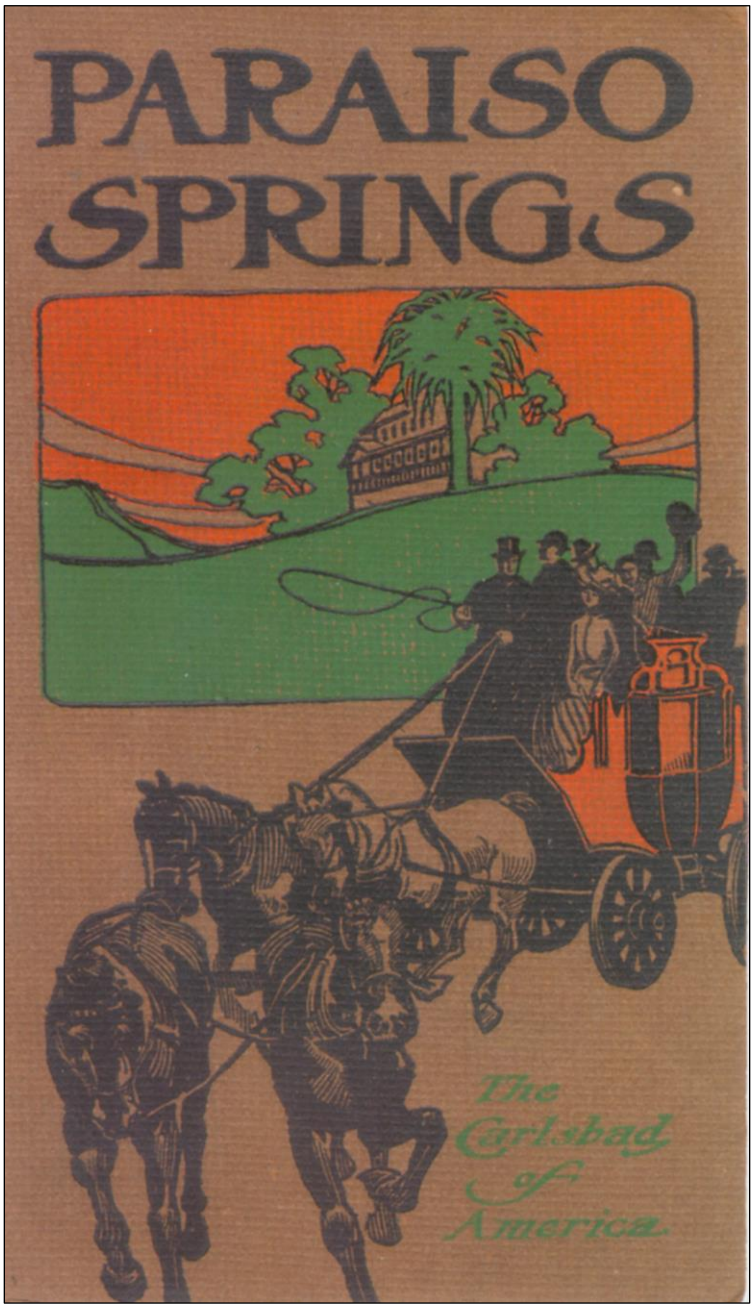

Source: California State Library

HISTORIC RESOURCE REPORT - PARAISO HOT SPRINGS
ADDENDUM

Monterey County, California

Prepared for Thompson Holdings, Horsham, Pennsylvania

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September 2014

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EXECUTIVE SUMMARY

This Historic Resource Report Addendum provides further documentation of Paraiso Hot Springs, a 235-acre property in Monterey County, California, that has been continuously occupied since the late 1790s, and used by the Native Americans before that. This report augments the 2008 Paraiso Hot Springs Historic Resource Report and cultural landscape evaluation by examining the property's history and characteristics leading up to the Victorian era, when it was redeveloped as a resort.

Paraiso Hot Springs was evaluated in 2008 as a cultural landscape, specifically as a historic vernacular landscape. The Period of Significance associated with the property was identified as 1872 to 1928 and the Area of Significance was Entertainment/Recreation. This reflected its historic use as a resort. The report found that nine structures on the site, which were removed in 2003, were historic resources for the purposes of the California Environmental Quality Act (CEQA). The report also found that the property did not retain sufficient integrity as a cultural landscape to be considered a historic resource for the larger landscape.

This report also finds that the site does not retain sufficient integrity as a historic vernacular landscape reflecting earlier periods. This report examines use of the site from pre-contact through to the American era. In the Spanish, Mexican and American eras, beginning in 1799 through 1872, the site was used as a mission vineyard or vineyard.[1] This is the primary significance of the site from these eras. Correspondingly, it is evaluated here for its historical use under Criterion 1, in the area of significance of Agriculture/Subsistence, as a rural vernacular landscape.

The site was previously evaluated under Criterion 4, for its information value, for these same periods. It was established in previous archaeological reports on the property, completed in 2004 and 2005 by Archaeological Resource Management, that the site may in the future 'yield, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.' This area of significance is not further elaborated upon in this report.

Although the 20-acre site was found to be historically significant for its association with the Mission Soledad, no introduced features were found to be present that reflect this earlier use. No evidence was found in historic maps or the literature of an irrigation system. The natural setting of the Mission Vineyard is intact, but the only aspects of integrity that remain are its location and setting. The appearance of the site today is much altered from its appearance in the Spanish, Mexican and early American periods. Because of this lack of integrity, the site is not considered a historic resource for its historic use as a mission vineyard under Criterion 1.

[1] Note that portions of the site continued as a vineyard beyond 1872. A reference to the site as a vineyard from 1874 was found in the course of research.

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CHAPTER 1: INTRODUCTION

A. Purpose of Report

This Addendum to the February 2008 *Historic Resource Report for Paraiso Hot Springs, Monterey County, California* was prepared at the request of the County of Monterey. It augments the 2008 report by examining additional periods of significance relevant to the cultural landscape of Paraiso Springs (its historic name). Historic contexts prepared for this report were undertaken to examine potential areas of significance not considered in the 2008 report, due to its period of significance of 1872 to 1928. Direction for this report was given by Monterey County and is outlined in a memo dated September 27, 2013 from John Ford of the Resources Management Agency on behalf a subcommittee of the Historic Resources Review Board.

Although the memo states that the previous report did not consider the site as a cultural landscape, in actuality it did. It provided an extensive analysis and concluded that the site was not sufficiently intact as a cultural landscape to be considered a historic resource *as a landscape*, which is typically categorized as a site or historic district, per National Park Service guidelines.[2] This report examines the landscape again for its potential as a cultural landscape, although there is even less potential for the historic landscape from earlier eras to be intact than there was in the Victorian era covered by the previous report. The value of this report is in the research and documentation of the earlier landscape and the historical events associated with it.

The relevant historic periods of significance for Paraiso Springs are as follows:

- Pre-contact, reflecting its ethnographic history, to Euro-American Settlement;
- The Spanish Period, covering the earliest mission period (1791-1821);
- The Mexican Period, covering the later mission period and the post-secularization
    - Mexican Mission period (1821-1834)
    - Mexican period, post secularization (1835-1848);
- The American Period, after the United States obtained control of Alta California (1849 to the present).

The American Period in this report covers the period up to the time that the property became a popular resort, at which time the landscape changed dramatically with new buildings, pools, and introduced landscaping. This previous era is covered by the 2008 report.

Consistent with direction from Monterey County, this Addendum will focus on the potential for the portion of the property historically associated with the Soledad Mission as a vineyard, to be considered a potential historic site.[3] Per the National Park Service, a site is defined as follows: "A site is 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

[2] National Park Service, *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation.* (Washington DC: US Department of the Interior, 1995), 5.
[3] John Ford, Memo to Historic Resources Review Board, 27 September 2013. Monterey County, Salinas, California.

historic, cultural, or archaeological value regardless of the value of any existing structure."[4] This explanation continues:

> *A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.*[5]

The Period of Significance is ca 1799, when the Mission Vineyard is estimated to have been planted, to 1871 correlating to the Area of Significance, Agriculture/Subsistence under Criterion 1 is relevant.[6] The Mission Vineyard property is also potentially significant under Criterion 4, for its information value, as established in previous archaeological reports on the property completed in 2004 and 2005 by Archaeological Resource Management. This area of significance is not further elaborated upon in this report.

Note however that the ethnographic history pertaining to the Esselen Indians and Soledad Mission is included here because neophytes from the Esselen and other tribes who lived at the mission would have been charged with tending the vines at the Mission Vineyard.

B. Property Location and Setting

The Paraiso Springs property occupies Assessor Parcel Numbers 418-361-004, 418-381-022 and 418-381-021 and is addressed as 34358 Paraiso Springs Road, Soledad. It is mapped on USGS 7.5' Quad "Paraiso Springs," photo-revised to 1984. It is in Section 25 of Township 18S, Range 5E and Section 30 of Township 18S, Range 6E. UTM coordinates for the property are UTM Zone 10, 646256E, 4021951N (NAD83). It is 235.93 acres in size. Its elevation is approximately 1,400 feet.

Paraiso Springs is located adjacent to Indian Valley, which is itself parallel to Happy Valley, on the eastern slope of the Santa Lucia Mountains, which are part of the coastal range. It is located approximately eight miles southwest of the town of Soledad. Pinnacles National Monument is visible from Paraiso Springs, as is the agricultural Salinas Valley. Paraiso Springs Road climbs up from the Arroyo Seco and ends at Paraiso Springs. The springs itself is in a draw, surrounded by hills to the south, west and north. To the left is "Muscle Peak" (also known as "Mussel Peak" in the late nineteenth century) and ahead is "Romie's Glen." A seasonal drainage is captured in a culvert as it travels roughly east-west through the site. The surrounding hillsides are oak woodland. The site contains a mix of exotic and native vegetation and is particularly striking for its dense cluster of mature palms. The site is also striking for its large central open space, traditionally occupied by vineyards. This central space is circumscribed on three sides by a curvilinear drive that now terminates at the Main Lodge, which sits on a small knoll looking out

[4] National Park Service, National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation. (Washington DC: U. S. Department of the Interior, 1995 (1990)) 5.
[5] National Park Service, National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation. (Washington DC: U. S. Department of the Interior, 1995), 5.
[6] Criterion 1 is defined as resources that are significant for their association 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.

toward the valley to the east. At this time most of the buildings remaining on the site are unobtrusive, located within vegetated areas to the north and south of the central open space.

C. Background

The 2008 report, entitled *Historic Resource Report – Paraiso Hot Springs, Monterey County, California,* (Painter Preservation & Planning, 2008), was prepared at the request of Monterey County to augment the previously prepared *Revised Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* (ARM, 2005), which in turn augmented the *Evaluation of Historical Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey* (ARM, 2004). The 2008 report augmented the 2005 report by providing additional detail for both the built environment and the cultural landscape.

