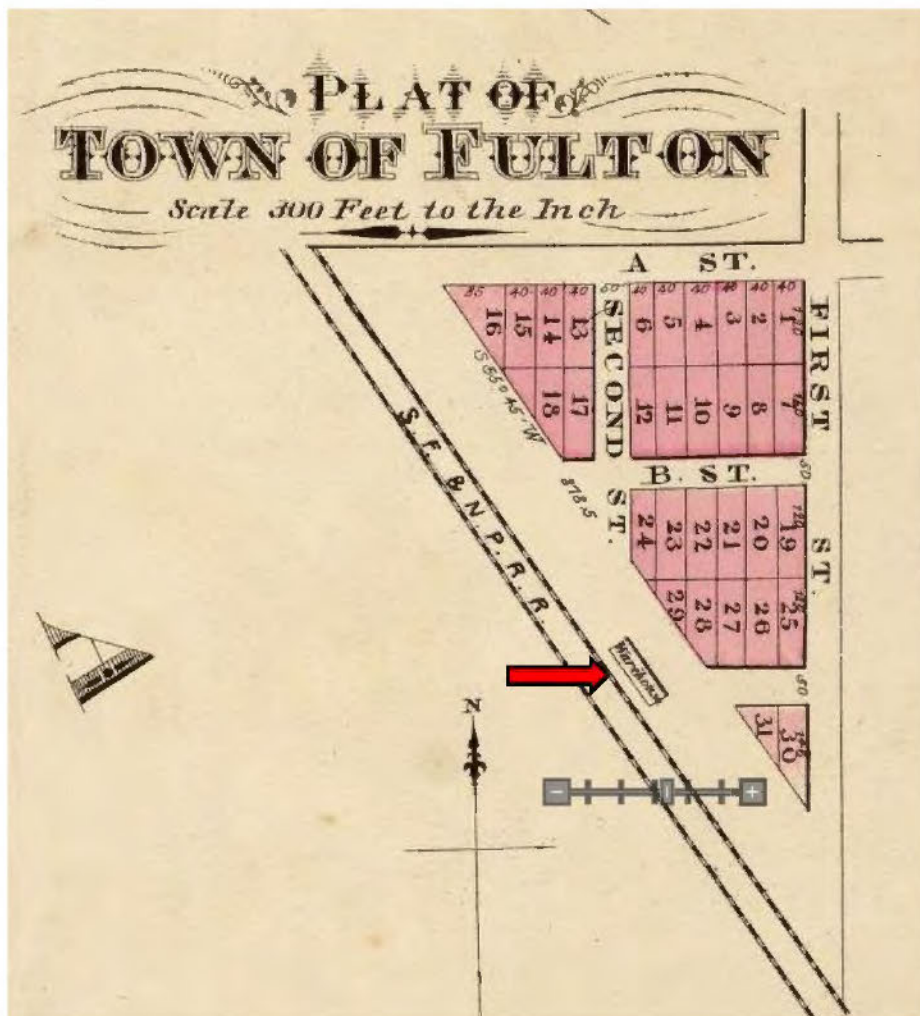


Figure 2. 1877 Thompson map showing the Town of Fulton, and Thomas Fulton's warehouse.

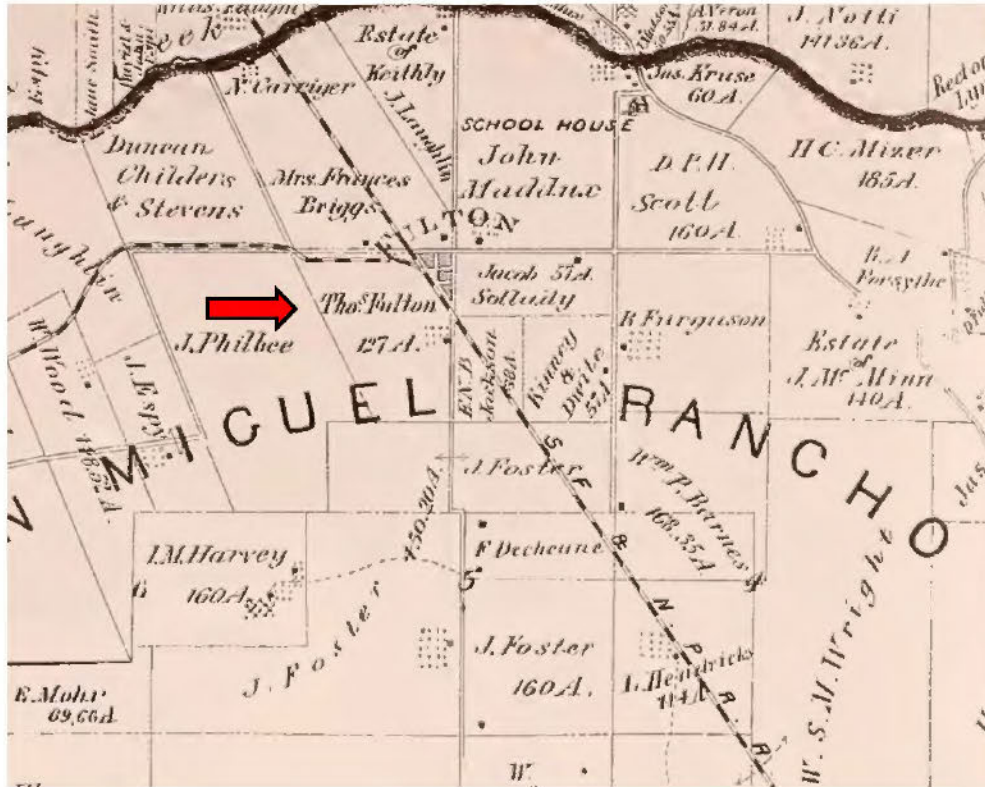


Figure 3. 1877 Thompson map, showing the Town of Fulton and the remaining 127-acres of land owned by Thomas Fulton.



Figure 4. 1906 photo showing First Street (now Fulton Road) looking north (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 5. ca. 1907 photo of the Fulton Post Office, now a private residence (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 6. Fulton Hotel (now longer extant) and the Fulton public square, on First Street (now Fulton Road) in ca. 1908 (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 7. ca. 1910 photo of the "Corner Grocery" store (no longer extant) in Fulton (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 8. ca. 1900 photo of the Fulton Winery building, located east of the rail road tracks along what is now River Road (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 9. ca. 1931 photo of the American Box Company in the form Fulton Winery (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 10. ca. 1930 photo near the town of Fulton showing the orchards (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).



Figure 11. 1961 photo of the town of Fulton, showing the California Poultry Plant along River Road and east of the railroad tracks, and the Methodist church in the foreground, (courtesy of the Sonoma County Library, Sonoma County Heritage Collection).

ARCHITECTURAL STYLES

The following section is intended to provide a brief understanding of the Queen Anne architectural style that is most closely associated with the ca. 1910 house. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn are most closely associated with Vernacular architecture.

