

United States Department of the Interior
National Park Service



1144

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Monte Vista and Diamond Mountain Vineyard

other names/site number CONSTANT Diamond Mountain Vineyard, Rasmussen Ranch

2. Location

street & number 2121 Diamond Mountain Road

N/A not for publication

city or town Calistoga

N/A vicinity

state California code CA county Napa code 055 zip code 94515

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Carol Roland-Nawi 11-20-2012
Carol Roland-Nawi, Ph.D., State Historic Preservation Officer Date

California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

John Edison H. Beall 1-9-13
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
5	1	buildings
1		sites
		structures
		objects
6	1	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC: Single dwelling _____
 AGRICULTURAL/SUBSITENCE: _____
 Agricultural outbuilding _____

DOMESTIC: Single dwelling _____
 AGRICULTURAL/SUBSITENCE: _____
 Agricultural outbuilding _____

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Other: Vernacular _____

foundation: Concrete _____
 walls: Wood _____
 Stone _____
 roof: Metal: Aluminum _____
 other: Brick _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Monte Vista is a six building farm complex and twenty-six acre vineyard located in the mountains above Napa Valley in Calistoga, California. Forested land surrounds the mountainside vineyard and the various farm buildings. The most notable building, the wood frame farmhouse, is a one-and-one-half-story building, vernacular in style, L-shape in plan, and topped by a gable roof. The exterior of the farmhouse is clad in shiplap siding with flat trim surrounding the two-over-two, double-hung windows and paneled doors. The interior of the farmhouse features simple wood detailing with increased ornamentation in the living room. Clustered near the farmhouse are four vernacular style outbuildings – carriage house, cold storage shed, garage, and cottage. The rectangular in plan, gable roof carriage house is another one-and-one-half-story, wood frame building. The exterior of the carriage house is finished similarly to the farmhouse. The cold storage shed is a single story, constructed of stone, rectangular in plan, and has a gable roof. The one-story, wood frame garage is also rectangular in plan and has a gable roof. The shiplap siding of the garage varies from the other buildings as it has a beveled edge. The cottage is another one-story, gable roof building. The cottage has been extensively altered while the other buildings have only been minimally modified over the years. The wood frame barn, located the farthest away from the farmhouse, is rectangular in plan with a gable roof. The complex is in good condition and as a whole retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Diamond Mountain Road, a narrow, windy, steep road leads up the east side of the hill to the property. The road runs to the north of the farm complex and vineyard. Mature trees cover the hilly land that has not been cleared for vines. A narrow dirt road leads up the inclining terrain to the main complex which is comprised of the farmhouse with the carriage house and garage to the west, and the stone cold storage shed and cottage to the south. At the rear of the house a large circular rock wall defines a garden space. The barn, separated from the main complex, stands to the east on the vineyard edge. A reservoir is located just beyond the barn. The setting of the land immediately surrounding the farm complex reflects the historic character of the site with forests to the east, north, and west, with the vineyard to the southeast.

Farmhouse (Contributing)

This one-and-one-half-story, vernacular farmhouse, built in 1896, is L-shaped in plan. The house was constructed in two periods. The main block, being square in plan, was built first and with a one-story addition off the west elevation constructed a few years later to accommodate the growing family. The wood-frame building with horizontal wood shiplap siding stands on a raised foundation and has a metal-clad, gable roof. A brick chimney protrudes from the roof of the main block, just west of the ridge. The primary window type is wood-sash, two-over-two, double-hung with a similar six-over-six window at the attic level and fixed six-lite windows at the enclosed porch. An open porch wraps from the south elevation of the addition along the west elevation of the main block sheltering the four-panel entry door. A full-width porch, on the east elevation, with wood square chamfered supports shelters the rear entrance. The door has a transom and features more detailing than other four-panel doors on the structure. A porch added off the south elevation of the main block has been enclosed. The original foundation, constructed of firewood, has been replaced with concrete piers. Notable features include boxed eave overhangs, an interior brick chimney, and the large porches found on various elevations.

Alterations to the exterior of the house include the modification of several windows at the living room on the east elevation, roof cladding replacement, foundation stabilization and reconstruction, porch modifications, a

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deck addition off the enclosed porch on the south elevation, and changes to the landscape at the entry. The majority of these alterations occurred in the last twenty years. In 1915 the redwood shiplap siding was covered in shingles; the original siding was uncovered and restored in the 1990s. The overall condition of the house is good.

West Elevation - Entry Elevation

The gable addition projects from the main block of the house and spans roughly a quarter of the elevation. The gable end has a centrally located two-over-two, double-hung window under the ridge. To the south of the addition is an open porch sheltered by a shed roof supported by contemporary Doric columns. The tongue-and-groove porch wraps around to the west elevation of the main block. From circa 1915 until the 1990s this porch was screened. A four-panel door abuts the addition with another, the front entry, flanked by two-over-two, double-hung windows. Flat trim surrounds both the doors and windows. Tongue-and-groove beadboards sheath the ceiling of the open porch. The enclosed shed roof porch addition projects to the south. The porch dates from after 1908, but the date of its enclosure is unknown.

Alterations to this elevation include the modification of the doors with the installation of glazing in the upper two panels, the reconstruction of the tongue-and-groove porch, and the installation of contemporary Doric columns date from the late 1990s. Alterations to the landscaping include the installation of a brick patio with a fountain off the wraparound porch.

South Elevation

The rear addition, which projects from the west elevation of the main block, is lined with the open covered porch. Two four-panel doors open onto the sheltered porch. Tongue-and-groove breadboard sheath the ceiling of the open porch. Wooden lattice screens cover the raised foundation on the south elevation which increases in height toward the east end of this elevation. The once open porch has been enclosed with shiplap siding and a centrally located pair of ten-lite French doors flanked by a pair of six-lite fixed sash windows. Centered under the ridge at the attic level is a six-over-six, double-hung window. Flat trim surrounds both the windows and doors.

Added in the late 1990s, a new deck projects off the enclosed porch. The deck finishes match those of the front porch railing. A fountain, surrounded by a brick patio, was added off the wraparound porch.