The 2008 report focused primarily on the development of the property as a resort in the Victorian era, per the direction of Monterey County, after the coming of the railroad. The Period of Significance was 1872 to 1928, reflecting the date of the first resort structures to the date of a fire that destroyed the main hotel. The Area of Significance was "Entertainment/ Recreation." The architectural context addressed the Victorian Gothic Revival style and the Victorian-era vernacular buildings [no longer extant] present on the site. The report also evaluated the resource as a historic vernacular landscape, utilizing the landscape characteristics provided by the National Park Service to assist in the evaluation of cultural landscapes, of which a historic vernacular landscape is just one type.

The 2008 report found nine of the structures removed from the site in 2003 to be historic resources (there were 36 extant structures on the site in 2003). The report also concluded that the property did not retain sufficient integrity as a historic vernacular landscape to be eligible for listing in the California Register as a historic district, due to the amount of change that had taken place on the site over time.

D. Methodology

This report was prepared utilizing the following major resources. Research was undertaken at the Bancroft Library in Berkeley, California, which houses copies and original documents associated with the Mission Soledad and its agricultural activities from its founding in 1791 to its operations in the early nineteenth century. It also houses many legal documents associated with the property. Research was also undertaken at the Sonoma County Wine Library in Healdsburg, California, which is the largest and most in-depth archive for wine-related topics in the region. It draws on a PhD dissertation written by Paul R. Farnsworth at the University of California, Los Angeles, entitled *The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad*." This dissertation is a nationally recognized resource on the Mission Soledad, for its account of the agricultural, economic and ethnographic history of the Mission.

It also draws on the archaeological reports prepared for this property, prepared by Dr. Robert R. Cartier of Archaeological Resource Management in 2004 and 2005. For a comprehensive and detailed history of the mission itself, this report references a report prepared in 2011 by Archives & Architecture, LLC for the Soledad Community Mission Fiesta, Inc. entitled, *Mission Nuestra*

Senora de la Soledad Historic Development Study, Soledad, Monterey County, California.[7] General historical background was provided by the historical text, *Monterey County, The Dramatic Story of Its Past, Monterey Bay, Big Sur, Carmel, Salinas Valley* by Augusta Fink, published in 1982. Additional texts and sources are noted in the historic contexts in Chapter 2. A detailed historic context for the Mission Soledad itself is not provided here, as this has been extensively documented from 1929 to 2014, and is not necessary for the evaluation of the Mission Vineyard.

D. Evaluator Qualifications

Diana J. Painter of Painter Preservation & Planning developed the historic contexts for this report and undertook the evaluation of the cultural landscape. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 30 years of professional experience in historic preservation and urban design. She has been a principal investigator in architectural history in her firm since 2002. She is listed as a qualified historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California Riverside.

[7] This research was subsequently incorporated in a National Register nomination for the Mission Soledad, which was recommended on April 22, 2014 by the California State Historical Resources Commission for forwarding to the Keeper for consideration for listing in the National Register of Historic Places.[7]

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CHAPTER 2: HISTORIC CONTEXTS

A. Chronology

Introduction
Four major periods preceded the Victorian era at Paraiso Springs, which changed the appearance of this landscape forever. It was occupied by a twenty-acre vineyard in the three later periods. These eras are summarized as follows:

- Pre-contact, reflecting its ethnographic history, to Euro-American Settlement;
- The Spanish Period, covering the earliest mission period (1791-1821);
- The Mexican Period, covering the later mission period and post-secularization;
    - Mexican Mission period (1821-1834)
    - Mexican period, post secularization (1835-1848);
- The American Period, after the United States obtained control of Alta California (1848 to the present).

The American Period in this report covers the period up to the time that the property became a popular resort, at which time the landscape was changed dramatically with new buildings, pools, and introduced landscaping. This era, with a period of significance of 1872 to 1928, is covered by the 2008 report.

The first period was pre-contact, when the region was occupied by the Esselen Indians. The area saw its first European visitor when Father Fermin Francisco de Lasuen and his companions arrived, seeking a site for the Soledad Mission. The Soledad Mission was planned in 1789 and established on October 9, 1791.[8] The Mission Vineyard at Paraiso Springs was in place by 1799.[9] The Soledad Mission, which was about 3.5 miles from the Mission Vineyard (as the crow flies) was established by the Franciscans, under the auspices of the Spanish crown, when Mexico or New Spain was a Spanish colony.

When Mexico won its independence from Spain in 1821, the missions in Alta California came under the control of Mexico. This was the Mexican mission era. When the missions were secularized, in 1834-36, the Soledad Mission was still controlled by Mexico, which eventually sold the mission properties to Feliciano Soberanes. The property became part of the United States in 1848, after the Treaty of Guadalupe Hildago awarded Alta California to the United States.[10] Soberanes continued to hold the mission properties, however, with the exception of the

[8] Fr. Zephyrin Engelhardt, *Mission Nuestra Senora de la Soledad.* (Santa Barbara, CA: Mission Santa Barbara, 1929), 3.
[9] J. N. Bowman, "The Vineyards of Provincial California," *The Wine Review Los Angeles* (Part I - April 1943; Part II – May 1943; Part III – June 1943; Part IV, July 1943), Part I, 11.
[10] "The Treaty of Guadalupe Hidalgo, signed on February 2, 1848, ended the Mexican-American War in favor of the United States. The war had begun almost two years earlier, in May 1846, over a territorial dispute involving Texas. The treaty added an additional 525,000 square miles to United States territory, including the including the land that makes up all or parts of present-day Arizona, California, Colorado, Nevada, New Mexico, Utah and Wyoming. Mexico also gave up all claims to Texas and recognized the

34-acre site of the Mission Soledad, which was returned to the Catholic Church in 1859 as the result of a lawsuit initiated by Archbishop Joseph Alemony. Soberanes' son Francisco held the property until about 1863-64, when he lost it in the droughts of those years.[11] In 1878 a patent for 80 acres of the property (Warrant 22571), which included the subject 20-acre site, was given as bounty land to Corporal Bennett Tuck of the Virginia Militia in the War of 1812. He in turn assigned it to one Tomas Acidebo.[12]

The Esselen Indians

The Mission Nuestra Senora de la Soledad was established at an Indian village site in the central Salinas Valley known as Chuttusgelis.[13] The area in which the Mission Vineyard is located was within the territory of the Esselen Indians, although the region as a whole was also occupied by the Salinan and Ohlone Indians (see Figure 5). According to Dr. Gary Breschini, little is known about the Esselen Indians, who are widely considered to be culturally extinct, a claim that Breschini refutes.[14] Their territory extended from the Carmel Valley on the north to Junipero Serra Peak on the south, and from Soledad on the east to the Pacific coast. It encompassed the rugged mountains of the Santa Lucia Range. The territory within which the Soledad Mission Vineyard was located was occupied by the Eslenahan subgroup of the Esselens.[15] Historically, the population of the Esselen was estimated to be about 500 to 1,000 people.[16]

They were a nomadic tribe. As described by Dr. Robert Cartier, they were "gatherers and hunters who utilized only the native flora and fauna with the exception of one domesticate, the dog. Yet, the abundance and high quality of natural resources allowed them to settle in semi-sedentary villages. The Esselen were typically organized in basic political units called 'tribelets' that consisted of 100 to 250 members."[17] They also practiced resource management that was close to agriculture, which included harvesting acorns, pruning and reseeding some plant materials, and controlled burning of woodland grassbelts "to increase animal and plant resources . . . The plant growth succession after a burning is also rich in grains and legumes that were major food sources for Native Californians."[18]

Dr. Cartier makes note of the fact that Native Americans lived in the vicinity of Paraiso Springs, and that evidence of Native American occupation has been found within the area that indicates its

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Rio Grande as America's southern boundary." "Treaty of Guadalupe Hildago," *History,* http://www.history.com/topics/treaty-of-guadalupe-hidalgo. Accessed June 2014.

[11] A patent for the 8899.82 acres was issued to Feliciano Soberanes in 1874. Note that patents were often issued years after the land was actually occupied by the recipients. General Land Office Records, Bureau of Land Management, US Department of the Interior.

[12] For additional ownership information, see Appendix B.

[13] Elliot A. P. Evans, "Soledad," *Journal of the Society of Architectural Historians,* Vol. 15, No. 1, (March 1956), 20.

[14] Gary S. Breschini and Trudy Haversat, "A Brief Overview of the Esselen Indians of Monterey County," *Monterey County Historical Society.* http://mchsmuseum.com/esselen.html. Accessed May 2014.

[15] Note that although there were mission grapes planted at the Soledad Mission itself, from this point forward reference to the mission vineyard refers to the vineyard at Paraiso Springs.

[16] Breschini, "A Brief Overview of the Esselen Indians of Monterey County," 3.

[17] Dr. Robert R. Cartier, *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey.* Prepared for Thompson Holdings, Horsham, PA. Prepared by Archaeological Resource Management (June 28, 2004), 4

[18] Cartier, *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs,* 5. See also Augusta Fink's *Monterey County,* 69.

use for habitation and as a special use site.[19] This stands to reason, as there was a water source at Paraiso Springs, the area was remote from the winds and heat of the valley floor, and the healing properties of the springs would no doubt have been appreciated by the Native Americans as well as those who came later.

A total of about 900 Esselen were baptized and brought to the missions at Carmel, Soledad, and San Antonio over time. Baptized Indians, referred to as neophytes, were used to tend the crops at Mission Soledad (and the other missions) and no doubt at the vineyard as well. The Esselen population was to decline, however, by some 90% during the Spanish and Mexican eras due to the death rate from disease, depression, poor working conditions, and low birth rates.[20] Other Indians, specifically from the Central Valley, were brought in to the Mission Soledad to make up for population losses in the native work force.