Queen Anne Architecture (1870-1910)

The Queen Anne architectural style (also known as Queen Anne Revival) is associated with the Victorian era that flourished between 1870 and 1910 during the reign of Queen Anne in England. Introduced in the 1860s by English architect Richard Norman Shaw, Queen Anne architecture resembled Victorian architecture but was much less formal. The Queen Anne style featured many special details that reflected an opulent lifestyle and often included steeply pitched, complex slate roofs, patterned shingles (referred to as fish scales), faux half-timbering, brightly colored siding with contrasting trim, large brick or stone chimneys, front-facing towers, turrets and gables, second-story balconies, wrap-around porches, bay windows, stained-glass windows, tall double-hung windows accented with art glass or decorative patterns, spindle railings, and ornamental trim.

Vernacular

In architectural history, the definition of “vernacular” is not universally agreed, and there are two main definitions; an “ordinary” definition where vernacular architecture is that which belongs to “a type that is



common in a given area at a given time”¹⁰, and an emerging “regionalist” definition where “vernacular buildings are localized versions of widely known forms.”¹¹ Generally, Vernacular buildings are constructed by nonprofessionals and, in many cases, by the occupants themselves.¹⁰ Vernacular architecture is also characterized as a functional shelter for people, animals and stores, “built to meet needs”, and constructed according to the availability and performance of materials and formed in response to environmental and climatic conditions. However, the term vernacular is carefully considered when evaluating buildings that appear to have “no style” or ones that do not fit the traditional known architectural styles. Whether a thatched cottage, an early “pioneer” balloon-framed house, or a trailer park, vernacular architecture is typically defined as those buildings that are outside the main-stream of professional architecture and based on local influences, such as available materials and the environment.

The term “vernacular architecture” is also applied to “everyday” forms such as barns that are set within agricultural landscapes and designed and constructed of materials that reflect regional and functional variations that help to convey specific significant design trends of a particular group of people or local industry. The vernacular form, such as barn shape, is part of the vernacular design, which often embodies ethnic traditions and local customs that reflect changing farming practices and advances in building technology.

The ca. 1910 house was evaluated under the theme related to Queen Anne architecture, and ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn were evaluated under the theme of Vernacular architecture.

LITERATURE SEARCH AND REVIEW

As part of the HRE, research was conducted at the NWIC, local repositories, and online to review published local histories, maps, photographs, and other available information that revealed the property history associated with the built-environment resources within the Project Area, and the area associated with town of Fulton. Research was conducted to provide additional context for which to assess the significance of the built-environment resources within the Project Area.

NWIC Records Search

A records search was conducted at the NWIC (File #18-0987) on November 20, 2018 by EDS Principal Archaeologist Sally Evans, M.A.,RPA, and according to the information on file at the NWIC, there have been no previous cultural resources studies within the Project Area, and there are no previously recorded cultural resources within the Project Area.

Inventories

In addition, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)

¹⁰ Thomas Carter and Bernard L. Herman, ed. *Perspectives in Vernacular Architecture, IV* (Columbia, MO: University of Missouri Press, 1991), 1.

¹¹ Ibid, 2.



- California Points of Historical Interest (CPH)
- Directory of Properties in the Historic Property Data File for Santa Rosa, Sonoma County (OHP 2012) Historic Properties Directory (HPD).

According to this research, the property has not been previously listed within these inventories.

Local Research

Local research was conducted on November 16, 2018 to review primary source documents available at the Sonoma County History and Genealogical Library, and the Sonoma County Recorder/Assessor office. Documents reviewed include the Polk's City Directories for town of Fulton (Sonoma County, California), historic maps, deeds, and photographs, as well as additional documentation related to the history of the Project Area and the town of Fulton.

Online Research

Online research was also conducted to review additional historic documents, maps, and photographs related to the subject property, as well as the history of the area.

EDS utilized the following sources:

- www.newspapers.com
- www.ancestry.com
- <http://www.library.gov/> (California State Library)
- www.calisphere.com (University of California)
- <http://heritage.sonomalibrary.org/digital/collection> (Sonoma County Library Aerial Collection)

PROPERTY-SPECIFIC HISTORY

The following section details the ownership history associated with the built-environment resources that are at least 45 years of age within the Project Area.

Ownership History

In 1877, the Project Area was part of a 450.2-acre parcel owned by J. Foster who had a house and orchard (no longer extant) situated on the west side of present-day Fulton Road and east of the Project Area, as shown on the Thompson map of 1877 (Figure 12). By 1898, a portion of the property that includes the Project Area was sold to Alfred Irwin (A. Irwin) (Figure 13). In 1903, Irwin had the property subdivided into a total of 17 parcels that included 16 parcels, and one larger designated parcel. By 1908,¹² A. Irwin had sold the subdivision that during this time was referred in the McIntire and Lewis map of 1908 as "Lemmon and Barnett Subd,"¹³ referring to the owners who purchased the subdivided property from Irwin. In 1908, Betana Gaetano Cattabriga (aka Jack), along with his two brothers, Antone (aka Antonio) and Frank Biagio Cattabriga,

¹² McIntire and Lewis, *Official Map of the County of Sonoma, California Compiled and Drawn from the Official Records by McIntire and Lewis*. California Map Collection, Sacramento, CA. 1908.

¹³ The Lewis Publishing Company, *An Illustrated History of Sonoma County, California*, 1889.



purchased two adjacent 10-acre parcels, known as lot 6 and lot 7 within the “Map of the Land of Alfred Irwin”, of which included the 10-acre subject property within APN 034-030-032, Lot 6. In 1907, Jack immigrated to the U.S. with his wife Josephine Rinaldi Cattabriga, and his two children: Augusta (born in 1903 in Italy), and Guiseffina (born in 1906 in Italy), along with two of his brothers, Antone (aka Antonio), and Frank Biagio Cattabriga. When Jack arrived in California, he first settled in San Bruno with his family and his two brothers, and in this same year, his third daughter Inez was born in San Francisco, California. In 1908, Jack purchased the 20 acres of land along present-day Wood Road and constructed the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn. During this time, the road was known as Route 4 and the address associated with subject property was P.O. Box 138 (also listed at Box 38). According to the 1910 United States Federal Census, Jack is listed as a farmer, and Josephine is listed as a housewife, with all three children living on the property. In 1929 the Polk’s Directory for Sonoma County shows Jack listed as “J Cattabriga” with the occupation of farmer.

In 1930, Eugene Muzio, who was born in 1908 in Casale, Italy, immigrated to the United States (Figure 14) and married Inez Cattabriga that same year. The couple had one child, Doris Muzio born in 1930. In 1935, a Deed of Trust was established between Jack and Josephine Cattabriga, and Jack’s brother Frank Biagio (who is listed as a single man) regarding lots 6 and 7 of the original two 10-acre parcels. The deed of trust states that Jack and Frank agreed to pay Antonio, who appears to have been a silent partner and never lived on the land, \$5,000 dollars with interest. In addition, the trust stated that the property will be kept in “good and workmanlike manner” and that no buildings will be demolished. In 1936, the Polk’s Directory for Sonoma County lists Jack, Josephine, and Jack’s brother Frank as living on the property. Later that year, Frank died at the age of 63 in Sebastopol following a long illness. After Frank’s estate was settled, Jack became the sole owner of the property, and it appears at this time lot 7 was sold.