East Elevation

The east elevation of the farmhouse sits several feet above the westward sloping landscape on a raised foundation. Wood lattice screens hide the foundation. Wooden stairs from the north and south lead up to the wide covered porch. The porch surface has tongue-and-groove wood boards. Simple wood railings span between five chamfered posts which support the overhanging shed roof. From approximately 1915 until the 1990s the porch was screened. A six-lite glazed door is beneath a twenty-lite transom window. It is flanked by one two-over-two, double-hung window to the north and a pair of two-over-two, double-hung windows to the south. Between these windows is a fixed pane of glass. The three are infill where a large picture window was once installed. The enclosed porch to the south has a pair of ten-lite French doors with five-lite sidelights. Flat trim surrounds the windows and doors. Tongue-and-groove beadboard paneling encloses the shed roof structure above.

Alterations on this elevation include the reconstruction of the porch to match the original, the addition of the staircases off the porch, the placement of wooden lattice screens to hide the foundation, and window modifications. These alterations date from the late 1990s.

North Elevation

Wooden lattice screens cover the raised foundation on the north elevation and diminish in height toward the west end of the elevation at the addition. Evenly spaced on the gable end of the main block are a set of two-

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over-two, double-hung windows beneath a six-over-six, double-hung window centered under the ridge. The one-story gable end addition off the west corner of the elevation, constructed prior to 1908, has identical windows to those on the main block. Flat trim surrounds the windows.

Interior

The large living room which is accessed from the eastern porch is the most detailed room in the house with a coffered ceiling, wood floors, and simple painted wood paneling with a picture rail on the walls, and a simple mantel over a brick hearth and fireplace surround. The trim around door openings and windows has a decorative crown detail. Off the living room is a large bedroom with vertical redwood walls which were originally covered with wall paper, a painted beadboard ceiling, and a carpeted floor. A bathroom is accessed from the bedroom and the kitchen. The finishes in the bathroom include non-original linoleum tiles, beadboard ceiling, and both beadboard and plaster walls. A claw foot tub stands under the window. A short hallway, finished in beadboard, leads to the large open kitchen with built-in shelving and cabinets. A large built-in pantry stands along the southern wall and likely dates from when the house was constructed. Finishes in the kitchen include a wood floor, painted vertical wood walls, beadboard ceiling, and an exposed brick chimney stack. The enclosed porch is accessed from the kitchen through an opening wide enough for double doors or from the living room through a separate, but similar opening. Two bedrooms and a bathroom, in the addition, are entered through the hall off the kitchen. The first bedroom has painted vertical wood walls and a beadboard ceiling. The other bedroom has floors covered in non-original sheet linoleum, plaster walls and ceiling. This bedroom was divided to create a bathroom with a non-original ceramic tile floor, plaster walls and ceiling. Throughout the house wide flat trim surrounds doors and windows. A chamfered edge detail is found on the baseboard and the crown molding in most of the rooms. A variety of wood door styles is found on the interior – one, four, and five-panel.

Interior changes to the farmhouse have been limited over the years. Alterations include the relocation and removal of doors, the addition of the small hall off the kitchen, and the painting of the redwood paneling in the living room. During the late 1990s a wall between the kitchen and dining room was removed to enlarge the kitchen, and a bathroom was constructed in a portion of the bedroom in the addition. The overall condition of the interior of the farmhouse is good.

Carriage House (Contributing)

Constructed in conjunction with the farmhouse in 1896, this one-and-one-half-story, vernacular carriage house is rectangular in plan. The wood-frame building has horizontal shiplap wood siding and a moderately-pitched, metal-clad, gable roof. Centered on the east elevation is a gable dormer. The primary window type on the structure is wood-sash, six-over-six, double-hung. Four four-panel doors are on various elevations of the building. Larger double doors, constructed of diagonal tongue-and-groove boards within a frame, open to accommodate a carriage. The interior of the carriage house is divided into two levels with centrally located wooden stairs leading to the upper level. The wood framing is exposed and the lower level has been divided by partitions constructed of vertical wood boards. The floor is compacted dirt with a perimeter foundation of concrete.

Alterations to the carriage house date from late 1990s and include the reconstruction of the stairs to the upper level, the addition of a window on the south elevation at ground level, and the replacement of the roof with standing seam metal cladding material. The overall condition of the building is good.

Cold Storage Shed (Contributing)

This 1909 one-story, stone cold storage shed, 11'-6" by 9'-6", is rectangular in plan. The stone building has a low-pitched, metal-clad, gable roof. Four inch wide vertical boards clad the gable ends. The eighteen inch thick fieldstone walls have substantial mortar joints. On the longer walls, below the eaves, a three inch diameter log, bolted at each end to a vertical wood board, spans the length of the wall. The vertical wood piece allows the log to stand proud of the stone structure by several inches. A small rectangular opening at mid-height on three of the elevations, allows air to circulate into the structure. Centered on the north elevation a beadboard,

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tongue-and-groove door is less than six-feet tall. Exposed rafter tails project several inches from the stone walls. The entire shell of the building, including the roof, is covered in thick grapevines. The finishes on the interior of the shed include a scored slab of concrete, cement plaster walls, and a beadboard ceiling.

Alterations to the stone shed include the addition of the concrete floor slab and a standing seam metal roof. The concrete slab floor likely dates from the 1970s while the roofing dates from the late 1990s. The overall condition of the cold storage shed is fair, as there are large cracks through the mortar on both the exterior and interior walls.

Garage (Contributing)

This one-story, wood-framed, garage is rectangular in plan. The siding is horizontal shiplap with beveled edges and a low-pitched, metal-clad gable roof. Large double doors at the gable end are constructed of tongue-and-groove beadboard. Exposed rafters support the minimal eave overhang and exposed skip sheathing. The interior has exposed wood framing and a cobblestone floor.

Alterations to the garage occurred after 1993 and include replacement of the roof with standing seam metal cladding material. Sheet metal Coca Cola signs, the roofing material removed in the 1970s, remain on site. The overall condition of the garage is good.

Cottage (Non-Contributing)

This one-story, vernacular outbuilding is rectangular in plan with an addition to the south creating an L-shape plan. This addition dates from around 2004. The wood-frame building has horizontal wood shiplap siding and a moderately-pitched, metal-clad, gable roof. The primary window type is wood-sash, six-over-six, double-hung. A ten-lite French door is located at the gable end on the east elevation. The roof framing in one of the bedrooms remains exposed and features log joists.