Dr. Robert Cartier's archaeological reports for Paraiso Hot Springs note that two recorded sites and one reported site was found in archival research that targeted the proposed project area, which encompasses the historic vineyard.[21] Additionally, three bedrock mortars were found in the course of surface reconnaissance, all apparently within the vineyard site or close to it.[22]

The Spanish Period

The Spanish era at the Soledad Mission extended from the time the mission was established in 1791 to the date of Mexican independence in 1821. The era of Spanish stewardship of the Mission Vineyard extended from the time it was established, some time before 1799, until Mexican independence. As discussed in the section "Mission Grapes and the Soledad Mission Vineyard," the Mission Vineyard was planted to supply wine for church services and also for drinking at the table. It was also served to guests and used for trading. The Soledad Mission had a substantial vineyard, judging by its acreage and its stewardship by Father Jayme, who was assigned to the Soledad Mission from 1796 to 1821.[23]

In early years the Spanish missions were motivated to grow their own grapes because of the expense of buying their wine and brandy from Spanish merchants through the New Spain supply ships from San Blas.[24] The missions in Alta California, established in later years, were supplied by vineyards in Mexico and Baja California. "Virtually all the wine available in Alta California

[19] Cartier, *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs*, 5.
[20] Monterey in 1786, Life in a California Mission, The Journals of Jean Francois de La Perouse. (Santa Clara, CA: Santa Clara University, 1989), 33.
[21] This refers to the subject area in the archaeological report, which encompasses the 280-acre property.
[22] Cartier, *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs*, 2, 6. Note that the project area was assumed to be 280 acres surrounding Paraiso Springs, and that the vineyard itself was 20 acres.
[23] Note again that this refers to the Mission Vineyard at Paraiso Springs. Although the Mission had a small vineyard on the grounds of the Mission itself, the substantial acreage was at Paraiso.
[24] With reference to the earlier Mexican missions, wine historian Charles Sullivan notes that " . . pressure from Spanish wine producers, who were profiting from the heavy exportation of their wines to New Spain, led to a royal ban in 1595 on commercial wine production throughout the province. This prohibition did not apply to wines made at the missions for the padres' own use, nor was in enforced in Coahuila or later in California." Sullivan also notes that the missions in Alta California were dependent on wines from the Baja missions until their own mission vineyards were established. Charles L. Sullivan, "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," *Wayward Tendrils Quarterly*, Vol. 20, No. 2 (April 2010), 21, 23, 24.

until the 1780s would be the product of the Baja missions, except for the few exceptional imports of Spanish wine occasionally shipped up from the west coast of New Spain."[25]
Father Jayme took an avid interest in the vineyard, according to historian Edith Webb. He owned a well-used text on agricultural practices, including planting and tending to vineyards and making wine. Webb, who found Jaymes' book on agricultural practices entitled *Agricultura General* at the Santa Barbara Mission library, speculated that he was an active steward of the vineyard based on the fact that the section on vineyards and wine making showed signs of heavy wear: "From letters written by the Padres themselves, from accounts penned by early visitors to California, it is certain that the missionaries followed the advice given in Herrera's *Agricultura General* in many of their agricultural practices. The used condition of the book is, in itself , irrefutable corroboration of this statement."[26] His general agricultural interests can also be attested to.

In general, Spanish support of the New Spain mission system declined in the early nineteenth century due to political issues in Europe that prevented Spain from fully supporting the missions. The missions were prohibited from foreign trade and were served by an annual supply ship out of the Mexican port of San Blas, a port in Mexico settled in 1768, when it was designated a naval base for the Spanish crown.[27] Over time this situation became increasingly difficult, and a black market trade developed. Illegal foreign trade increased exponentially during the Mexican revolution, carried out with foreign ships, including American, Russian, and South American ships. The missions were able to benefit from the ship's trade, dealing in hides and tallow and locally produced wine and brandy.[28]

The Soledad Mission participated in a healthy local trade. Mission account books kept between 1810 and 1818 indicate that the Mission Soledad traded in peas, bean, chick-peas, kidney beans, corn, corn pinole, wheat flour, bread, cheese and lard. In terms of animals, they sold young bulls and sheep. As for manufactured goods they sold shoes, boots, serapes, wool, cloth, thread, and hats.[29] A letter from Father Jayme to Governor Sola in 1816 indicates that the mission had supplied wheat flour, corn, beans, peas, applies, pears, prickly pears, grapes, tomatoes, onions, mustard, chilies and sweet peppers to the presidio in Monterey. By the time of Mexican independence, the missions had been neglected for about a decade but in the case of Mission Soledad, it appears to have achieved a good measure of economic well-being. Despite the lack of a written record, it can be inferred from the histories, anecdotal accounts, the size of the vineyard, its stewardship by Father Jaymes, and the mission's healthy trade in other agricultural products, that the Mission Soledad traded in wine and grapes in addition to other agricultural products.

The Mexican Period
When Mexico won its independence from Spain in 1821 it came into possession of the missions along the coast from Baja California to Alta California (among others), which included all the missions from San Diego (1769) to Mission San Rafael Arcangel (1817). The most northerly mission, Mission San Francisco Solano, was not established until 1823. Under Mexican rule the missions were allowed to trade, which they did. The surpluses from their production, primarily

[25] Sullivan, "Wine in California - The Early Years – Mission Wines 1698 – 1846." (April 2010), 24.
[26] Edith Webb, "Agriculture in the Days of the Early California Padres," *The Americas,* Vol. 4, No. 3, (January 1948), 342.
[27] "San Blas," *Wikipedia,* http://en.wikipedia.org/wiki/San_Blas,_Nayarit, accessed June 2014.
[28] Charles L. Sullivan, Wine in California - The Early Years – Mission Wines 1698 – 1846. Reprinted from Wayward Tendrils Quarterly, (April 2010 – January 2011, Part II, 31).
[29] Paul R. Farnsworth, *The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad*. Diss. (University of California Los Angeles, 1983), Table 13 & p. 284.

hides, tallow, soap, olives and olive oil, and some wine and brandy, were traded among themselves, with the ranchos, with travelers, and with foreigners, including the Russians at Fort Ross, and with Mexico.[30] They were also expected to support the presidios. In the case of the Soledad Mission, they were expected to support the Monterey Presidio. By the end of the mission period, in 1835, Bowman estimates that there were about 482,929 mission grape vines in Alta California, including at the missions, grown by a handful of individuals, at Fort Ross, and on the ranchos.[31] The estimated vineyard acreage for the missions was about 414 acres.[32]

As the mission system expanded and took on more neophytes, the missions' ability to support the presidios became increasingly difficult. Tensions arose due to competing demands for resources. There was also some political prejudice against the mission system. After independence the Mexican Congress came to see the California missions as a remnant of Spanish monarchism. Mexican republicanism tended to be anti-clerical and almost all of California's Franciscan missionaries were native Spaniards.[33] In fact, Father Vincente Francisco Sarria, who supplied some measure of stability to the Soledad Mission, refused to take an oath of loyalty to the Mexican government.[34] Nonetheless, he was allowed to stay in his post at Soledad, due in part to the mission's difficulty in attracting fathers to the site. When Sarria died in 1835, he was not replaced and the mission continued to decline.

The Decree of Secularization was issued under the leadership of the Mexican Congress in 1833. Administrators were appointed for each mission, with instructions that half the mission holdings were to be distributed to the Christian Indians on the site. However, after the death of Governor Jose Figueroa in 1935, these directions were largely not executed. In this matter historian Charles Sullivan quotes Walton Bean, "His passing removed a brake from the rapacity of the mission administrators and their friends and relatives. . . ."[35] The number of ranchos in the mission areas at this time grew from about 50 in 1834 to about 350 by 1840.[36]

The administrator for each mission, along with a secretary and major domo, was to be paid a salary from the proceeds of mission production, whereas previously the missionaries were paid only living expenses. This placed an additional burden on the missions.[37] In general the production of the mission vineyards peaked in 1835 and declined thereafter, through lack of care and cultivation, with some exceptions. Wine historian J. N. Bowman estimates that at the end of the Mexican era, in 1846, there were 370,000 bearing vines in Alta California.[38] There is

[30] Webb, "Agriculture in the Days of the Early California Padres," 344.
[31] Spacing of the vines, when they were not co-planted with orchards, was estimated at 854 stocks per acre, or a spacing of about 7 x 7 feet. Another standard measure under the Spanish system was 3 x 3 varas, which translates into about 8 ¼ x 8 ¼ , which is close to the standard by which they are planted today. Bowman also states that "In California, with abundance of land and with untrained Indian labor, a greater spacing was possible than in Spain." Bowman, "The Vineyards of Provincial California," Part IV, 23 Bowman. The standard today, according to Peninou, is 8' x 8' for an average of 681 vines per acre. Ernest P. Peninou, *A Statistical History of Wine Grape Acreage in California 1856-1992*. Ms. 2000. The Wine Librarians Association, 2004.
[32] Bowman, "The Vineyards of Provincial California," Part IV, 22.
[33] Sullivan, "Wine in California The Early Years, Part III," 21
[34] Most of the Fransician fathers were from Spain, although Father Sarria was Basque.
[35] Sullivan, "Wine in California The Early Years, Part III," 21.
[36] Sullivan, "Wine in California The Early Years, Part III," 21.
[37] Engelhardt, *Mission Nuestra Senora de la Soledad*, 40. In the case of the Mission Soledad, the administrator was Feliciano Soberanes.
[38] Bowman, "The Vineyards of Provincial California," Part IV, 23.

evidence, however, that the vines at the Soledad Mission Vineyard continued to bear grapes, presumably under the direction of Feliciano Soberanes.[39] In general, many private individuals took over grape growing in the region, even introducing European cuttings. And some of the missions continued to produce wine and brandy. In a chapter on viticulture in California, author Titus Fey Cronise reported that in 1866, 2,500,000 gallons of wine and 150,000 of brandy were produced in California: "There has been no failure of the grape crop in any year of our experience; and vines seventy years old at the Mission vineyards are healthy and fruitful as ever."[40]

An inventory of the Mission Soledad was conducted in 1836, in conjunction with secularization, at which time it was reported that the vineyard included 5,000 vines (this would have been the vines at the Mission Vineyard at Paraiso Springs).[41] By 1841 all the neophytes at the mission had left, and the mission and its agricultural properties were in serious decline.[42] When Eugène Duflot de Mofras, a French naturalist, visited the site in 1841, he described the Soledad Mission as follows: "The vineyards are abandoned; the gardens uncultivated; and the fruit trees in the orchards grow wild for want of pruning."[43] Henry Miller visited the mission on June 25, 1856 and also described the mission as abandoned: " . . . a great heap of ruins with the exception of one building and a small church of modern date. The land is owned principally by the numerous native family of the Soberanes. A French Swiss kept a little grocery shop and restaurant here, where I took some miserable coffee and bought some crackers."[44] Nonetheless, the vineyard at the springs was thriving, by Miller's account. He took a wrong turn when leaving the Mission and ended up at Paraiso Springs. His notes are as follows:

> *. . . I arrived at a small valley with high mountains hemming it in from all sides, without any outlet. I found I had arrived at the vineyard of the Mission, the vines growing luxuriously. Fortunately I found a little cottage in which lived an Indian family which had charge of the vineyard, and who directed me to the right road.*[45]

There is additional evidence that grape growing continued at the Mission Vineyard at Paraiso Srpings, based on an 1874 article in the *Daily Alta California* newspaper. A traveler, on a trip from San Jose to Paraiso at that time, reported that the Mission was a ruin. But he noted that the Warm Springs [Paraiso Springs], "away up in the gorge of the mountains under the eastern shadow of the hill on the west side of the valley," six miles from the Mission, had recently opened. He continued, "Of this I know only that the location is beautiful, entirely out of range of the winds that sweep down the valley, is capable of being made very lovely and satisfactory. A new hotel is nearly completed. An old vineyard is on the location, and is claimed as belonging to the Mission: I do not know how justly."[46]

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[39] Note again that Sobranes lost the Soledad Mission and immediate surrounds (34 acres) in a lawsuit with the Catholic Church. The vineyards he would have maintained were at Paraiso Springs.
[40] Titus Fey Cronise, Titus Fey, *The Natural Wealth of California.* (San Francisco: H. H. Bancroft & Company, 1868), 389.
[41] Note that there may also have been a small vineyard at the mission itself. Engelhardt, Fr. Zephyrin, *Mission Nuestra Senora de la Soledad* (Santa Barbara, CA: Mission Santa Barbara, 1929), 29.
[42] Cartier, *Revised Evaluation of Historical Resources at the Paraiso Springs*, 2005, 7.
[43] Zephryn, Engelhardt Fr., Missions and Missionaries of California, New Series, Local History, Mission Nuestra Senora de la Soledad. (Santa Barbara, CA: Mission Santa Barbara, 1929), 45.
[44] Farnsworth, *The Economics of Acculturation in the California Missions.*
[45] Farnsworth, *The Economics of Acculturation in the California Missions.*
[46] n.a., "Over the Line," *Daily Alta California,* Vol. 26, No. 8866 (July 11, 1874), n.p.