In 1940, the U.S. Census shows Jack and Josephine living on the 10-acre property alone, and Jack is listed as a farmer. In 1949, a portion of the property that included a “fractional South ½ of the northwest quarter of Section 5T. 7N. 8W., M.D.M” was granted by Jack and Josephine to Eugene and Inez. In addition, Jack and Josephine also granted their daughter Guiseffina, and her husband John Joseph Smith, a “portion of the fractional South ½ of the northwest quarter section 5T. 7N. 8W., M.D.M”¹⁴; however, it does not appear that Inez nor Guiseffina ever returned to live on the property. During the 1940s and 1950s, a portion of the property, along the northwest corner, consisted of an orchard (Figure 15). Through this time Jack and Josephine continued to live on the property. Then in 1964, while walking during the evening along Wood Road, Jack was accidentally struck and killed, at 83 years old, by an automobile (Figure 16). In 1965, Guiseffina, and her husband John Joseph Smith sold their holdings of the subject property, which was part of a joint deed set-up in 1949, to Inez (Eugene is not mentioned on the grant deed); however, in 1965 Inez granted joint tenancy to her husband Eugene. Eugene and Inez, do not appear to have lived on the property after their father Jack died and their mother moved to Santa Rosa, but may have rented out the property for the next decade.

In 1973, Eugene and Inez sold the 10-acre property to Robert A. Rue and his wife Carlene A. Rue, who then lived on the property and started growing and selling grapes under the business name “Robert Rue Vineyards and Winery”. They specialized in small lots of handmade Zinfandel, producing less than 1,000 cases per year.

¹⁴ Sonoma County Recorder, Joint Tenancy Deed, Deed Book 905, Page 358, September 2, 1949.



The property was sold in 2016 to Venge Vineyards and Winery of Calistoga, where they are currently doing business at the property under their sister name Croix Estates Winery.

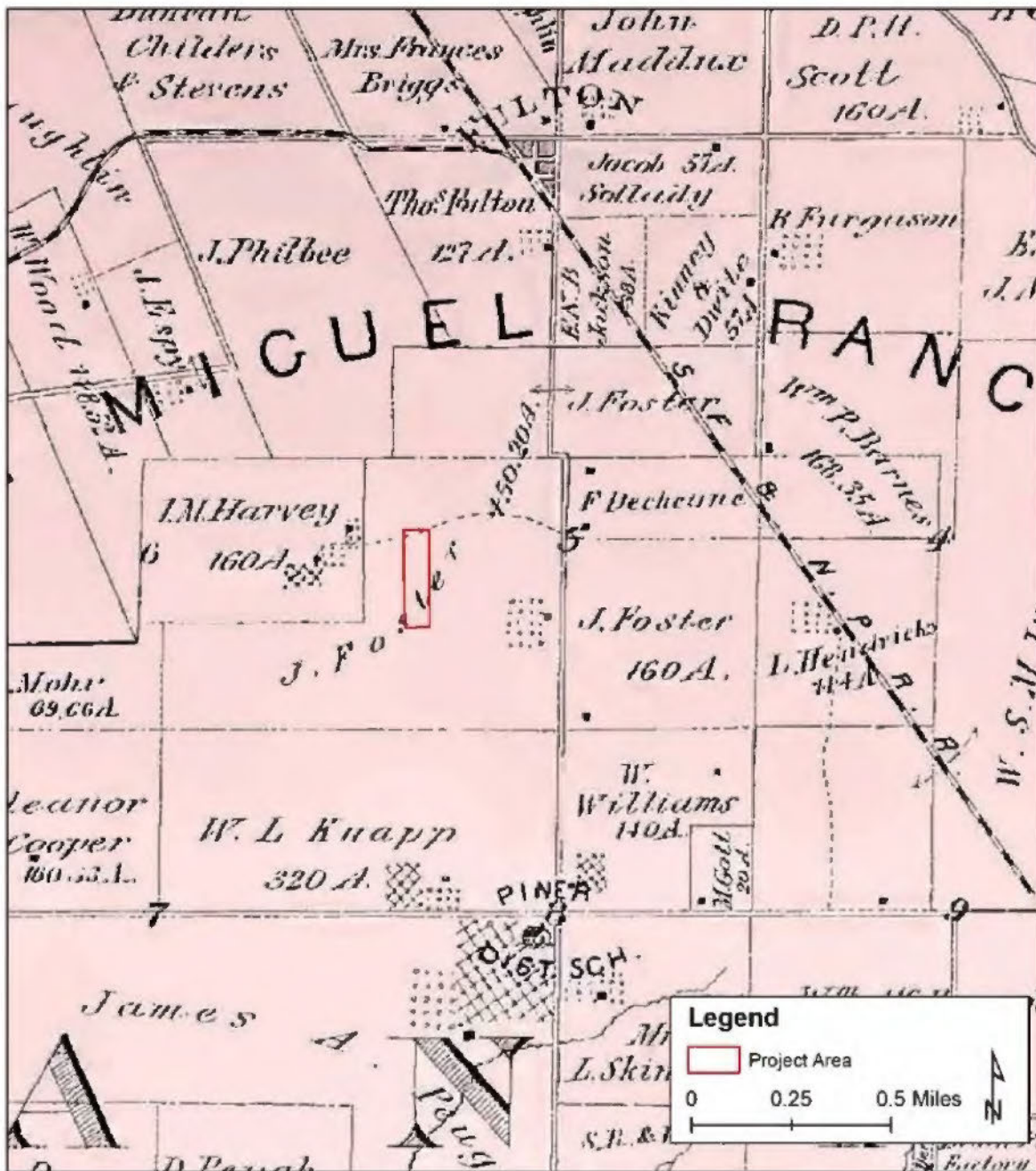


Figure 12. Thos. Thompson 1877 map showing Project Area.



Figure 13. A section of an 1898 map showing the approximate location of the Project Area within the land owned by A. Irwin (Reynolds & Proctor 1898)



Figure 14. Eugene Muzio shown in a 1930 photo (www.ancestry.com).



Figure 15. Project Area (in red) shown on the 1942 War Department aerial.

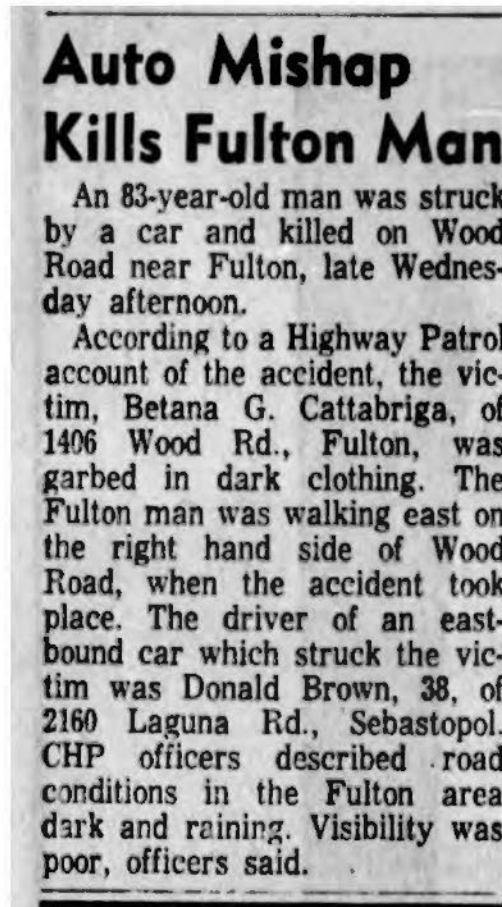


Figure 16. An article in the *Petaluma Argus Courier*, December 24, 1964 (www.newspapers.com).