Alterations date from around 2004 and include the replacement of all the siding, windows, and doors. The southern addition more than doubles the size of the structure. The interior of the building has been converted into two bedrooms and a bathroom with contemporary interior partitions and floors.

Barn (Contributing)

This one-story barn is rectangular in plan and is three bays wide, with the central bay being the oldest portion of the structure dating from 1896. The wood-frame barn has vertical wood siding and a moderately-pitched, corrugated metal-clad, gable roof. The center bay has exposed wood framing, including log purlins, and is clad in corrugated metal. Vertical wood siding covers the gable ends of the center core of the barn with the metal exposed on the north exterior and south interior elevations. The interior of the center core has been divided into two main spaces with a small bathroom. A single bay to the south of the center core has exposed framing, vertical wood siding, and a shed roof clad in corrugated metal. The south elevation of this addition has two four-lite, fixed sash windows. This southern addition is a large open space. The east elevation has an open bay sheltered by a shed roof at the northern end; a wide swinging door at the southern end, and a large sliding door at the center bay, both constructed of vertical boards. The west elevation is clad in vertical wood siding and has no openings.

The alterations to the barn include the side bay additions, constructed after the late 1970s, and the reconfiguration of the interior. The overall condition of the barn is good.

Vineyard (Contributing)

The approximately twenty-six acre vineyard at the top of Diamond Mountain is encompassed by dense forest. On the cleared land, grape vines line the steeply sloping mountainside following the contours of the terrain. The main farmhouse complex is located northwest of the vineyard with the barn farther away to the north of the vineyard near the reservoir. A large circular rock wall creates a raised garden area to the east of the

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farmhouse. Similar rock walls are found near the barn, around the garage, and throughout the property. Dirt and gravel roads provide access to the buildings and vineyard.

Alterations to the site include the construction of additional rock walls to create raised planting beds around the various buildings. These walls have been added over the last twenty years. While the grape vines have been replaced in the last two decades the location of the vines has not changed.

Integrity

The farm complex and site retain integrity of location as none of the buildings have been moved. While the buildings have been modified after the period of significance, the farmhouse, carriage house, stone cold storage shed, barn, and garage retain integrity of design – form, plan, space, structure, and style – with many of the alterations being reversible. The cottage lacks integrity of design because of the major additions to the building within the last decade. However, the property as a whole retains integrity of design. The site layout and function remains much the way it did at the end of the period of significance. The setting of the farm complex and site remains intact with vineyards to the southeast and forest lands to the east, north, and west. The complex retains integrity of materials as many of the original finishes remain including the exterior siding, interior wood floors, wall paneling, beadboard ceilings, and rock walls. While some windows have been replaced they match the originals in material and configuration. It is evident by the workmanship that the complex was constructed at the turn of the twentieth century. When approaching the property it is immediately apparent that the buildings are on a vineyard. The feeling evoked by the property is a sense of a historic farm complex supporting grape production at a mountain top vineyard. These aspects – location, design, setting, materials, workmanship, and feeling – create an association between the property and its past as a mountain vineyard and farm complex on Diamond Mountain.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Period of Significance

1896-1920

Significant Dates

1896

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Bradbury

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance spans from 1896 when the farm complex was constructed to the beginning of Prohibition in 1920 when large scale grape production ceased on the site.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Monte Vista farm complex is significant at the local level under National Register Criterion A. The property illustrates agricultural trends relating to the development of the agriculture and viticulture industry in Napa County during the late nineteenth century and the beginning of the twentieth century. During this period, up until Prohibition, vineyards and wineries in Northern California expanded and flourished. Constructed in 1896, with buildings added over the next two decades, the property is an excellent example of a mountain vineyard farm complex in Napa County. Typical of this period Monte Vista functioned as a small mountaintop vineyard operated by a single family until Prohibition when wine production all but ceased in Napa County.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Wine Production

Beginning in the 1770s, the California wine industry developed in conjunction with the development of the missions (1769 to 1830). Established within the mission complexes mission vineyards produced a decent wine which replaced expensive imported European wines. The most common grape cultivated within the missions was the Mission grape which matured rapidly, was hardy, and fast growing. The Mission grape was noted as a "vigorous grower and a good bearer, containing a high percent of sugar, and a small degree of acid, and is well adapted for Sherry, Madeira, and Angelica wines, and for Brandy."¹ After the secularization of the missions in 1834 the vineyards were no longer maintained leading to several decades of minimal production of wine in Northern California.²

Inspired by the limited, but proven success of grape growing at California missions, Mexican military leader General Mariano Guadalupe Vallejo revived the grape industry in Northern California when he acquired land in Sonoma and began growing grapes. Vallejo showed off his grapes at local fairs and exhibitions where he was routinely recognized for successfully producing quality grapes.³ While George Yount established a vineyard in 1838, the endeavor was not to produce wine. John Patchett planted the first commercial vineyard in 1850 with Mission grape vines. By 1857 Patchett shipped wine regularly out of Napa Valley and two years later he constructed the first winery in Napa City. Soon other vineyards and wineries were established including sixty-eight acres of vines planted by Charles Krug.⁴

By the 1860s the wine industry in Northern California was expanding and during the following decade widespread production occurred. In the 1870s Southern California wine production was significantly higher than in the northern part of the state. However, in the coming decade Northern California began to out produce Southern California.⁵ Charles Krug's winery produced 300,000 gallons of wine along with 17,000 gallons of brandy by the last part of the decade.⁶ The Mediterranean climate of the northern part of the state was ideal for grape production. By the late 1880s Napa County was producing 4.8 million gallons of wine with

¹ George Husmann, *American Grape Growing and Wine Making* (New York: Orange Judd Co, 1885), 169.

² California Department of Transportation (Caltrans), *A Historical Context and Archaeological Research Design for Agricultural Properties in California* (Sacramento, California: California Dept. of Transportation, 2007), 75.

³ *Ibid.*, 76-78.

⁴ C. A. Menefee, *Historical and Descriptive Sketch Book of Napa, Sonoma, Lake, and Mendocino: Comprising Sketches of Their Topography, Productions, History, Scenery, and Peculiar Attractions* (Napa City [Calif.]: Reporter Pub. House, 1873), 164, 203-204.

⁵ Caltrans, 76-78.