The American Era

It is widely reported that the Mission lands were sold to Feliciano Soberanes in 1845 for $800.[47] They consisted of 8899-82/100 acres. Soberanes and his family were successful in maintaining ownership of the mission lands when Alta California came under control of the United States after the 1848 Treaty of Guadalupe Hidalgo. On July 17, 1855 the U. S. Land Commission ruled that Soberanes was entitled to the lands of the Mission, excluding the Mission buildings and parcels claimed by the church, for which the church had filed suit.[48]

Soberanes was again successful in holding his land when a California Law Claim recorded in the Attorney General's Office on February 19, 1857, stated that the claim of Feliciano Soberanes (#526) would not be prosecuted by the United States. It was noted that he received the lands of the former Mission Soledad, including the mission buildings, the yard, orchard, vineyard and associated agricultural land to the extend of two square miles "bounded on the north by the Lujis Rancho and running south to a sycamore tree near the Arroyo Seco." This was compensation for horses taken for public use [by the Mexican military], as well as 40 to 50 head of cattle, four yoke of oxen, 30 to 40 horses, and some sheep.[49]

Soberanes continued to live in the area, with a ranch house nearby. Miller reported that the Mission grounds also served as a grocery store and restaurant, before being fully abandoned for almost 100 years.[50] The chapel was restored in 1954 and the convent wing in 1963.

B. Mission Grapes and the Soledad Mission Vineyard

The padres who were sent to establish the missions at San Diego de Alcala (1769) and San Carlos Borromeo de Carmelo (1770) were Father Junipera Serra, the first president of the missions, his companion Francisco Palou, California's first historian, and Christian Indians from the missions in Baja California. They were furnished with animals, seed and equipment.[51] They faced other difficulties, however. First they had to learn the language – or rely on interpreters – to communicate with the natives. They also had to teach them to clear fields, plow with oxen, sow seed, and to cultivate and harvest crops.[52] Both wheat and vegetables were essential for the food supply for the early missions.[53] It would be some time before they could establish their own vineyards and make their own wines.

According to historian Edith Webb, the chief difficulty the padres had to overcome in early years was not lack of seed, tools, oxen or trained laborers, but their own lack of knowledge of the rainy and dry seasons in Alta California, and "the habits of California's rivers and streams." That is, they had to familiarize themselves with the extremely seasonal nature of the water supply.[54] In the case of Soledad, the mission suffered from periods of drought and from flooding from the

[47] Feliciano Soberanes' father, Jose Soberanes, had come to Alta California with the Portola expedition of 1769, and was a long time inhabitant of the area.
[48] Farnsworth, *The Economics of Acculturation in the California Missions.*
[49] California Law Claim #526, Attorney General's Office, 19 February 1857. On file, Bancroft Library. Accessed January 2014.
[50] McLaughlin, David J. and Ruben C. Mendoza, *The California Missions Source Book, Key Information, Dramatic Images, and Fascinating Anecdotes Covering all 21 Missions* (Pentacle Press, 2009), 46.
[51] Note that the latter mission was originally founded at the presidio of Monterey. Dorothy Krell, Editor, *The California Missions, A Pictorial History (*Menlo Park, CA: Lane Publishing Company, 1981), 11.
[52] Webb, "Agriculture in the Days of the Early California Padres," 328.
[53] Sullivan, "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," (April 2010), 25.
[54] Webb, "Agriculture in the Days of the Early California Padres," 329.

Salinas River. "In time the missionaries learned to choose fields best adapted to certain crops, to build dams and aqueducts to carry water to fields, gardens, and orchards."[55] The padres at the Mission Soledad eventually built a 15-mile aqueduct to supply water to the mission and its animals. No such equivalent irrigation system was discovered in the literature on the Paraiso Springs vineyard.[56]

In early years the missions had to depend for wine and brandy on imports from Mexico and Baja California. At least eighteen barrels of brandy from Lower California missions were delivered to the San Diego, Santa Barbara, and Carmel in 1799. At that time the commandant at the Santa Barbara presidio suggested that heavy taxes be levied on foreign liquors to encourage local grape growing and wine making. The missions made, used and sold wine and brandy without government limitation, at first among themselves and then with the ranchos and travelers. They also supplied the presidios. Once Spanish rule and the prohibition on foreign trade ceased, they could freely export their products, but export taxes were charged. In 1823, it was six percent on all merchandise but brandy, on which was charged $10 per barrel.[57]

All the California missions but Mission Dolores would eventually have vineyards.[58] The priests used wine for the mass and for table wine. They also served it to guests and used the surplus for trade. The Indians also used grapes for eating.[59] The mission vineyards varied in size and location. An early (1868) treatise on viticulture was wildly optimistic about the future of the industry in California: "If there be any one vegetable growth which more than any other finds a congenial home over hill and dale and high mountains ranges in California, and which nearly every one plants, it is the grape vine."[60] The author reported that planting on the steep hills of the interior lands was superior to planting in the lowlands, and that vines would do well, once established, without irrigation. He also felt that the flavor of mountain vines was superior.[61]

The location of the vineyard at Soledad was in the 'bowl' that was later developed with buildings and pools for the resort. It was both accessible and slightly sloped, in comparison to the hills that rise immediately around the site. The site had been selected by Father Presidente Lasuen in 1789, in part due to its soils, according to historian Elliot A. P. Evans. It is estimated that the Mission Vineyard at Soledad was planted in the last decade of the eighteenth century, based on a Governor's report to the Viceroy on August 29, 1799 that a vineyard had been planted in Soledad, among other missions, "with difficulty."[62] The apparent success of the vineyard may be attributed in part to Father Antonio Jayme, a native of Mallorca, who served at the Soledad mission from 1796 to 1821. At Soledad he had supervised the large vineyard and winemaking

[55] Webb, "Agriculture in the Days of the Early California Padres," 329.
[56] Note that accounts of the length of the stone aqueduct differ, but Farnsworth confirms in his dissertation that 15 miles of aqueduct, to irrigate 20,000 acres of irrigated land is feasible. Farnsworth, Paul R., *The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad*." Diss. University of California Los Angeles, 1983.
[57] Irving McKee, "Mission Wine Commerce." (Berkeley, CA: University of California, Berkeley, n.d.).
[58] J. N. Bowman, "The Vineyards of Provincial California," *The Wine Review Los Angeles* (April 1943), 10. It was later reported that the mission vineyards at Santa Cruz and San Carlos did not thrive due to coastal fogs and cool temperatures.
[59] Bowman, "The Vineyards of Provincial California," 11.
[60] Cronise, *The Natural Wealth of California*, 387.
[61] This author estimates that the average number of vines to an acres is about 900, which produce 800 gallons of wine and twenty of brandy from the residue. Cronise, *The Natural Wealth of California*, 388.
[62] Bowman, "The Vineyards of Provincial California," Part I, 11.

operation.[63] He owned the four-volume book on agriculture first published in the 1500s that was used as a basic guide in Spain and is still reprinted today. He brought this guide with him, which included a large section on viticulture and a smaller one on winemaking, when he retired to Mission Santa Barbara., where it was later found by historian Edith Webb.[64]

There were at least three copies of this book in mission libraries.[65] The book is almost 500 pages long and is a collection of six treatises on every aspect of agriculture. It also covers every aspect of grape production. "Book Two of the first discourse, deals entirely with the cultivation of the grape from the selection of the vineyard site and the soil to the proper storage of the wines produced. The subject matter cover forty-five pages and contains much detailed and instructive advice for every step taken. Among the subjects the author discusses are the types of grapes and the best soils and location of a vineyard for the various types of grapes. The wine from hillsides are superior, the author notes, more fragrant, and keeps better. And that vineyards on the northern slopes gives more fruit because the north wind keeps them fresher and for that reason they produce more fruit.[66]

The Mission Grape

Native grapes were found in California when the missions were established, but they were unsuitable for wine, as they did not ripen to sweetness.[67] Some sources reported their use for making brandy, but others said they were unsuitable for this as well. The mission grape was brought to Alta California from Baja California by Father Junipera Serra, considered the father of the mission system, in the form of cuttings.[68] In a letter penned by Father Serra in 1781, he reported that a vineyard had been planted at the San Diego mission and that he hoped that the vines would survive.[69] In 1785 it was reported that the San Diego mission had been very successful in establishing productive vineyards, which supplied both sacramental and table wine. As a result, historian J. N. Bowman posits that this mission vineyard, planted in 1781, was the first cultivated vineyard in California.[70]

In an August 29, 1799 letter from the governor of Mexico to the then Spanish viceroy that it was reported that vineyards had been planted "with difficulty" at several missions, including Mission Soledad.[71] By 1823, when the last mission in Alta California was established, grapes were flourishing at all the missions where the weather was conducive to growing grapes.[72] In 1846 it

[63] Sullivan , "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," Part II, 27. See also Webb, "Agriculture in the Days of the Early California Padres," 330.
[64] Sullivan , "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," Part II, 27.
[65] Webb, "Agriculture in the Days of the Early California Padres," 330.
[66] Webb, "Agriculture in the Days of the Early California Padres," 332.
[67] Bowman, "The Vineyards of Provincial California," Part I, 8. Wine historian further notes that the wild grapes growing in Mexico were not even good for eating. Charles L. Sullivan, "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," *Wayward Tendrils Quarterly,* Vol. 20, No. 2 (April 2010), 20.
[68] Boman, "The Vineyards of Provincial California," Part I, 11. The first cuttings for planting came from Baja California, at the request of Father Serra in June 1777, to meet the increasing demand for sacramental wine as the number of missions grew. The settlers knew that it was possible for grapes to thrive from the abundance of wild grapes in Alta California and the similarity of the climate in California to that of Spain, from which their traditional wines came.
[69] Bowman, "The Vineyards of Provincial California," Part I, 10.
[70] Bowman, "The Vineyards of Provincial California," Part I, 10.
[71] Bowman, "The Vineyards of Provincial California," Part I, 11.
[72] Bowman, "The Vineyards of Provincial California," Part I, 11.

was reported that all the missions but three, Mission Dolores, Santa Cruz and San Carlos, had "satisfactory" vineyards, for a total 122 vineyards.[73] San Gabriel had the most productive vineyard.