HISTORIC ARCHITECTURAL FIELD SURVEY

On November 26, 2018, EDS Principal Architectural Historian, Stacey De Shazo, M.A. completed a field survey of the Project Area that includes a ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, and associated landscape. The survey was completed in compliance with CEQA to document and evaluate the existing built-environment resources that are at least 45 years of age. The following section documents the results of the field survey, which was conducted after the 2018 rehabilitation of the ca. 1910 house, and information is provided related to these recent alterations.

ca. 1910 house

The ca. 1910 house is designed in the Queen Anne architectural style and laid-out in a side-facing T-shaped plan. The building is set back from Wood Street and situated along the northeast corner of the 10-acre property (Figure 17 and Figure 18). The primary façade (north elevation) consists of a raised first floor, dominant hipped roof, and secondary hipped roof addition, each with one hipped roof dormer. The roof has a slight eave overhang and is clad in asphalt shingles. The house is clad in horizontal, channel wood siding that is not original and recently replaced the original narrow, horizontal redwood boards. There is a full-width front porch that has been skirted with channeled siding that is not original. The current porch railings and slanted side columns recently replaced the original turn-post columns, and the decorative lace-like brackets were removed, which are traditional to the Queen Anne architectural style. The front porch ceiling consists of narrow horizontal boards that appear to original to the house (Figure 19). The front porch stairs and railings



are not original and were recently replaced with simple wood railings and stairs. There is a centered multi-light front door that is flanked by two pairs of windows. The window opening to the right of the door was recently enlarged from an original single-window opening that housed a double-hung wood window, and replaced with a pair of double-hung vinyl windows (Figure 20). The window opening to the left of the front door consists of what appears to be the original window opening, with the original window casings and window sill; however, the design originally consisted of a fixed center window flanked by two narrow double-hung windows. This window has been removed and replaced with a pair of vinyl double-hung windows (Figure 21). There is a raised deck along a portion of the secondary hipped roof addition and French doors that are not original to the house.

The **east elevation** consists of horizontal, channel wood siding that is not original to the house (Figure 22). There are six windows that include two square fixed windows, one pair of double-hung vinyl windows, one double-hung vinyl window, and two large fixed windows (Figure 23).

The **south elevation** consists of horizontal, channel wood siding that is not original to the house. There are two large fixed windows, one double-hung vinyl window, two pairs of double-hung vinyl windows and a framed solid glazed rear door (Figure 24). There is a half-width tiered patio deck along the rear elevation with integrated wood planters and a contemporary modern railing. There is a full-height basement situated below the rear hipped addition that consists of a pair of narrow, double-hung windows, and a contemporary basement door that is accessed via concrete stairs (Figure 25).

The **west elevation** consists of horizontal, channel wood siding that is not original to the house, and two fixed windows that were recently added during the 2018 alterations, and replaced what appear to have been two contemporary windows (Figure 26).

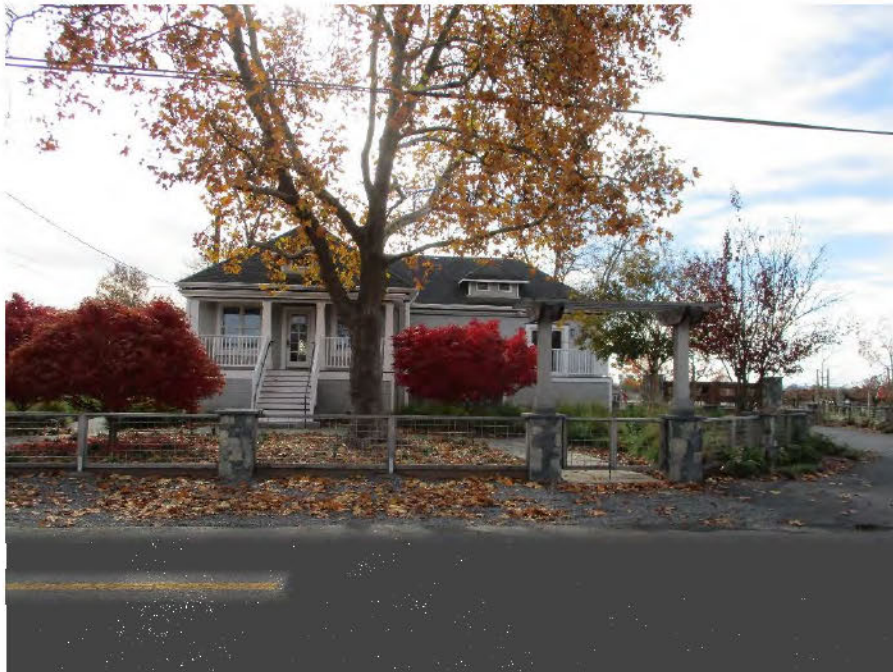


Figure 17. Photo showing primary façade (north elevation), facing south.



Figure 18. Photo showing primary façade (north elevation), facing south/southeast.



Figure 19. Photo showing primary façade (north elevation), facing south



Figure 20. Photo showing a pair of vinyl windows, set inside an enlarged window opening.



Figure 21. Photo showing the new pair of vinyl windows, facing east.



Figure 22. Photo showing the east elevation, facing south.



Figure 23. Photo showing the east elevation, near the southeast corner of the house, facing south.



Figure 24. Photo showing the south elevation, facing north/northeast.



Figure 25. Photo showing the rear basement entry stairs and door.



Figure 26. Photo showing the west elevation, facing north/northeast.

ca. 1910 Water Tower

The water tower (aka tank house) consists of original horizontal, redwood boards. There is a door along the lower level north elevation that allows access to the lower-level interior (Figure 27). There is door along the second level south elevation that previously allowed access to the platform and the water tank; however, the staircase was recently removed (Figure 28). There are two wood-framed windows, one along the second story of the north elevation, and one along the first story of the west elevation. There is a flat roof with exposed rafter tails. The top of the flat roof is where the water tank was originally located. The interior of the building consists of exposed redwood framing and elements of old knob and tube electrical, which was mainly used in the U.S. from the 1880s to the late 1930s, although all the wiring has been removed there are a few knobs that remain.



Figure 27. ca. 1910 water house, showing the north elevation door, facing south.



Figure 28. ca. 1910 water tower, showing the upper level, south elevation door.

ca. 1910 barn

The ca. 1910 barn is a front gable barn, clad in vertical redwood boards. The **west elevation** consists of a decorative wood framing that uses a cross-buck design to mimic a hay loft door, and two wide barn doors with contemporary hardware (Figure 29 and Figure 30). The moderate pitched, gabled roof is clad in corrugated steel with moderate roof eaves that extend along the north and south elevations.



Figure 29. Photo showing the ca. 1910 barn, north and west elevation, facing south/southeast.



Figure 30. Photo showing north elevation, facing south.



ca. 1910 pump house

The ca. 1910 pump house is a small, front-gabled building with a moderate pitched roof that is clad in corrugated metal sheets (Figure 31). The building is clad in vertical redwood boards and there is a single entry door along the west elevation. The north and east elevations consist of metal and PVC pipe.