⁶ Doris Muscatine, Maynard A. Amerine, and Bob Thompson. *The University of California/Sotheby Book of California Wine* (Berkeley, Los Angeles: University of California Press, 1984), 39.

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Los Angeles and San Bernardino Counties producing 4.2 million gallons.⁷ In addition to growing grapes for wine, grapes were dried to produce raisins. Thirty million dollars of capital was invested in the wine and grape industry which employed twelve thousand people in Napa County.⁸

Mountain vs. Valley Vineyards

During the late 1880s many locals debated whether hillside vineyards produced better quality wine than those on the valley floor. Several large valley vineyard owners were establishing mountain vineyards to test the quality of the grapes produced. Many of the vineyard owners and winery operators were from Germany where mountain vineyards were popular for producing high quality wines; many sought to see if mountain vineyards would produce quality grapes.⁹ P.R. Schmidt who established a vineyard at the base of Diamond Mountain in the 1880s had sixty-five acres of bearing grapevines on his mountain vineyard. He produced two hundred tons of grapes resulting in 45,000 gallons of wine. The soil found on the mountains around the valley was noted as being "deep and rich" allowing vines to "vigorously grow."¹⁰ The mountain vineyards and orchards appealed to many farmers and vineyard owners because they were often spared the frost that settled in the valley.¹¹ The high quality of wine produced from mountain vines justified the expense of clearing the land and the difficulties associated with living remotely. Prior to Prohibition wineries often paid several dollars more per ton for mountain grapes than for grapes from the valley.¹²

The wine industry experienced rapid growth and success in Northern California until the 1890s when the pest phylloxera decimated much of the wine grapes in the region. Grafting techniques produced a resistant root stock and soon wine production was on the rebound only to be stymied by Prohibition (1920 to 1933). During this period many vineyards and wineries closed permanently while some dried their grapes or produced juices rather than wine. Several vineyards diversified crops beyond grapes while others still produced reduced quantities of wine for home consumption or religious uses.¹³ By the end of Prohibition a number of the vineyards had been replanted with "shipping tolerant" grapes like Petite Syrah – a hardy vine used to produce inexpensive wines.¹⁴ Since many of the vineyards had been abandoned due to the limitations of Prohibition, when production once again commenced, land in the valley was more desirable as valley vineyards were more efficient and cost effective than a hillside vineyard.

With the 1933 repeal of Prohibition wine production in California once again boomed for a short period of time. Following the Depression years wine sales and production diminished until the end of World War II. During the 1950s and 1960s California's wine industry flourished at a rate never before seen. The wine industry became a significant and important agricultural industry during this time.¹⁵ The resurgence of Napa County's wine industry not only included the development of the valley land, but by the 1970s mountain land was recognized for having rockier soil and better drainage. The grapes produced on these mountain lands are smaller, have less juice and more skin. With wine flavor and color mostly coming from the skin, mountain wines are generally more complex and deeply colored. Varied soil conditions, sun exposure, and microclimates add to

⁷ George C. Husmann, *Grape Culture and Wine-Making in California. A Practical Manual for the Grape-Grower and Wine-Maker* (San Francisco: Payot, Upham and Co., 1888), 361.

⁸ Husmann, *American Grape Growing and Wine Making*, 172.

⁹ William F. Heintz and Kay Archuleta, *A History of Viticulture and Wine Production in the Diamond Mountain Appellation Region* (Heinz collection: client commissioned research project, 1998), 5.

¹⁰ *Ibid.*, 6.

¹¹ *Ibid.*

¹² *Ibid.*, 22.

¹³ Caltrans, 76-78.

¹⁴ William F. Heintz, *California's Napa Valley: One Hundred and Sixty Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 8-87.

¹⁵ Caltrans, 78.

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the textures and flavor of mountain wines. The majority of the mountain vineyards were on small estates until large valley wineries began to establish mountain vineyards at the turn of the twenty-first century.¹⁶

Andrew Rasmussen and Family

Andrew Rasmussen, a native of Denmark, purchased one hundred and twenty acres on the eastern slope of Diamond Mountain from George W. Briggs in 1895. The property was in both Napa and Sonoma counties with the majority of the acreage on the Napa side of the county line. A year later a right-of-way agreement between Rasmussen and his neighbor W.R. Teale was filed with Napa County for the construction of a road through Teale's property enabling Rasmussen to reach his land from Napa Valley. Prior to this agreement Rasmussen's property was accessed from Sonoma.¹⁷ On the hundred and twenty acres Rasmussen grew a variety of fruit trees and eventually grapevines. He also immediately commissioned the construction of several buildings including a farmhouse, carriage house, and barn which were built by John Bradbury. Sam Brannan, who played a key role in the development of Calistoga, had logged the land in the vicinity of the property in the decades prior to Rasmussen purchasing the land.¹⁸

Property assessment records indicate that between 1897 and 1901 peaches, apricots, and apples grew on Rasmussen's land. In 1902 the assessment shows that five acres of vines had been established producing six tons of grapes. Additionally walnut, almond, fig, and prune trees were planted on the farm. Two years later, ten acres of vines were recorded on the property, producing twenty tons of grapes. By the following year fifteen acres of vines were on the property which produced thirty-three tons of grapes. Cherry and orange trees were also added to the farm site. By 1913, twenty acres of vines had been established generating ninety-five tons of grapes. Rasmussen never produced wine on the property and hauled his grapes to local wineries where he worked using the facilities for crushing.¹⁹ Rasmussen planted a variety of vine types, including the Husmann Special, named for the widely known viticulturist Professor George Husmann.²⁰ With French vineyards being destroyed by phylloxera, Husmann, a professor at the University of Missouri, grafted the French vines onto Missouri vines which were resistant to the insect. His work resulted in ten million root stocks being exported to France and, thus, stabilizing the French wine industry. Husmann relocated to California in 1881 and made significant contributions to the state's wine and grape industries.²¹

Rasmussen established the third vineyard on Diamond Mountain and his vines grew at the highest elevation on the mountain.²² His extensive knowledge of viticulture most likely played a role in his purchase of a property at such a high elevation.²³ After arriving in Napa in 1881 Rasmussen found work at Talcoa Vineyard where he worked under Professor George Husmann. Four years later Rasmussen was foreman at Husmann's vineyard in Chiles Valley where he likely learned valuable skills and spent time experimenting with the vines. Rasmussen spent time at several other vineyards, in and out of Napa County, as a foreman eventually working at Lemme Vineyard and Winery on Spring Mountain.²⁴ There Rasmussen saw the success of

¹⁶ Tim Teichgraeber, "Higher Ground: Napa and Sonoma's Mountain Vineyards Produce Cabernets with Desirable Intensity," *San Francisco Chronicle*, March 2, 2007, <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2007/03/02/WIG9NOA4601.DTL&ao=all> (accessed May 29, 2012).