The 20-acre vineyard at Paraiso, like all missions vineyards, was planted in mission grapes, the first grapes planted in California. Mission grapes were unusually hardy and tolerant of many soil types and climatic conditions. They grew vigorously and the vines were long-lived. They could withstand high temperatures and moderate drought, and needed no support. Mission grapes may be propagated by seed. Unlike most vitis vinifera, when pollinated by another mission vine the seed will produce a mission grapevine like the parents. Therefore to propagate more vines, one can either plant the seed or a cutting of the vine. Most vines in Alta California vineyards, however, were propagated by cuttings.

Considerable speculation as to the origin of the mission grape has been entertained over time.[74] The vines that the Spaniards brought to New Spain in the mid-sixteenth century were varieties of vitis vinifera; the wines of Europe with rare exceptions are made from varieties of this species. But researchers wanted to find the European vinifera ancestor of the mission variety. Recent DNA testing at the University of California at Davis has concluded that the mission grape is genetically identical for the Listan Prieto (LP), once grown on the Spanish mainland, but not since the nineteenth century destruction of the country's vineyards by phylloxera. Today it survives only in Spain's Canary Islands, off the coast of Morocco.[75]

Grapes were not a product that was recorded in the agricultural inventories that are available for the Mission Soledad. Dr. J. N. Bowman of the College of Agriculture at the University of California conducted a study, published in 1943, that stated that mission vineyards and products from mission vineyards were irregularly reported. Not mentioning the vineyard did not mean it didn't exist or was not productive. "The provincial mission word for orchard was huerta and was used to designate the usual fruit orchard, but also an orchard with vines or vegetables or both."[76] And "vineyard" could mean an area planted for table grapes or for the making of wine or brandy.[77]

Further, he found that the surveys of the mission properties conducted by Cleal and Black in the 1850s, for the purposes of the land patents, the words vineyard, orchard and gardens were used irregularly and did not necessarily reflect what was planted on a particular property. Bowman reported that vineyards could be integral with the orchards and gardens; adjacent to the orchards and gardens; or separate from the orchards and garden.[78] Bowman notes, "For Soledad no

[73] Bowman, "The Vineyards of Provincial California," Part I, 11, Part IV, 22. Coastal fog was a problem in these latter missions.
[74] See, for example, Iverson, Eve, "Wine at the California Missions," *California Mission Studies Association.* http://www.californiamissionstudies.com/Research/Articles/Wine_at_the_California_Missions.html. Accessed May 2014.
[75] Sullivan, "Wine in California - The Early Years – Mission Wines 1698 – 1846." (April 2010), 29.
[76] Bowman, "The Vineyards of Provincial California," (April 1943), 8.
[77] Bowman, "The Vineyards of Provincial California," Part I, 8.
[78] Bowman, "The Vineyards of Provincial California," Part II, 24. Wine historian Charles Sullivan notes that scholars have placed the planting of the first grapes in California as between 1769 and 1773, but that rarely is a date mentioned that is more precise than this: "Their caution is understandable since the voluminous primarily sources available dealing with the earliest years of mission agriculture make no

reference to wine was found, but this does not necessarily imply that none was produced from its vineyard."[79] Nonetheless, we have records from 1836 that state that Soledad had 5,000 vines and the 1854 and 1858 Black and patent surveys confirmed that the vineyard at Paraiso Springs was productive.[80]

Conclusion

In this chapter the status of the Mission Vineyard was discussed, to the degree that information was available, in the key periods prior to the Victorian era. It was examined in the context of the larger development of the region's mission system. The beginnings of agriculture in the missions in Alta California were also examined and to a degree, the economic forces at play. Although little documentation was available on the productivity of the Soledad Mission Vineyard, it can be inferred that the vineyard was successful, due to its location, attributes of the site, its long-time stewardship by a Father who was educated in agricultural practices, and the overall success of Soledad's agricultural production under Spanish control. It was under Mexican control for approximately 15 years. Less is known of these years, although it is known that the vineyard had 5,000 vines in 1836. Finally, it appears from anecdotal evidence that property continued in its use as a vineyard into the Victorian era. It was under the control of Feliciano Soberanes and his family until about the 1860s. The vineyard was developed into a resort in the 1870s, although it also continued its agricultural uses to supply fresh food and likely wine to the resort patrons. It is not known when the vines were removed from the vineyard.

mention of viticulture." Charles L. Sullivan, "Wine in California The Early Years, Part I – Mission Wines, 1698-1822," *Wayward Tendrils Quarterly*, Vol. 20, No. 2 (April 2010), 24.

[79] Bowman, "The Vineyards of Provincial California," Part III, 10.

[80] Bowman, "The Vineyards of Provincial California," Part II, 9.

HISTORIC RESOURCE REPORT
PARAISO HOT SPRINGS
ADDENDUM

CHAPTER 3: CULTURAL LANDSCAPE EVALUATION

The historic contexts presented in Chapter 2 substantiate that the most significant use of the Paraiso Springs site in the periods preceding the Victorian period was as a vineyard. It was used as a vineyard in the Spanish, Mexican and nineteenth century American period. It may have been utilized for the springs in the pre-contact period. The presence of Native American sites was confirmed in the archaeological investigations for the site. It may also have been used for the springs by the padres and other mission inhabitants, which is mentioned anecdotally. Although there are references to the site's use as a hot springs in some resources on the property, this is not substantiated in any scholarly research on the property. Its most important known use in the periods preceding the Victorian era is as a vineyard. The cultural landscape evaluation below analyzes the site in this context. The following evaluation with respect to the California Criterion for Eligibility first establishes the site's significance.

A. Evaluation for Historic Significance

1. It is 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;

The site is significant to the cultural heritage of California as one of the mission vineyards. It was established in the Spanish mission period and remained active as a vineyard through the early American period, at minimum, as it appeared to still be present when the site was developed as a Victorian-era resort in the 1870s..

2. It is associated with the lives of persons important to local, California, or national history;

Research did not reveal an association between the site and the lives of persons important to local, California, or national history. Research did not reveal who established the vineyard, although it was established by the Mission Soledad padres and very likely, Father Jaymes. A more important association between the padres, however, would be with the mission itself.

3. It 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;

The Mission Vineyard site does not meet this criterion. It was an agricultural landscape (a historic vernacular landscape), but nothing remains of the vineyard that was present in the late eighteenth through late nineteenth centuries. Additionally, little remains of the landscape features that would allow for the identification of the place in that use today, other than its location and larger setting.

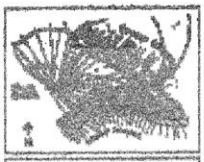
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The evaluation of the site for its information potential was undertaken in conjunction with the archaeological reports prepared for the proposed project in 2004 and 2005. Due to the information potential of the property, it was recommended that archaeological monitoring be employed during all earth moving activities on the property during construction.[81]

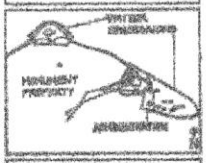
Table 1: Cultural landscape characteristics

OVERVIEW OF LANDSCAPE CHARACTERISTICS

Landscape characteristics include tangible and intangible aspects of a landscape from the historic period(s); these aspects individually and collectively give a landscape its historic character and aid in the understanding of its cultural importance. Landscape characteristics range from large-scale patterns and relationships to site details and materials. The characteristics are categories under which individual associated features can be grouped. For example, the landscape characteristic, vegetation, may include such features as a specimen tree, hedgerow, woodlot, and perennial bed. Not all characteristics are always present in any one landscape. The following landscape characteristics may be documented in a CLR.



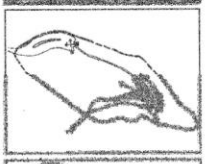
Natural Systems and Features
Natural aspects that often influences the development and resultant form of a landscape.



Spatial Organization
Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.

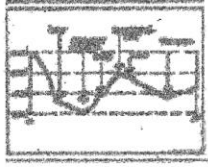
Land Use
Organization, form, and shape of the landscape in response to land use.

Cultural Traditions
Practices that influence land use, patterns of division, building forms, and the use of materials.



Cluster Arrangement
The location of buildings and structures in the landscape.

Circulation
Spaces, features, and materials that constitute systems of movement.



Topography
Three-dimensional configuration of the landscape surface characterized by features and orientation.

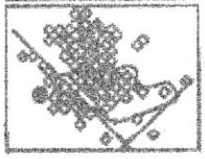
Vegetation
Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.

Buildings and Structures
Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.

Views and Vistas
Features that create or allow a range of vision which can be natural or designed and controlled.

Constructed Water Features
The built features and elements that utilize water for aesthetic or utilitarian functions.

Small-Scale Features
Elements that provide detail and diversity combined with function and aesthetics.



Archeological Sites
Sites containing surface and subsurface remnants related to historic or prehistoric land use.

[81] Cartier, *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs, 2004*, 6.

B. Evaluation of the Cultural Landscape

The following cultural landscape evaluation of the Vineyard of Mission Soledad draws on the historic contexts established in Chapter 2 of this report, the historic maps provided in Appendix A, and the historic contexts provided in the 2008 cultural landscape evaluation of the site. The discussion evaluates the integrity of the Mission Vineyard site in conjunction with that use, in the periods preceding the Victorian era. All the mapped information available for the Mission Vineyard dates from the American period, after the United States took over Alta California from Mexico. However, some information on the vineyard as it existed earlier can be extrapolated from historic maps, primarily information on the vegetation. Additional information is drawn from written texts.

The 2008 Historic Resource Report for Paraiso Springs determined that at that time the historic vernacular landscape was not intact. It did not reflect the conditions present during its Period of Significance, identified in the 2008 report as 1872-1928. It is even less possible that the existing landscape significantly reflects the earlier historic periods discussed in this report. The purpose of the analysis below is to substantiate the integrity of the site as a historic vernacular landscape that reflects its primary use in as a mission vineyard and privately owned vineyard from the late eighteenth to late nineteenth century.

The historic periods present , as documented in the 2005 archaeological report for the property, are:

- Pre-contact, covering its ethnographic historic prior to establishment of the Soledad Mission in 1791;
- The Spanish period, covering the earliest mission period (1791-1821);
- The Mexican period, covering the later mission period, including;
    - the Mexican Mission period (1821-1835)
    - the Mexican period after secularization (1836-1848);
- The American period, after the United States gained control of Alta California (1848 to 1871 (for purposes of this report, this period extends to 1871, after which the site is evaluated in the 2008 report).

The following cultural landscape evaluation analyzes the former Mission Vineyard site to determine which, if any, landscape characteristics can be identified that would associate the present site with its significant use in the periods preceding the Victorian era.[82] This will assist in the evaluation of the site as a cultural landscape.

The cultural landscape characteristics are defined below.[83] The evaluation below follows the same format as seen in the 2008 Paraiso Hot Springs Historic Resource Report. A description of each landscape characteristic as it occurred in the periods leading up to 1872, as best as can be determined from the research presented in this report, is followed by a statement as to whether that landscape characteristic is present in the vineyard today.