Figure 31. Photo showing the ca. 1910 pump house, facing east.



ca. 1910 egg-washing barn

The ca. 1910 egg-washing barn consists of a rectangular planned building with a low-pitched shed roof and a nearly flat-roofed addition along the south elevation, which was likely added in the 1970s (Figure 32 and Figure 33). The egg-washing barn is clad in vertical redwood siding and the roof is clad in corrugated metal sheets. There is a large overhead steel hoist in front of the barn with a steel beam that is attached and centered above the barn doors (Figure 34). The steel hoist, which is weathered and showing signs oxidation, is likely associated with grape production as these types of hoists are typically used to move large vats of freshly picked grapes to crushing machines.



Figure 32. Photo showing the ca. 1910 egg-washing barn, facing east.



Figure 33. Photo showing the flat roof addition, facing north/northeast.



Figure 34. Photo showing overhead steel hoist, facing north.



Associated Landscape

The associated landscape consists of a grape vineyard with an unpaved access road along the west, south, and east sides of the vineyard area. The vineyard is planted in east/west oriented rows and supported by a trellis system. Other vegetation within the Project Area consist of a variety of plants and small trees commonly used in landscaping and a large walnut tree located around the existing buildings, approximately ten olive trees located near the small asphalt parking lot, and one fruit tree located along the west side of the vineyard approximately 550 feet south of the northern property boundary.

EVALUATION FOR HISTORICAL SIGNIFICANCE

The property as a whole that includes the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn was evaluated to determine eligibility for listing on the CRHR for the theme of early twentieth century orchard farming and chicken ranching in Fulton and Sonoma County with a period of significance from ca. 1910 to 1973. In addition, the ca. 1910 house was also evaluated as an individual resource for architectural significance within the period of significance associated with its ca. 1910 estimated date of construction.

The following section provides an overview of evaluation following the CRHR criteria.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the National Register of Historic Places (NRHP). One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data”.¹⁵

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria, and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and

¹⁵ California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



spatial relationships of the building(s).

- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section is an evaluation of the ca. 1910 house for individual eligibility for listing on the CRHR under the theme of Queen Anne architecture for the period of significance of 1910. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building were considered under the theme of Vernacular architecture for the period of significance of 1910. The property as a whole including the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn were also reviewed under the theme of early twentieth century orchard farming and chicken ranching in Fulton and Sonoma County for the period of significance from ca. 1910 to 1973.

CRHR Evaluation

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

After thorough research of the history and development of the Project Area and surrounding area within rural northern Sonoma County and the town of Fulton, it was determined that the former Cattabriga/Muzio property as a whole is associated with early twentieth century orchard farming and chicken ranching in the area from the period of significance of ca. 1910-1973; however, as detailed in the integrity section below, the setting of the property no longer retains integrity to convey significance as an orchard farm or chicken ranch due to its change in use in 1973 when the land was planted with grape vines, the demolition of several buildings, the construction of a new contemporary winery building, and changes to the ca. 1910 barn and ca. 1910 egg-washing barn to support wine production.

Therefore, the Property does not appear eligible for listing in the CRHR under Criterion 1.

2. **(Person): Associated with the lives of persons important to local, California or national history.**

None of the families or individuals that resided in the ca. 1910 house at 1406 Wood Road appear to have led important lives that made a significant impact on local, California, or national history. Therefore, it does not appear that either the ca. 1910 house or the property as a whole, is associated with the lives of important persons.

Therefore, the property does not appear eligible for listing in the CRHR under Criterion 2.

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

Individual Eligibility of ca. 1910 House

Queen Anne architecture is defined by elaborate building forms, and dramatic use of scrollwork and



other adornments. However, due to alterations to character-defining features of the ca. 1910 house that include the removal of the original porch columns, removal of scrollwork, new window openings, new vinyl windows, and removal of the original narrow shiplap siding, the building is only a fair example of the Queen Anne architectural style. However, it does display several character-defining features of the style that include multiple gable and hip roof forms, decorative use of beadboard within the porch ceiling, hipped dormers, partial-width front porch, and centered front door. Due to recent significant changes to the ca. 1910 house (prior to this HRE), the building no longer conveys its original association with Queen Anne architecture, as the house only consists of minimal decorative elements that do not wholly evoke the elaborate, whimsical nature for which this style is characterized. As such, the ca. 1910 house does not appear to embody the distinctive characteristics of the Queen Anne style, as it is only a fair example, and not a representative example, of this style.

Therefore, the ca. 1910 house does not appear eligible for listing in the CRHR under Criterion 3.

Individual Eligibility of ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building.

All four Vernacular style buildings including the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building were considered for their potential significance under the Vernacular architectural style. Although each building retains integrity, they are modest examples of Vernacular architecture and are not a representative example of this style; and therefore would not be considered individually eligible for listing on the CRHR.

Therefore, the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building does not appear eligible for listing in the CRHR under Criterion 3.

The **property's built-environment as a whole** including ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn are still set within one of the original 10-acre parcels and could be considered distinctive for its original association with orchard farming and chicken ranching; however, the combination of buildings as a whole lack the cohesiveness necessary to convey significance under this criterion. In addition, several buildings lack integrity, as explained in the integrity section.

Therefore, the property as a whole lacks the integrity needed to convey association with orchard farming and chicken ranching in Fulton or Sonoma County, and so it does not qualify for listing on the CRHR under Criterion 3.

- 4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.



The ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, as well as the associated landscape do not have the ability to convey information that is unique or unknown in regard to an architectural style. In addition, the property was evaluated for archaeology, and the associated report¹⁶ provides details related to information potential associated with archaeological resources.

Integrity

The following section provides specific integrity-related details regarding the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn.

- **Location.** The property that includes ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, remain at their original location where they were constructed.

Therefore, the built-environment resources within the property retain integrity of location.

- **Design.** The ca. 1910 house was originally designed in the Queen Anne architectural style and it retains only a fair degree of integrity to its original design. This is due to recent alterations that included the removal of original porch columns and replacement with Craftsman style columns, the removal of the scrollwork, changes to original window openings, and the removal of the original narrow shiplap siding. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn could be considered Vernacular in design as they serve a purpose that is outside the normal architectural style. All of these buildings appear to potentially fit into this category of design; however, some are only simple forms that lack details needed to convey integrity of design. Based on the field survey and research regarding local Vernacular architecture, it does not appear that the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn retain a fairly good degree of integrity of design.

Therefore, the ca. 1910 house does not appear to retain integrity of design.

- **Setting.** The 10-acre property is the same 10-acre parcel as when it was purchased and used as an orchard farm and chicken ranch since it was established in the early twentieth century. The orchard has been removed, and only one fruit tree remains, and the buildings that appear to have been associated with chicken ranching have been demolished, and the one that remains has been rehabilitated for winery production and storage. In addition, a prominent new building was introduced to the property (in the past 20 years). As such, the setting as an orchard farm or chicken ranch is no longer present. However, the surrounding semi-rural setting remains generally intact with small farms and relatively little development since ca. 1910.

Therefore, the ca. 1910 house and property as a whole retains a minimal amount of integrity of setting.