¹⁷ William F. Heintz, *Diamond Mountain: An Overview of Its History and the Rasmussens on Diamond Mountain, Napa County, California*, (Heinz collection: client commissioned research project, 2000), 20-25.

¹⁸ Napa County Inventory, *Rasmussen Ranch*, 1979.

¹⁹ Heintz, *Diamond Mountain*, 20-25.

²⁰ Oral History with Bill Roddis, October 29, 1997; Heintz, *Diamond Mountain*, 64.

²¹ Missouri Folklore Society, *What Wondrous Life, the World of George Husmann*, missourifolkloresociety.truman.edu/husmann.html (accessed May 29, 2012); Muscatine, Amerine, and Thompson, 41.

²² Richard Schmidt established the first vineyard on Diamond Mountain in the 1880s. This vineyard was a little over halfway up the mountain. Adele Furniss established the third winery on the mountain in the late 1880s. See also Heintz and Archuleta, 2-8.

²³ Heintz and Archuleta, 14.

²⁴ Rasmussen obituary in Heintz, *Diamond Mountain*, 40.

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mountain vineyards in Napa County and perhaps was inspired to purchase his mountain property.²⁵ Rasmussen also worked for Husmann's son, Professor George C. Husmann, who worked for the Department of Agriculture and studied phylloxera. During this time Rasmussen held a position with the California Wine Association which happened to control almost seventy-five percent of wine production in the state. Rasmussen was paid twelve hundred dollars to investigate California's vineyards. He was recognized for having "a long practical experience and [was] well fitted to perform the duties [.....] assigned to him."²⁶ In 1909 Rasmussen became the superintendent of Greystone Winery in St. Helena.²⁷ A local newspaper article details that Rasmussen brought grapes from his property to the cellar at Greystone in "a large galvanized iron vat built to fit the gear of the wagon."²⁸ The *St. Helena Star* recognized Rasmussen as having a "reputation of being one of the most expert winemakers in the State."²⁹ When work kept Rasmussen away from his Diamond Mountain property his son Rolla ran the farm along with other family members. He also had a property in the city of Napa where he spent much of his time. The Rasmussens named their mountain top farm Monte Vista.³⁰

During Prohibition much of the grape production probably ceased at the Monte Vista property as there is no evidence that the twenty acres of vines were maintained. However, it is possible that a small portion of the vines were maintained for personal use during these years. By the early 1980s 24" thick vines remained on the property. These vines were likely planted after Prohibition as a vine with this diameter is representative of forty to fifty years' growth. The degree of grape production post-Prohibition is unknown and was most likely limited. Andrew Rasmussen died in 1932. The property stayed in the family with his children, Ivan and Pearl, operating the farm and residing there until 1982 when the land was sold following the death of his daughter Pearl.³¹ After the property left the Rasmussen family the dormant 24" vines were removed and replaced. Many of the fruit orchards planted by Rasmussen were also removed during this time. Expanded over the last few decades, the vineyards now cover a substantial portion of the property.

Developmental history/additional historic context information (if appropriate)

Early Development of Napa County and Agricultural Trends

Prior to Mexico gaining independence from Spain in 1821 and claiming California land as their own, the Wappo Native Americans occupied Napa Valley for the preceding 10,000 years. American settlement of the Napa region was slow because the Mexican government granted land to immigrants only when a Mexican citizen sponsored the new land owner. In 1846 with rumors of the Mexican government reversing land grants immigrants rebelled. This uprising, the Bear Flag Rebellion, established the new state – the California Republic. California was admitted in the Union in 1850 as a free state and Napa County was established. Agricultural endeavors within the new county were comprised of farming and raising cattle, a holdover from the Mexican era. Napa Valley became the agricultural center of California supplying food to gold miners. Lucrative crops included wheat and fruit. Vast orchards of peach, plum, apricot, apple, and cherry trees were established.³² It was soon evident that Napa Valley had the ideal climate for growing grapes and by 1872 over 2 million bearing vines had been assessed in the county.³³ The introduction of French prunes to the valley in 1883, along with new French fruit drying methods, resulted in dried fruit production rivaling grape production in

²⁵ William F. Heintz, *Napa Valley's Spring Mountain: A Wine and Viticulture Region with Its Own Special History* (Spring Mountain District, 1991), http://www.springmountaindistrict.org/history_heinz.php (accessed May 24, 2012).

²⁶ United States, *Congressional Edition*, Volume 5195, (1907), 211.

²⁷ Heintz and Archuleta, 14.

²⁸ Heintz, *Diamond Mountain*, 37.

²⁹ *Ibid.*, 38.

³⁰ *Ibid.*, 40.

³¹ *Ibid.*, 37.

³² Lin Weber and Margrit Biever, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Ventures Pub, 1998), 140.

³³ Menefee, 214.

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the area. Other important products of the region were olives and olive oil. The dried fruit and olive industries helped sustain the area when sap-eating insects, phylloxera, destroyed grape vines.³⁴

Recovering from the devastation caused by phylloxera in 1890s took the wine industry a number of years. At the turn of the century, with a slow economy in Napa County, a regional commuter transportation system was established. This not only gave commuters a reliable, comfortable, and quick mode of transportation, but it encouraged travelers to visit the region. It also provided a means for goods to be shipped out of the valley. While residential communities in the area grew, the agricultural industry was rebounding only to have the wine industry hit with Prohibition.³⁵

Less than a decade later the agricultural community of Napa County lost over \$400 million in revenue due to the Depression. With the rural community greatly affected, many families lost farms. Even with the economic downturn the city of Napa continued to grow. The advent of the automobile allowed the rural areas of the county to be accessed for agricultural purposes in the early 1930s when highway routes were constructed in the valley. The agricultural landscape of Napa County began once again to grow.³⁶ With the onset of World War II agricultural workers left the fields to support wartime industries. However with the conclusion of the war the Napa Valley once again turned to agriculture and began to focus on wine production.