[82] The cultural landscape associated with the Victorian era was evaluated in the 2008 Historic Resource Report for Paraiso Hot Springs.

[83] Note that not all cultural landscape characteristics are relevant to every landscape evaluation, but nonetheless all are mentioned in this analysis for the sake of documentation. Robert Page, *A Guide to Cultural Landscape Reports: Contexts, Process, and Techniques.* Washington DC: US Department of the Interior, National Park Service, 1998.

Figure 1: View of the former location of the Mission Vineyard and its setting

Natural Systems and Features

Definition
Natural aspects that often influence the development and resultant form of a landscape.

Description
The Natural Systems and Features at Paraiso Springs are the most enduring characteristics of the landscape. The site is located in an upper valley, known as Indian Valley, in the Santa Lucia coastal range, between elevations 1,000 and 1,200 feet. Junipero Serra Peak is south of the site, and has an elevation of 5,862 feet. North is South Ventana Cone with an elevation of 2,871 feet. The Santa Lucia range is notable for its steep and rugged terrain. Native vegetation includes oak woodland and chaparral plant communities. The site also contains several hot and cold mineral springs. Rainfall and water from the springs drain east through the valley in a shallow waterway. The geographic character of the site is unchanged. Native vegetation may have been reduced in quality and quantity when the site was planted to grapes in the Spanish, Mexican, and early American periods, but it still contained oak trees, as evidenced in early survey maps (see Appendix A). The Mission Vineyard that was present at least until the beginning of the Victorian period is no longer extant. However, most of the natural systems and features of the site as described above are still present and can be considered contributing features of the landscape.

Spatial Organization

Definition
Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.

Discussion
The spatial organization that would have characterized the site as an agricultural property and vineyard is no longer present. Once the site was redeveloped as a resort, with its associated Victorian-era landscapes, the elements that would have defined the earlier spatial organization were changed. The site no longer reflects its historic spatial organization.

Land Use

Definition
Organization, form, and shape of the landscape in response to land use.

Discussion
In the pre-contact period the site was undeveloped and uncultivated, to our knowledge. It may have been inhabited at times, as documented in the archaeological reports for the property.[84] The site was used as a vineyard for the Soledad Mission from the end of the eighteenth century to at least the end of the nineteenth century. That use, however, is no longer extant.

Cultural Traditions

Definition
Practices that influence land use, patterns of division, building forms, and the use of materials.

Discussion
The cultural tradition of the site as an agricultural site and a vineyard, which was part of virtually every mission in the mission system, is no longer present, as the use of the site has changed and any patterns associated with that use are no longer visible.

Cluster Arrangement

Definition
The location of buildings and structures in the landscape.

Discussion
The one building that was present during the periods preceding the Victorian era, described as a cottage or a house, and associated with the Mission Vineyard is no longer present. It is likely that

[84] Cartier, Dr. Robert R., *Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey.* Prepared for Thompson Holdings, Horsham, PA. Prepared by Archaeological Resource Management. June 28, 2004.
Cartier, Dr. Robert R., *Revised Cultural Resource Evaluation of Prehistoric Resources at the Paraiso Springs at 34358 Paraiso Springs Road in the County of Monterey.* Prepared for Thompson Holdings, Horsham, PA. Prepared by Archaeological Resource Management. January 13, 2005.

it was removed when the site redeveloped as a resort in the 1870s. This aspect of the historic site is no longer present.

Circulation

Definition
Spaces, features and materials that constitute systems of movement.

Discussion
The location of the road that approached the Mission Vineyard site is noted as early as the 1858 survey of the area. There would have been limited ways to best approach the site due to the topography of the area. It is very likely that the approach through Indian Valley seen in 20th century maps is similar to the approach taken in the eighteenth and nineteenth centuries. But the circulation present within the site, as seen in twentieth century maps and historic photographs, was likely configured in the Victorian era. It was also altered within the Victorian era.[85] Use of the site as a vineyard likely precluded an extensive circulation system within the 20-acre site. This aspect of the historic site is no longer present.

Topography

Definition
Three-dimensional configuration of the landscape surface characterized by features and orientation.

Discussion
The main use area of the site is located on naturally occurring, gently sloping land. The low mountains of the Santa Lucia range rise dramatically on three sides of the level main use area. The 20-acre vineyard was redeveloped as a resort in the Victorian era. We know that the vineyard was coterminous with the later resort because we have land surveys of both the vineyard and the resort. It also stands to reason that the two uses would occupy the same site because 1) it represents a flatter area within the larger landscape; 2) it is near the water source on the property; and 3) it is a gently sloping, north-facing slope, somewhat protected from the winds, and therefore ideal for growing grapes. The site has never been graded to any extent and certainly its larger setting is intact. As a result, the topography of the site is intact.

Vegetation

Definition
Indigenous or introduced trees, shrubs, vines, ground covers and herbaceous materials.

Discussion
In the eras preceding the development of the site as a resort the site was used as a vineyard. There was also other vegetation present, however, as indicated on historic maps. The 1858 survey of the site is defined in part by two Live Oaks. Given the longevity of these trees, they were likely also present in the years preceding the mid-nineteenth century survey. Also noted on the survey are cacti and willows. Once the site was redeveloped as a resort in the Victorian era, exotic vegetation was introduced. Today the site reflects a mix of native and introduced vegetation, but nothing remains of the vineyard. This landscape characteristic is not intact.

[85] See Painter, *Historic Resource Report – Paraiso Hot Springs,* 43.

Buildings and Structures

Definition
Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.

Discussion
The presence of a house or small cottage on the site is noted in the 1858 survey of the site. It is described as a cottage in the subsequent 1876 survey. It is also mentioned anecdotally in a quote from Henry Miller, a mid-nineteenth century visitor to the site. In the 1858 survey of the site, a building is noted as "McLeish's House."[86] It stands to reason that a caretaker's cottage would be present on the site. However, it is not likely that any building from this earlier period survived the site's redevelopment as a Victorian-era resort. No buildings or structures from the eras preceding the Victorian era remain.

Figure 2: View from the former location of the Mission Vineyard

Views and Vistas

Definition
Features that create or allow a range of vision which can be natural or designed and controlled.

[86] This note is not fully legible. It may be that this name is spelled differently.

Discussion
Views and vistas associated with the site are closely related to its topography and its largely unspoiled setting in the foothills of the Santa Lucia range, which is notable for its steep and rugged terrain. Views of the site from its approach through Indian Valley would have been similar to what they are today, in the sense of viewing the larger setting. Today mature palm trees, which date from the Victorian era, dominate views of the site itself and to a degree, views from the site. It is assumed that views would have been much more open when the property was planted as a vineyard. Views and vistas are partially intact.

Constructed Water Features

Definition
The built features and elements that utilize water for aesthetic or utilitarian functions.

Discussion
There are no known constructed water features associated with the site's earlier use as a Mission Vineyard. Many of the constructed water features on the site today, which consist primarily of pools associated with the hot springs and swimming pools, date from the twentieth century and are associated with its use as a hot springs.

Small Scale Features

Description
Elements that provide detail and diversity combined with function and aesthetics.

Discussion
Any small scale features that may have been associated with the site in its use as a vineyard are no longer present.

Archaeological Sites

Description
Sites containing surface and subsurface remnants related to historic or prehistoric land use.

Discussion
Discussion of the archaeological potential of the site was documented in reports prepared by Dr. Robert Cartier in 2004 and 2005. The conclusion of those reports was that archaeological resources existed and the discovery of more could be expected. Therefore, archaeological monitoring was recommended during construction activities.

C. Integrity Analysis

As noted by the National Park Service, "In order for the landscape to be considered significant, character-defining features that conveys its significance in history must not only be present, but they must also possess historic integrity. Location, setting, design, materials, workmanship, feeling and association should be considered in determining whether a landscape and its

character-defining features possess historic integrity."[87] As has been seen, the cultural landscape features associated with the Mission Vineyard's earlier use as a vineyard that are still present include its Natural Systems and Features, Topography, and to a degree, Views and Vistas. All these features refer to or are integral to the natural environment. Even the vegetation on the site has changed dramatically over the years. The site's presence as an agricultural landscape was largely lost when it was redeveloped as a resort. Below is a further discussion of the historic Mission Vineyard site's integrity with respect to the seven aspects of integrity.

Location is the place where the historic property was constructed or the place where the historic event occurred.

The location of the Mission Vineyard site is intact. The Mission Vineyard boundaries are largely coterminous with the site as it developed in the Victorian era and the developed portion as it appears today.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The design of the Mission Vineyard is not known, other than the general boundaries, and is not intact today due to its redevelopment in the Victorian era as a built environment rather than an agricultural landscape.

Setting is the physical environment of a historic property.

The setting of the Mission Vineyard is largely intact. Although the lower valley is developed to a degree with newer agricultural uses, including vineyards, the larger setting is intact.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials that would have characterized the Mission Vineyard, which would primarily be the vines themselves, have been lost.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship that would have characterized the Mission Vineyard, which might be how the vines were planted, how they were staked (if at all), etc., has been lost since the use itself is lost.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The feeling of the site as a Mission Vineyard has been lost. It is no longer an agricultural landscape; it is a developed landscape in the area originally occupied by the vineyard.

Association is the direct link between an important historic event or person and a historic property.

[87] National Park Service, *The Secretary of the Interiors Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, http://www2.cr.nps.gov/hli/introguid.htm, accessed August 2001.

The association the site as a Mission Vineyard has been lost. The site is no longer an agricultural landscape; it is a developed site.

D. Conclusions

The only historical use of Paraiso Springs found in the written and graphic record, in addition to its presumed use as a hot springs, was as a vineyard for the Mission Soledad. Correspondingly, the 20-acre Mission Vineyard was evaluated here as a rural vernacular landscape, in this case an agricultural landscape, which is a type of cultural landscape. Although the 20-acre site was found to be historically significant for its association with the Mission Soledad, no introduced features were found to be present that reflect this earlier use. As documented in Section B, the only cultural landscape features associated with the Mission Vineyard's earlier use that still exist are the Natural Systems and Features; Topography; and, to a degree, Views and Vistas.

Section C substantiates that Paraiso Springs as an agricultural landscape, specifically a mission vineyard, retains integrity of location and setting. No other aspects are met. Since a majority of aspects must be met in order for a property or a resource to retain integrity, the site does not retain sufficient integrity to be considered a historical vernacular landscape associated with its use as a mission vineyard or even a vineyard from the American era. Paraiso Springs as a historic vernacular landscape no longer retains integrity from the periods of significance examined in this report, or from the period of significance examined in the earlier report, completed in 2008, that addressed the Victorian era.