- **Materials.** Some of the original materials on the ca. 1910 house remain intact; however, a fair amount of original materials have been removed including original porch columns, scrollwork,

¹⁶ Sally Evans, *Cultural Resource Study for the Proposed Croix Estate Winery Project Located at 1406 Wood Road, Fulton, Sonoma County, California*, 2019.



original windows and window casings, and the removal of original narrow shiplap siding.

Therefore the ca. 1910 house does not appear to retain a high degree of integrity of materials.

The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, appear to retain a moderate to good amount of integrity of material; and although the water tower tank and stairs have been removed, and contemporary windows have been added to the building, it retains a moderate to good amount of original materials.

Therefore, the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, retain integrity of materials.

- **Workmanship.** It appears that the original workmanship of the ca. 1910 house is present, as the form and shape of the original house is the same; however, the removal of the original siding, windows, porch columns and decorative scrollwork details have diminished the integrity of workmanship. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn have been modestly modified over time, and appear to retain integrity of workmanship, though at differing levels based on various degrees of modifications.

Therefore, the ca. 1910 house does not retain integrity of workmanship, while the ca. 1910 water tower and ca. 1910 barn retain a high degree of integrity, and the ca. 1910 pump house and ca. 1910 egg-washing barn retain a moderate degree of integrity of workmanship.

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period. The property as a whole retains the feeling of association as small farm, but does convey its feeling as an orchard farm, as only one orchard tree remains; nor as a chicken ranch, as only one building associated with chicken ranching, the ca. 1910 egg-washing barn, remains on the property. In addition, the building was repurposed in 1973 for use as winery storage. Therefore, the ca. 1910 egg-washing barn no longer evokes a feeling of historic farming related to chicken ranching. In addition, the building complex as whole, although they convey the feeling of a farm, do not convey the feeling of an orchard farm or chicken ranch.

Therefore, the property does not retain integrity of feeling as associated with orchard farming or chicken ranching.

- **Association.** The property and the built-environment resources within property retain association as a small farm near the town of Fulton and in Sonoma County; however, they do not retain association as an orchard farm or chicken ranch.

Therefore, the property retains integrity of association as a farm, but not as an orchard farming or as a chicken ranch. As such, the property does not have integrity of Association.

The ca. 1910 house retains only integrity of location and setting, but lacks integrity of design, workman, and materials related to Queen Anne style architecture, which are necessary to convey significance under Criterion 3. The four buildings associated with Vernacular architecture retain integrity of location, setting, materials, and workmanship. The Property as a whole, associated with orchard farming and chicken ranching, retain only three aspects of integrity including location, setting, and materials.



CONCLUSIONS

EDS completed an HRE of the built-environment resources within the Project Area that are at least 45 years of age to determine if there are Historical Resources present that could be impacted by the proposed Project. However, prior to this study, in 2017 PRMD issued a permit that allowed for the changes to the ca. 1910 without requiring an HRE, which should have been requested by the PRMD prior to issuance of the ca. 1910 house modification permit to ensure compliance with CEQA regulations and guidelines.

EDS Principal Architectural Historian, Stacey De Shazo, M.A., conducted research and a field survey of the property located at 1406 Wood Road to evaluate the built-environment resources that are at least 45 years in age, including ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, as well as the associated landscape to determine if the property and associated built-environment meet the criteria to be listed in the CRHR. The ca. 1910 house was evaluated for individual eligibility for listing on the CRHR under the theme of Queen Anne architecture for the period of significance of 1910. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building were considered under the theme of Vernacular architecture for the period of significance of 1910. In addition, the property as a whole including the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn were reviewed under the theme of early twentieth century orchard farming and chicken ranching practices in Fulton and Sonoma County for the period of significance from ca. 1910 to 1973.

The evaluation determined that the none of the five buildings within the property that are 45 years in age meet any criteria for listing on the CRHR due to lack of overall integrity associated with the themes of orchard farming, chicken ranching, Queen Anne architecture, and Vernacular architecture. Therefore, none of the five buildings or the property as a whole are considered historical resources under CEQA.



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Appendix A:

DPR Forms

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 21

*Resource Name or #: 1406 Wood Road

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Sonoma County

and

*b. USGS 7.5' Quad Sebastopol Date 1980 T 7N; R 8W; ☐ of ☐ of Sec 5; MD B.M.

c. Address 1406 Wood Road City Fulton Zip 95439

d. UTM: Zone 10N, 519515 mE/ 4259134 mN

e. Other Locational Data:

The property is located on the south side of Wood Road, approximately 0.33-miles west of Fulton Road in unincorporated Sonoma County, within Assessor Parcel Number 034-30-032.

*P3a. **Description:** The ca. 1910 house is designed in the Queen Anne architectural style and laid-out in a side-facing T-shaped plan. The building is set back from Wood Street and situated along the northwest corner of the 10-acre property. The primary façade (north elevation) faces Wood Road and consists of a raised first floor, dominant hipped roof, and secondary hipped roof addition, each with one hipped roof dormer. The roof has a slight eave overhang and is clad in asphalt shingles. The house is clad in horizontal, channel wood siding that is not original and recently replaced the original narrow, horizontal redwood boards. There is a full-width front porch that has been skirted with channeled siding that is not original. The current porch railings and slanted side columns recently replaced the original turn-post columns, and removed decorative lace-like brackets, which are character-defining features of the Queen Anne architectural style. The front porch ceiling consists of narrow horizontal boards that appear to original to the house. The front porch stairs and railings are not original and were recently replaced with simple wood railings and stairs. (See Continuation Sheet, Page 2)

P5a. Photograph or Drawing



*P3b. **Resource Attributes:**

HP2 – Single-family property

HP33 – Farm / ranch

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other

P5b. Description of Photo: North elevation facing south, 11/26/2018

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
ca. 1910; visual observations

*P7. Owner and Address:

Jeffrey Redding

1406 Wood Road

Fulton, CA 95439

*P8. Recorded by:

Stacey De Shazo, M.A., Evans & De Shazo, Inc., 1141 Gravenstein Hwy S, Sebastopol, CA 95472

*P9. Date Recorded: 11/26/2018

*P10. Survey Type: Intensive

*P11. Report Citation:

Stacey De Shazo, M.A. (2019): Historic Resource Evaluation for the Proposed Croix Estate Winery Project located at 1406 Wood Road, Fulton, Sonoma County, California.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

CONTINUATION SHEET

Property Name: 1406 Wood Road

Page 2 of 21

(Continued from Primary, Page 1)

There is a centered multi-light front door that is flanked by two pairs of windows. The window opening to the right of the door was recently enlarged from an original single-window opening that housed a double-hung wood window, and replaced with a pair of double-hung vinyl windows. The window opening to the left of the front door consists of what appears to be the original window opening, with the original window casings and window sill; however, the design originally consisted of a fixed center window flanked by two narrow double-hung windows. This window has been removed and replaced with a pair of vinyl double-hung windows. There is raised deck along a portion of the secondary hipped roof addition and French doors that are not original to the house.

The **east elevation** consists of horizontal, channel wood siding that is not original to the house. There are six windows that include two square fixed windows, one pair of double-hung vinyl windows, one double-hung vinyl window, and two large fixed windows.