Property Ownership

Andrew Rasmussen owned Monte Vista from 1896 until his death in 1932. After his death the property remained in his family passing to his wife, Evelyn, then onto two of his children, Ivan and Pearl. They remained owners until 1982 when, after their deaths, the property was sold to Mark Myronowicz. During the Myronowicz ownership grapes were not grown on the property. Eleven years later Monte Vista was sold to Fred and Mary Constant who have since reestablished the vineyard. Under the ownership of the Constants the vineyard has expanded surpassing the size it was during Rasmussen's time and is now home to CONSTANT Diamond Mountain Vineyard.

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³⁴ *Napa, the Valley of Legends: 150 Years of History*, (Napa, CA: unknown, 1997), 87-88 and State of California, *Annual Report of the State Board of Horticulture of the State of California*, (Sacramento: The Board of Horticulture, 1889), 235.

³⁵ David Kernberger, Kathleen Kernberger, and Mark Hopkins Strong, *Mark Strong's Napa Valley, 1886-1924: Being a Compendium of Victorian Era Photographs of Napa Valley Produced by the Celebrated Napa City Photographer, Mark Hopkins Strong* (St. Helena, California: Historic Photos, 1978), 1-5.

³⁶ Page & Turnbull, Inc., *Napa, City-wide Context Statement*, 93-97.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 26 acres (approx)

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

See Continuation Sheets 10-1 and 10-2 for Latitude/Longitude Coordinates and Accompanying Map.

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Monte Vista is located at 2121 Diamond Mountain Road, bound partially by Diamond Mountain Road to the north and northwest. The rest of the northern boundary follows wood and barbed wire fences. Forested land makes up the west and south boundaries with a dirt service road to the east.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundary encompasses the farmhouse, carriage house, stone cold storage shed, garage, cottage (non-contributing), barn, pond, and land used for agriculture purposes during the period of significance.

Monte Vista and Diamond Mountain Vineyard
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11. Form Prepared By

name/title Alice Ross Carey, Founding Principal and Elizabeth Graux, Preservation Specialist
organization Carey & Co. Inc. date June 26, 2012
street & number 460 Bush Street telephone 415-773-0773 x 222 or x224
city or town San Francisco state CA 94108
e-mail alice@careyco.com; elizabeth@careyco.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Monte Vista and Diamond Mountain Vineyard
City or Vicinity: Calistoga
County: Napa County State: CA
Photographer: Alice Ross Carey
Date Photographed: February 2012 (Photographs 4, 5, 6, and 7)
May 2012 (Photographs 1, 2, 3, 8, 9, 10, 11, and 12)

Description of Photograph(s) and number:

- View of the farmhouse and cottage looking northwest. 1 of 12.
- View of south elevation of the farmhouse looking northwest. 2 of 12.
- View of south and west elevations of the farmhouse entry looking north. 3 of 12.
- View of east elevation of the farmhouse looking south. 4 of 12.
- View interior living room looking southwest. 5 of 12.
- View of east and south elevations of the carriage house looking west. 6 of 12.

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View of west and south elevations of the stone cold storage shed looking northeast. 7 of 12.

View of east elevation of the garage looking southwest. 8 of 12.

View of Coca Cola sign looking east. 9 of 12.

View of east elevation of the cottage looking northwest. 10 of 12.

View of east elevation of the barn looking west. 11 of 12.

View of south and east elevations of the barn looking northwest. 12 of 12.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Removed at request of National Park Service
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Monte Vista and Diamond Mountain Vineyard

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Latitude/Longitude Coordinates

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: _____
 (enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 38.548728 | Longitude: -122.577242 |
| 2. Latitude: 38.548774 | Longitude: -122.57869 |
| 3. Latitude: 38.548392 | Longitude: -122.578754 |
| 4. Latitude: 38.548371 | Longitude: -122.5795 |
| 5. Latitude: 38.548895 | Longitude: -122.579634 |
| 6. Latitude: 38.548635 | Longitude: -122.580353 |
| 7. Latitude: 38.548006 | Longitude: -122.580514 |
| 8. Latitude: 38.547528 | Longitude: -122.580922 |
| 9. Latitude: 38.547312 | Longitude: -122.581576 |
| 10. Latitude: 38.546764 | Longitude: -122.581469 |
| 11. Latitude: 38.546361 | Longitude: -122.580997 |
| 12. Latitude: 38.545505 | Longitude: -122.580312 |
| 13. Latitude: 38.545766 | Longitude: -122.579731 |
| 14. Latitude: 38.546303 | Longitude: -122.578679 |
| 15. Latitude: 38.545808 | Longitude: -122.577156 |