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CHAPTER 4: REFERENCES

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APPENDIX A

Figure 3: Regional location map (USGS 1956, updated to 1984)

Figure 4: Site location map (USGS 1956, updated to 1984)

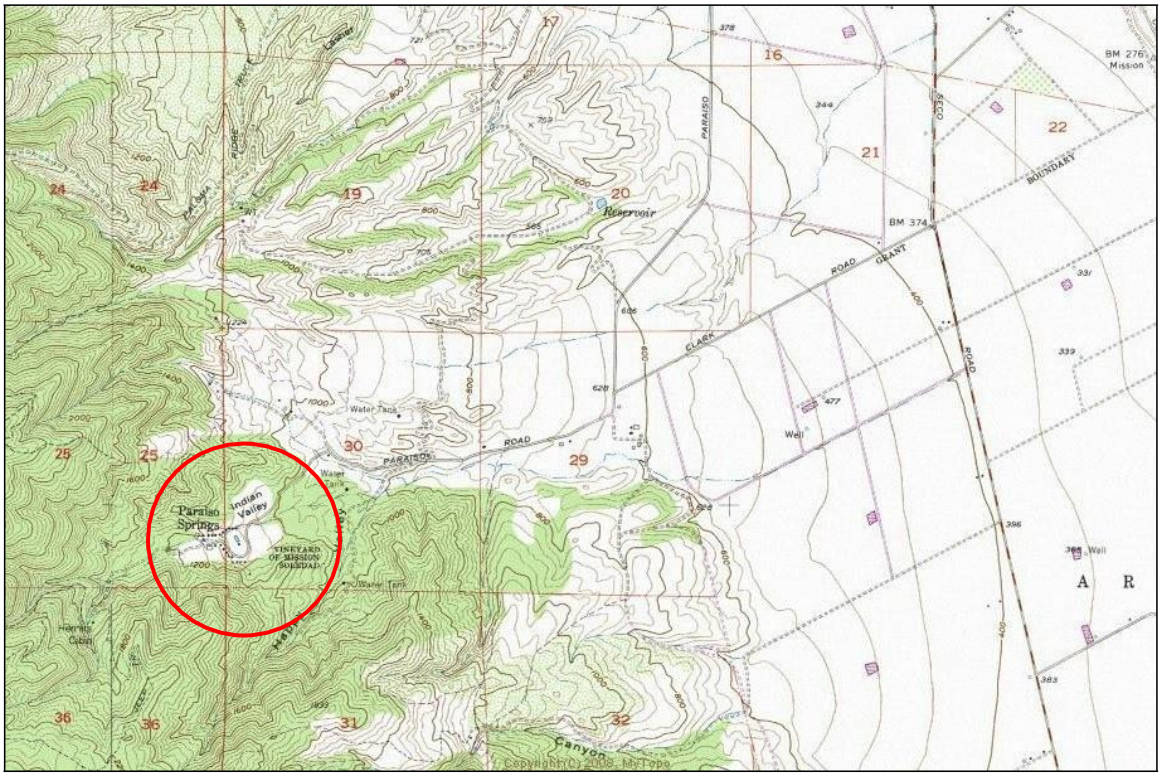
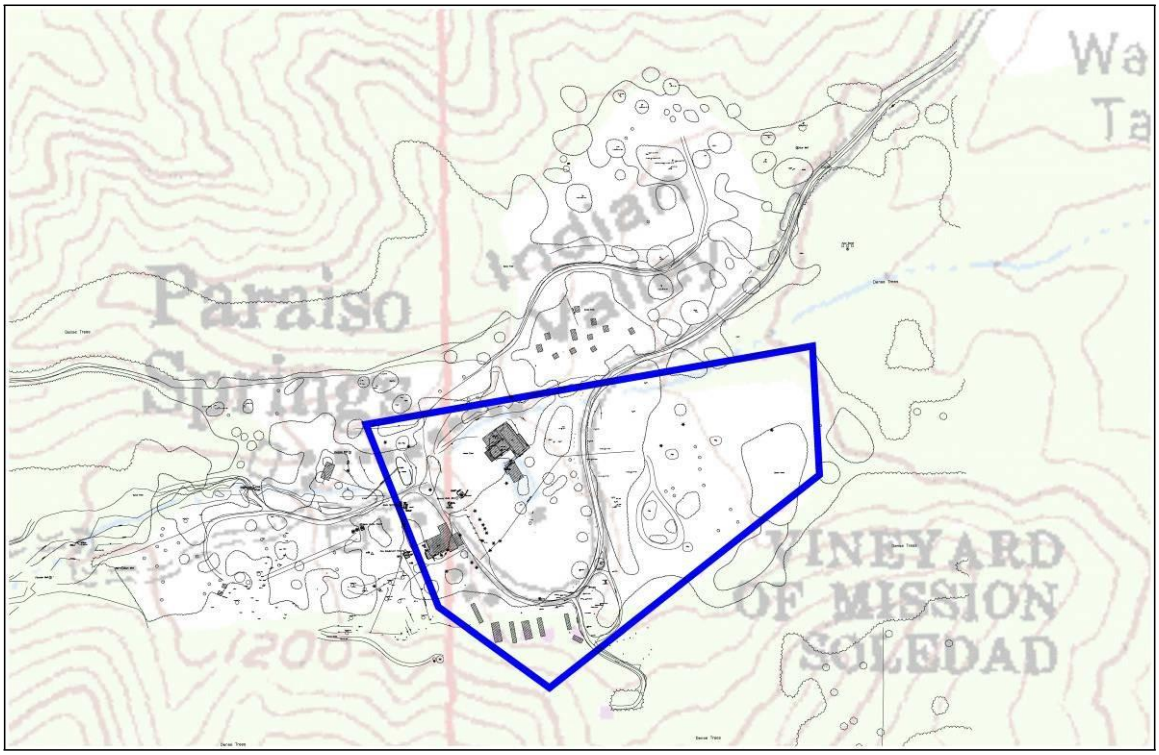


Figure 5: Mission Vineyard boundaries overlaid on current site



Courtesy Thompson Holdings, 2014

Figure 6: Indian tribal boundaries at Soledad at time of Spanish occupation

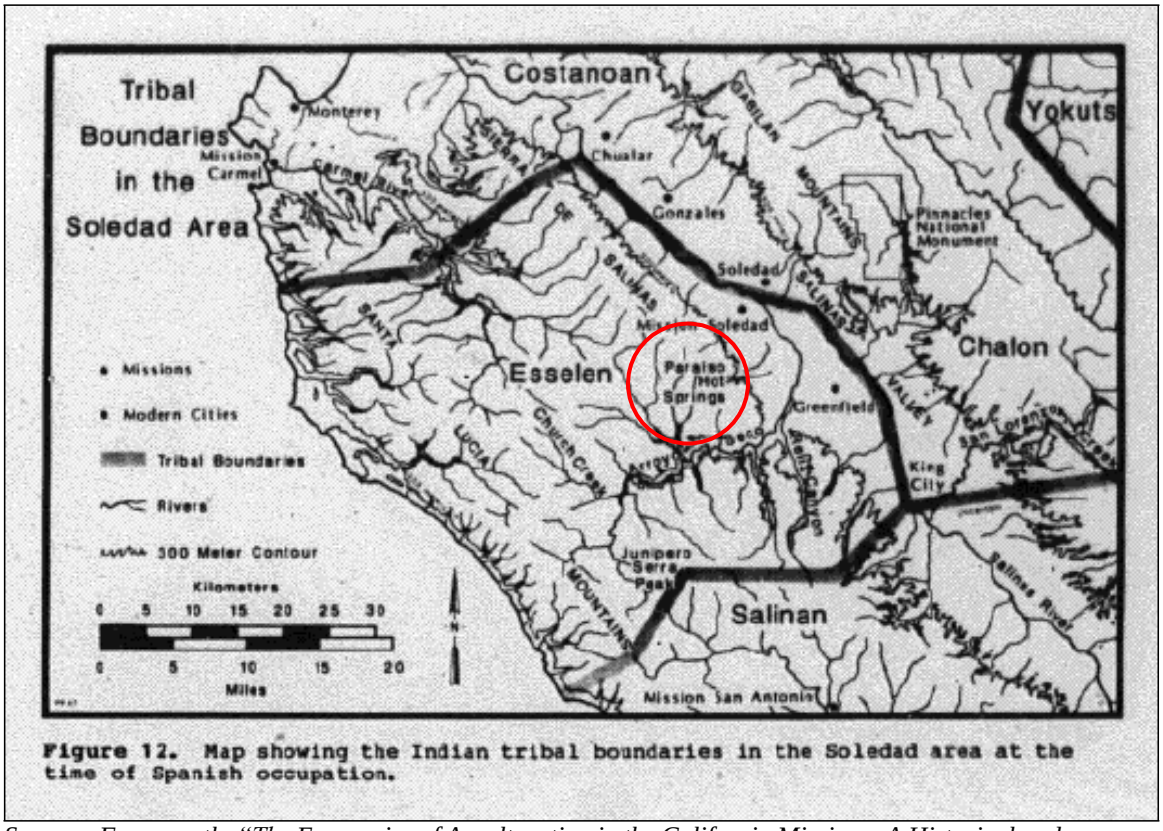


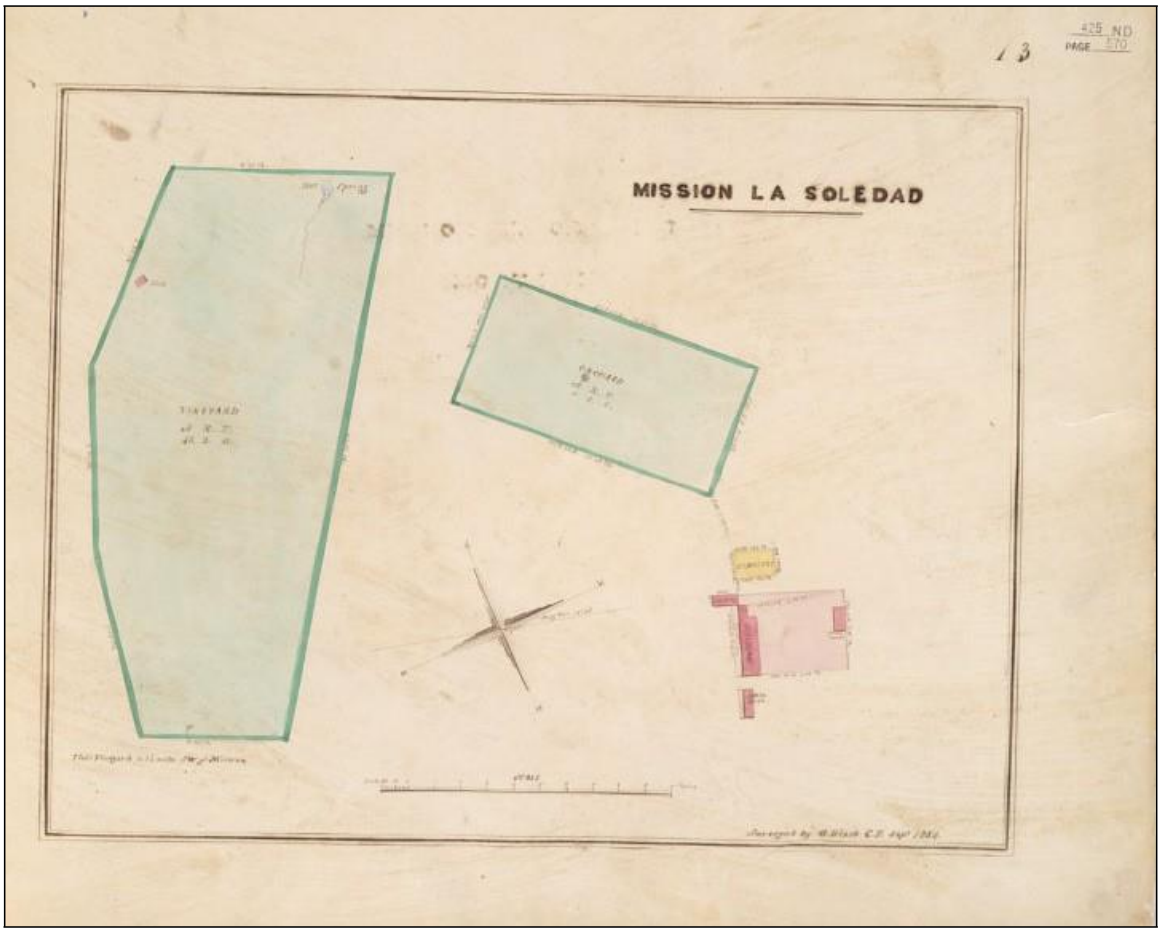
Figure 12. Map showing the Indian tribal boundaries in the Soledad area at the time of Spanish occupation.