The **south elevation** consists of horizontal, channel wood siding that is not original to the house. There are two large fixed windows, one double-hung vinyl window, two pairs of double-hung vinyl windows and a framed solid glazed rear door. There is a half-width tiered patio deck along the rear elevation with integrated wood planters and a contemporary modern railing. There is a full-height basement situated below the rear hipped addition that consists of a pair of narrow, double-hung windows, and a contemporary basement door that is accessed via concrete stairs.

The **west elevation** consists of horizontal, channel wood siding that is not original to the house, and two fixed windows that were recently added during the 2018 alterations, and replaced what appear to have been two contemporary windows.

State of California	<input type="checkbox"/> Natural Resources Agency	*Resource	Name	or	#	(Assigned by recorder)
DEPARTMENT OF PARKS AND RECREATION			Primary#			
<input type="checkbox"/> Update		Trinomial	HRI #	Date		<input type="checkbox"/> Continuation

CONTINUATION SHEET

Property Name: 1406 Wood Road

Page 3 of 21



Photo showing primary façade (north elevation), facing south.



Photo showing primary façade (north elevation), facing south/southeast.

State of California	<input type="checkbox"/> Natural Resources Agency	*Resource	Name	or	#	(Assigned by recorder)
DEPARTMENT OF PARKS AND RECREATION			Primary#			
<input type="checkbox"/> Update		Trinomial	HRI #	Date		<input type="checkbox"/> Continuation

CONTINUATION SHEET

Property Name: 1406 Wood Road

Page 4 of 21



Photo showing primary façade (north elevation), facing south.



Photo showing a pair of vinyl windows, set inside an enlarged window opening.

State of California	<input type="checkbox"/> Natural Resources Agency	*Resource	Name	or	#	(Assigned	by	recorder)
DEPARTMENT OF PARKS AND RECREATION			Primary#					
<input type="checkbox"/> Update		Trinomial	HRI #	Date			<input type="checkbox"/> Continuation	

CONTINUATION SHEET

Property Name: 1406 Wood Road

Page 5 of 21



Photo showing the new pair of vinyl windows, facing east.

State of California	<input type="checkbox"/> Natural Resources Agency	*Resource	Name	or	#	(Assigned by recorder)
DEPARTMENT OF PARKS AND RECREATION	*Record #	Primary #	HRI #	Date		<input type="checkbox"/> Continuation
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Photo showing the east elevation, facing south.



Photo showing the east elevation, near the southeast corner of the house, facing south.

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Photo showing the south elevation, facing north/northeast.

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Photo showing the west elevation, facing north/northeast.

ca. 1910 Water Tower

The water tower (aka tank house) consists of original horizontal, redwood boards. There is a door along the lower level north elevation that allows access to the lower-level interior. There is door along the second level south elevation that previously allowed access to the platform and the water tank; however, the staircase was recently removed. There are two wood-framed windows, one along the second story of the north elevation, and one along the first story of the west elevation. There is a flat roof with exposed rafter tails. The top of the flat roof is where the water tank was originally located. The interior of the building consists of exposed redwood framing and elements of old knob and tube electrical, which was mainly used in the U.S. from the 1880s to the late 1930s, although all the wiring has been removed there are a few knobs that remain.

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ca. 1910 water tower, showing the north elevation door, facing south.

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ca. 1910 water tower, showing the upper level, south elevation door.

ca. 1910 barn

The ca. 1910 barn is a front gable barn, clad in vertical redwood boards. The **west elevation** consists of a decorative wood framing that uses a cross-buck design to mimic a hay loft door, and two wide barn doors with contemporary hardware. The moderate pitched, gabled roof is clad in corrugated steel with moderate roof eaves that extend along the north and south elevations.

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Photo showing the ca. 1910 barn, north and west elevation, facing south/southeast.



Photo showing north elevation, facing south.

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ca. 1910 pump house

The ca. 1910 pump house is a small, front-gabled building with a moderate pitched roof that is clad in corrugated metal sheets. The building is clad in vertical redwood boards and there is a single entry door along the west elevation. The north and east elevations consist of metal and PVC pipe.



Photo showing the ca. 1910 pump house, facing east.

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ca. 1910 egg-washing barn

The ca. 1910 egg-washing barn consists of a rectangular planned building with a low-pitched shed roof and a nearly flat-roofed addition along the south elevation, which was likely added in the 1970s. The egg-washing barn is clad in vertical redwood siding and the roof is clad in corrugated metal sheets. There is a large overhead steel hoist in front of the barn with a steel beam that is attached and centered above the barn doors. The steel hoist, which is weathered and showing signs oxidation, is likely associated with grape production as these types of hoists are typically used to move large vats of freshly picked grapes to crushing machines. .



Photo showing the ca. 1910 egg-washing barn, facing east.

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Photo showing the flat roof addition, facing north/northeast.



Photo showing overhead steel hoist, facing north.

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Associated Landscape

The associated landscape consists of a grape vineyard with an unpaved access road along the west, south, and east sides of the vineyard area. The vineyard is planted in east/west oriented rows and supported by a trellis system. Other vegetation within the property consist of a variety of plants and small trees commonly used in landscaping and a large walnut tree located around the existing buildings, approximately ten olive trees located near the small asphalt parking lot, and one fruit tree located along the west side of the vineyard approximately 550 feet south of the northern property boundary.

CRHR EVALUATION

1. **(Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.**

After thorough research of the history and development of the property and surrounding area within rural northern Sonoma County and the town of Fulton, it was determined that the former Cattabriga/Muzio property as a whole is associated with early twentieth century orchard farming and chicken ranching in the area from the period of significance of ca. 1910-1973; however, as detailed in the integrity section below, the setting of the property no longer retains integrity to convey significance as an orchard farm or chicken ranch due to its change in use in 1973 when the land was planted with grape vines, the demolition of several buildings, the construction of a new contemporary winery building, and changes to the ca. 1910 barn and ca. 1910 egg-washing barn to support wine production. *Therefore, the Property does not appear eligible for listing in the CRHR under Criterion 11.*

2. **(Person): Associated with the lives of persons important to local, California or national history.**

None of the families or individuals that resided in the ca. 1910 house at 1406 Wood Road appear to have led important lives that made a significant impact on local, California, or national history. Therefore, it does not appear that either the ca. 1910 house or the property as a whole, is associated with the lives of important persons. *Therefore, the property does not appear eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.**

Individual Eligibility of ca. 1910 House

Queen Anne architecture is defined by elaborate building forms, and dramatic use of scrollwork and other adornments. However, due to alterations to character-defining features of the ca.

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1910 house that include the removal of the original porch columns, removal of scrollwork, new window openings, new vinyl windows, and removal of the original narrow shiplap siding, the building is only a fair example of the Queen Anne architectural style. However, it does display several character-defining features of the style that include multiple gable and hip roof forms, decorative use of beadboard within the porch ceiling, hipped dormers, partial-width front porch, and centered front door. Due to recent significant changes to the ca. 1910 house (prior to this HRE), the building no longer conveys its original association with Queen Anne architecture, as the house only consists of minimal decorative elements that do not wholly evoke the elaborate, whimsical nature for which this style is characterized. As such, the ca. 1910 house does not appear to embody the distinctive characteristics of the Queen Anne style, as it is only a fair example, and not a representative example, of this style. *Therefore, the ca. 1910 house does not appear eligible for listing in the CRHR under Criterion 3.*

Individual Eligibility of ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building.