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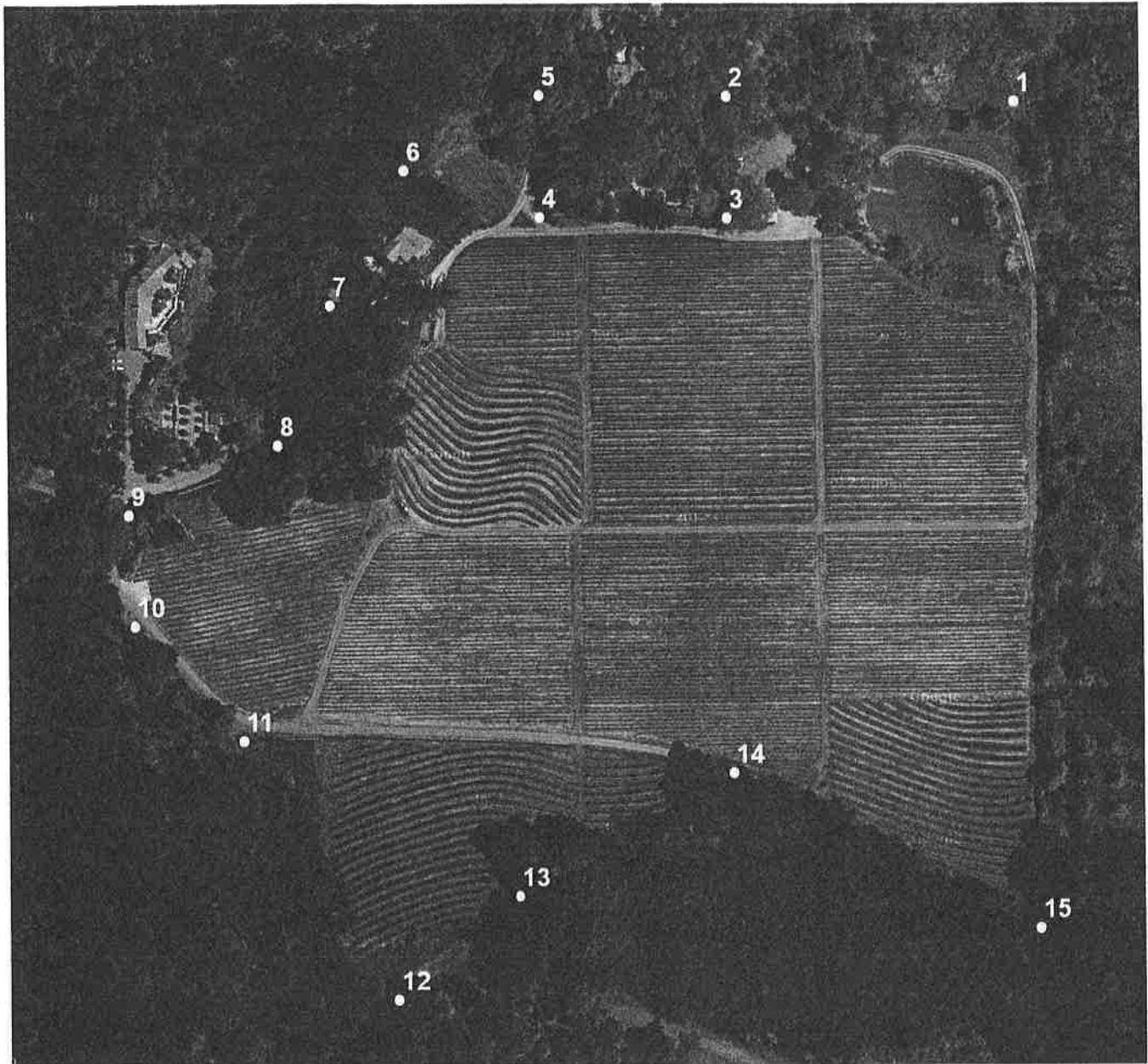
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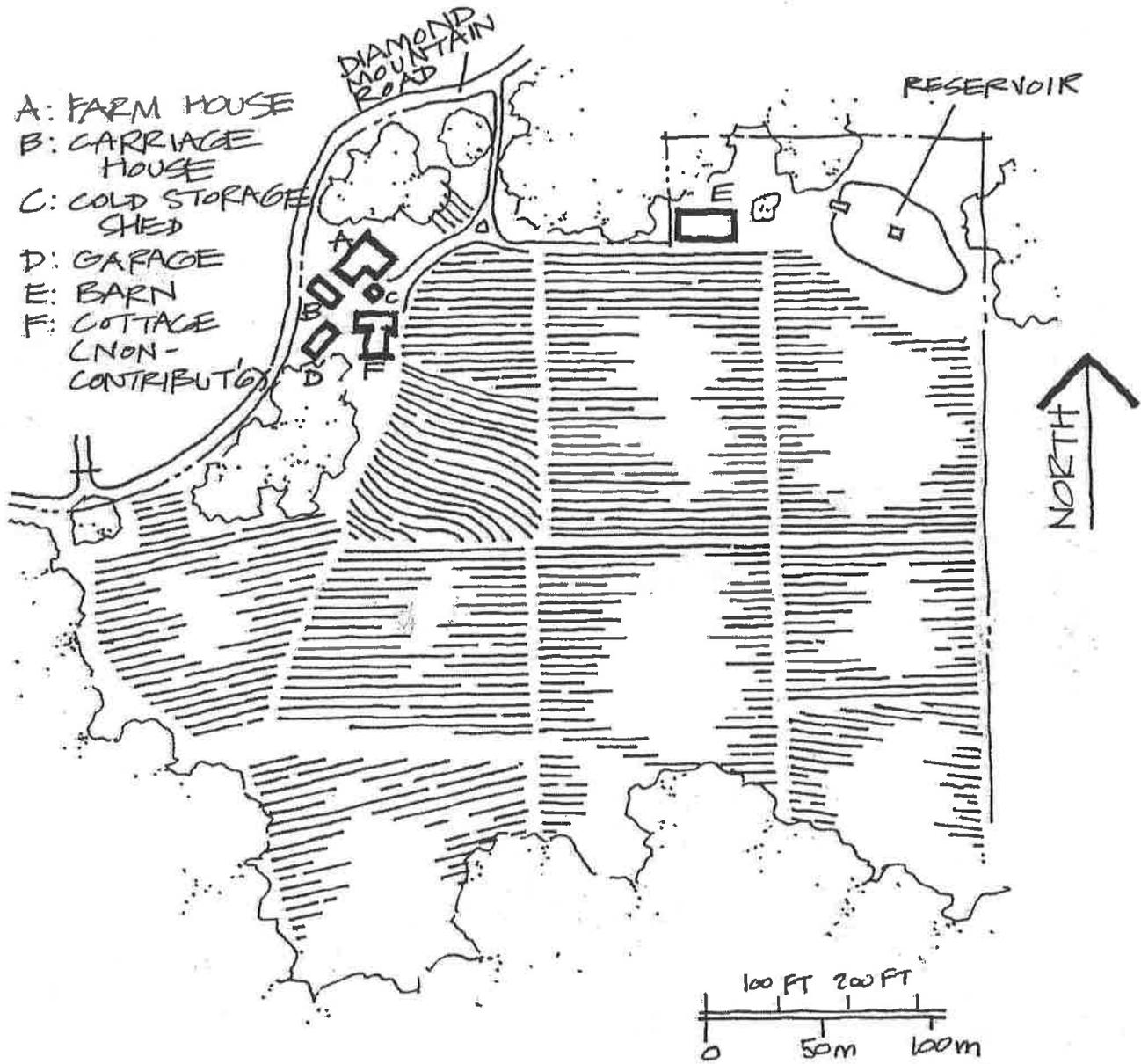
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Sketch Map



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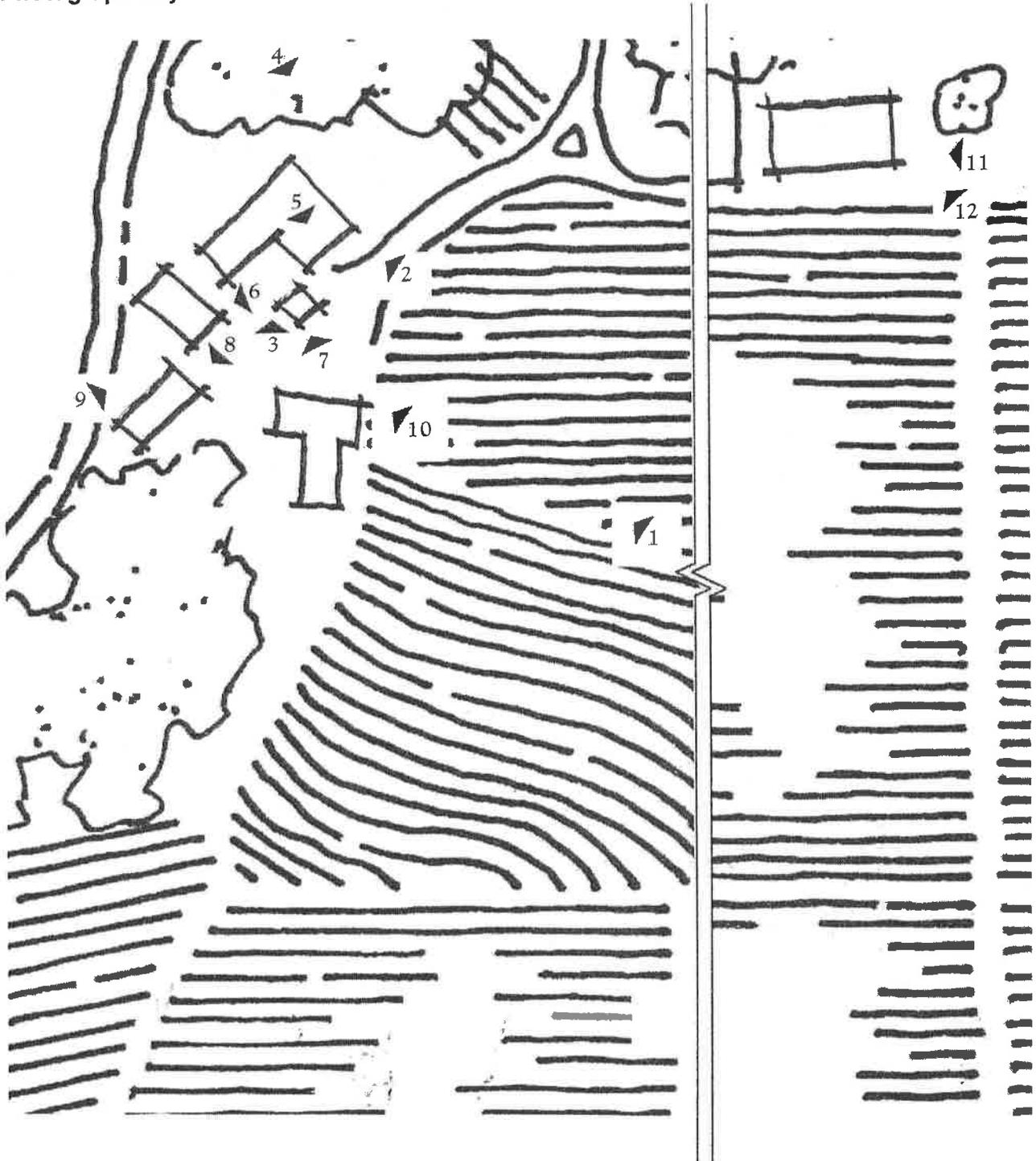
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Photograph Key



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Historic Photographs



Figure 1. View of farmhouse and carriage house from vineyard looking northwest. (c. 1908)

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Figure 2. View of Summit Ranch's winery, Andrew Rasmussen second from left. (Post 1890s)

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Figure 3. View of complex from vineyard looking northwest. (c. 2003, Fred Constant, photographer)

**Monte Vista and Diamond Mountain Vineyard
Calistoga, Napa County
Staff Report**

Monte Vista is a six building farm complex and twenty-six acre vineyard located in the mountains above Napa Valley in Calistoga. Forested land surrounds the mountainside vineyard and the various farm buildings. The wood frame farmhouse is a one-and-one-half-story building, vernacular in style, L-shape in plan, and topped by a gable roof. The exterior of the farmhouse is clad in shiplap siding with flat trim surrounding the two-over-two double-hung windows and paneled doors. The interior of the farmhouse features simple wood detailing with increased ornamentation in the living room.

Clustered near the farmhouse are four vernacular style outbuildings – carriage house, cold storage shed, garage, and cottage. Each of the outbuildings, including a wood frame barn at the edge of the vineyard, is rectangular in plan with a gable roof. Contributing resources include the vineyard and five of the buildings; the cottage has been substantially altered. The complex is in good condition and as a whole retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The Monte Vista farm complex is significant at the local level under National Register Criterion A. The property illustrates trends related to the development of the agriculture and viticulture industries in Napa County during the late nineteenth century and the beginning of the twentieth century. During this period, up until Prohibition, vineyards and wineries in Northern California expanded and flourished. Constructed in 1896, with buildings added over the next two decades, the property is an excellent example of a mountain vineyard farm complex in Napa County.

Typical of this period Monte Vista functioned as a small mountaintop vineyard operated by a single family until Prohibition when wine production all but ceased in Napa County. The period of significance spans from 1896 when the farmhouse was constructed to the beginning of Prohibition in 1920 when large scale grape production ceased on the site.

The property is nominated on behalf of the owners, Frederic W. and Mary Constant. Letters of support are on file from The Land Trust of Napa County and Napa County Landmarks, Inc. Staff supports the nomination as written and recommends the State Historical Resources Commission determine that Monte Vista and Diamond Mountain Vineyard meets National Register Criterion A at the local level of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
Historian II
October 31, 2012















GROCERIES



DRINK
Coca-Cola

TRADE MARK
REGISTERED