All four Vernacular style buildings including the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building were considered for their potential significance under the Vernacular architectural style. Although each building retains integrity, they are modest examples of Vernacular architecture and are not a representative example of this style; and therefore would not be considered individually eligible for listing on the CRHR. *Therefore, the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing building does not appear eligible for listing in the CRHR under Criterion 3.*

The property's built-environment as a whole including ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn are still set within one of the original 10-acre parcels and could be considered distinctive for its original association with orchard farming and chicken ranching; however, the combination of buildings as a whole lack the cohesiveness necessary to convey significance under this criterion. In addition, several buildings lack integrity, as explained in the integrity section. *Therefore, the property a whole lacks the integrity needed to convey association with orchard farming and chicken ranching in Fulton or Sonoma County, and so it does not qualify for listing on the CRHR under Criterion 3.*

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important

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information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, as well as the associated landscape do not have the ability to convey information that is unique or unknown in regard to an architectural style. In addition, the property was evaluated for archaeology, and the associated report¹ provides details related to information potential associated with archaeological resources.

INTEGRITY

The following section provides specific integrity-related details regarding the ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn.

- Location.** The property that includes ca. 1910 house, ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, remain at their original location where they were constructed. *Therefore, the built-environment resources within the property retain integrity of location.*
- Design.** The ca. 1910 house was originally designed in the Queen Anne architectural style and it retains only a fair degree of integrity to its original design. This is due to recent alterations that included the removal of original porch columns and replacement with Craftsman style columns, the removal of the scrollwork, changes to original window openings, and the removal of the original narrow shiplap siding. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn could be considered Vernacular in design as they serve a purpose that is outside the normal architectural style. All of these buildings appear to potentially fit into this category of design; however, some are only simple forms that lack details needed to convey integrity of design. Based on the field survey and research regarding local Vernacular architecture, it does not appear that the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn retain a fairly good degree of integrity of design. *Therefore, the ca. 1910 house does not appear to retain integrity of design.*
- Setting.** The 10-acre property is the same 10-acre parcel as when it was purchased and used as an orchard farm and chicken ranch since it was established in the early twentieth century. The orchard has been removed, and only one fruit tree remains, and the buildings that appear to have been associated with chicken ranching have been demolished, and the one that

¹ Sally Evans, *Cultural Resource Study for the Proposed Croix Estate Winery Project Located at 1406 Wood Road, Fulton, Sonoma County, California*, 2019.

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remains has been rehabilitated for winery production and storage. In addition, a prominent new building was introduced to the property (in the past 20 years). As such, the setting as an orchard farm or chicken ranch is no long present. However, the surrounding semi-rural setting remains generally intact with small farms and relatively little development since ca. 1910. *Therefore, the ca. 1910 house and property as a whole retains a minimal amount of integrity of setting.*

- **Materials.** Some of the original materials on the ca. 1910 house remain intact; however, a fair amount of original materials have been removed including original porch columns, scrollwork, original windows and window casings, and the removal of original narrow shiplap siding. *Therefore the ca. 1910 house does not appear to retain a high degree of integrity of materials.*

The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, appear to retain a moderate to good amount of integrity of material; and although the water tower tank and stairs have been removed, and contemporary windows have been added to the building, it retains a moderate to good amount of original materials. *Therefore, the ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn, retain integrity of materials.*

- **Workmanship.** It appears that the original workmanship of the ca. 1910 house is present, as the form and shape of the original house is the same; however, the removal of the original siding, windows, porch columns and decorative scrollwork details have diminished the integrity of workmanship. The ca. 1910 water tower, ca. 1910 barn, ca. 1910 pump house, and ca. 1910 egg-washing barn have been modestly modified over time, and appear to retain integrity of workmanship, though at differing levels based on various degrees of modifications. *Therefore, the ca. 1910 house does not retain integrity of workmanship, while the ca. 1910 water tower and ca. 1910 barn retain a high degree of integrity, and the ca. 1910 pump house and ca. 1910 egg-washing barn retain a moderate degree of integrity of workmanship.*

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period. The property as a whole retains the feeling of association as small farm, but does convey its feeling as an orchard farm, as only one orchard tree remains; nor as a chicken ranch, as only one building associated with chicken ranching, the ca. 1910 egg-washing barn, remains on the property. In addition, the building was repurposed in 1973 for use as winery storage. Therefore, the ca. 1910 egg-washing barn no longer evokes a feeling of historic farming related to chicken ranching. In addition, the building complex as whole, although they convey the feeling of a farm, do not convey the feeling of an orchard farm or chicken ranch. *Therefore, the property does not retain integrity of feeling as associated with orchard farming*

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or chicken ranching.

- **Association.** The property and the built-environment resources within property retain association as a small farm near the town of Fulton and in Sonoma County; however, they do not retain association as an orchard farm or chicken ranch. *Therefore, the property retains integrity of association as a farm, but not as an orchard farming or as a chicken ranch. As such, the property does not have integrity of Association.*

The ca. 1910 house retains only integrity of location and setting, but lacks integrity of design, workman, and materials related to Queen Anne style architecture, which are necessary to convey significance under Criterion 3. The four buildings associated with Vernacular architecture retain integrity of location, setting, materials, and workmanship. The Property as a whole, associated with orchard farming and chicken ranching, retain only three aspects of integrity including location, setting, and materials.

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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

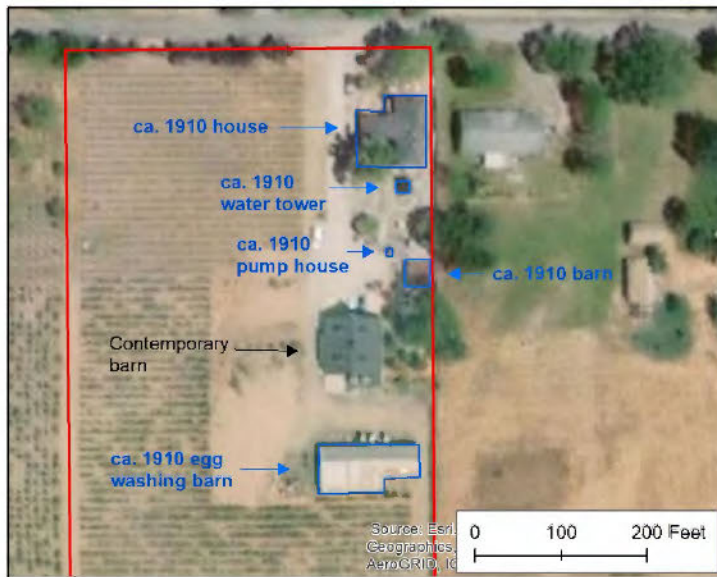
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*Resource Name or # 1406 Wood Road

*Map Name: USGS 7.5' Sebastopol, Calif. quadrangle

*Scale: 1:24,000

*Date of map: 1980



Resource Location Map

1406 Wood Road, Fulton
Sonoma County, California
APN 034-030-032

Legend

Resource ID

1406 Wood Road



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