Source: Farnsworth, "The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad"

Figure 7: Extent of Mission Soledad lands in 1828

Source: Farnsworth, "The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad"

Figure 8: Survey by G. Black, C. E., September 1854, showing Soledad Mission (lower right), orchard (upper right), and vineyard (left) with springs and shed



Source: UC Berkeley, Bancroft Library

Figure 9: Survey by G. Black, 1858, shows mission and orchard (right), vineyard (center) and relationship between mission and vineyard (left); close-up of vineyard below

Source: California Historical Society Collection

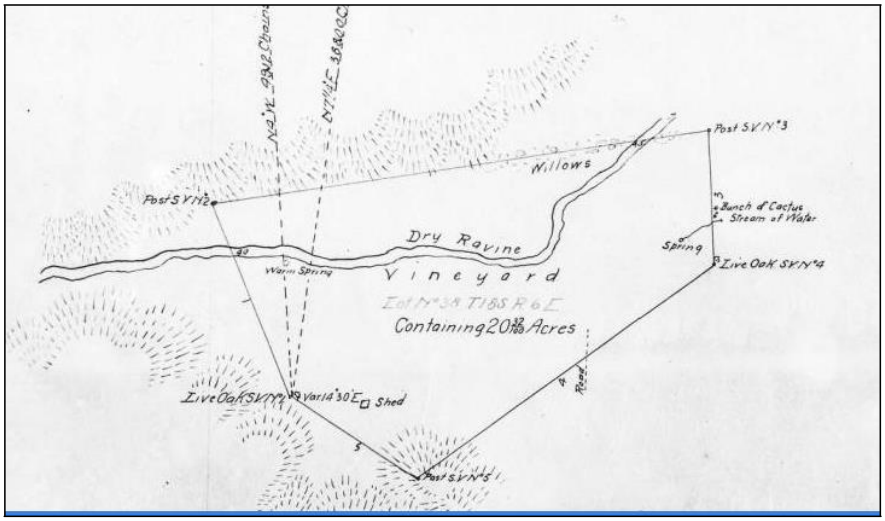
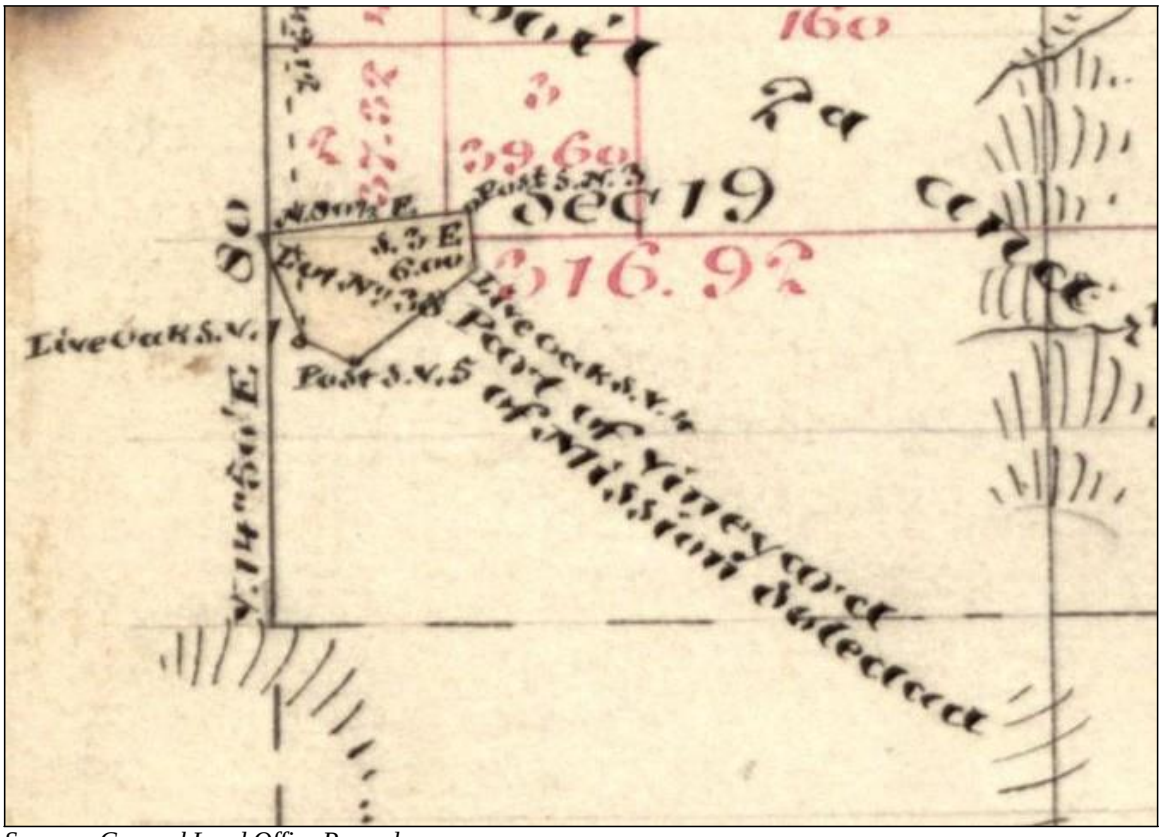


Figure 10: 1858 survey showing the western portion of vineyard at Paraiso Springs, as Lot 38 within T18S, R5E, Section 25

Source: General Land Office Records

Figure 11: 1858 survey erroneously showing the eastern portion of vineyard Paraiso Springs as Lot 38 within T18S, R6E, *Section 19*

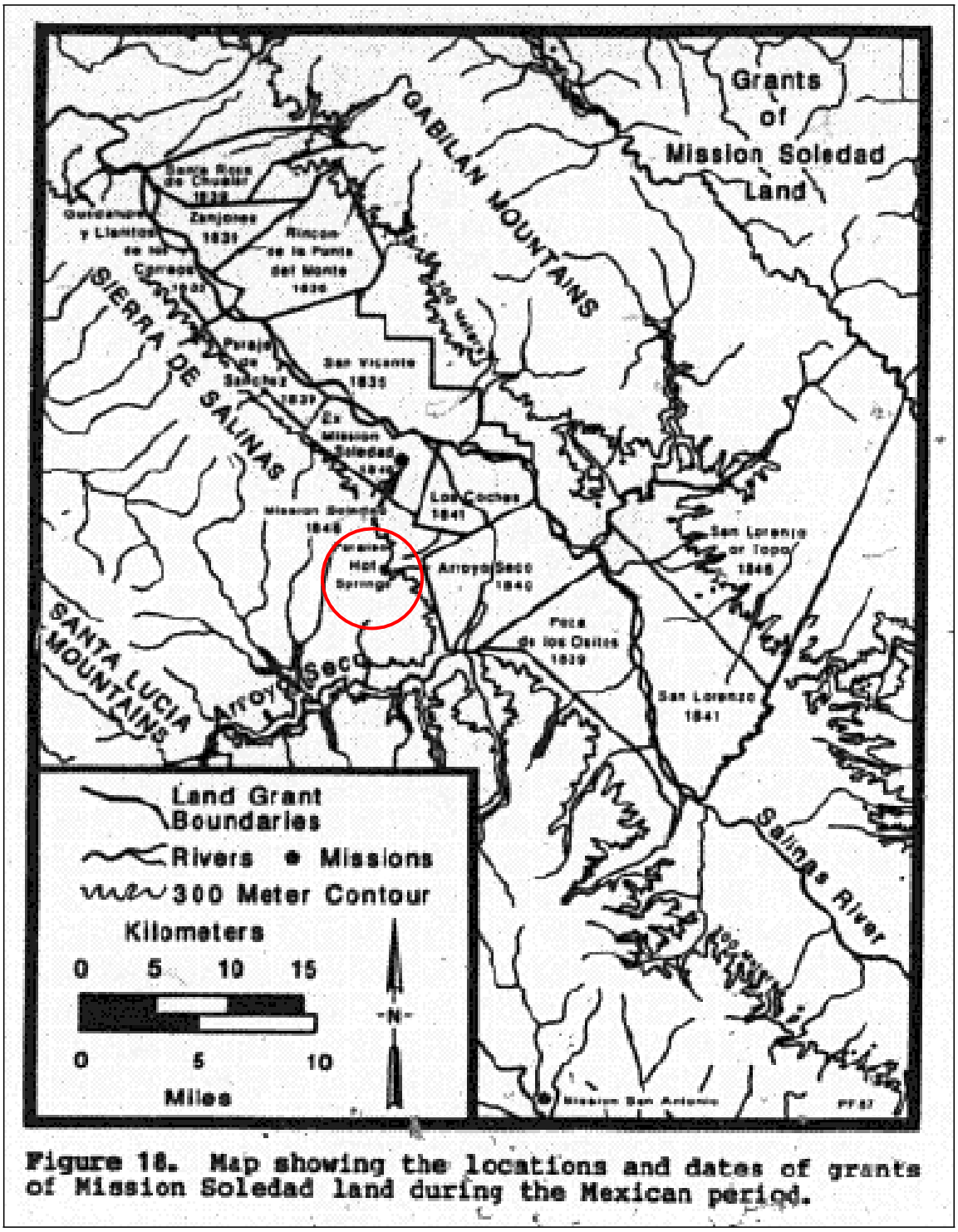


Source: General Land Office Records

Figure 12: Correction to 1858 survey, dated 1876, showing the eastern portion of Paraiso Springs correctly as Lot 38 within T18S, R6E, *Section 30*

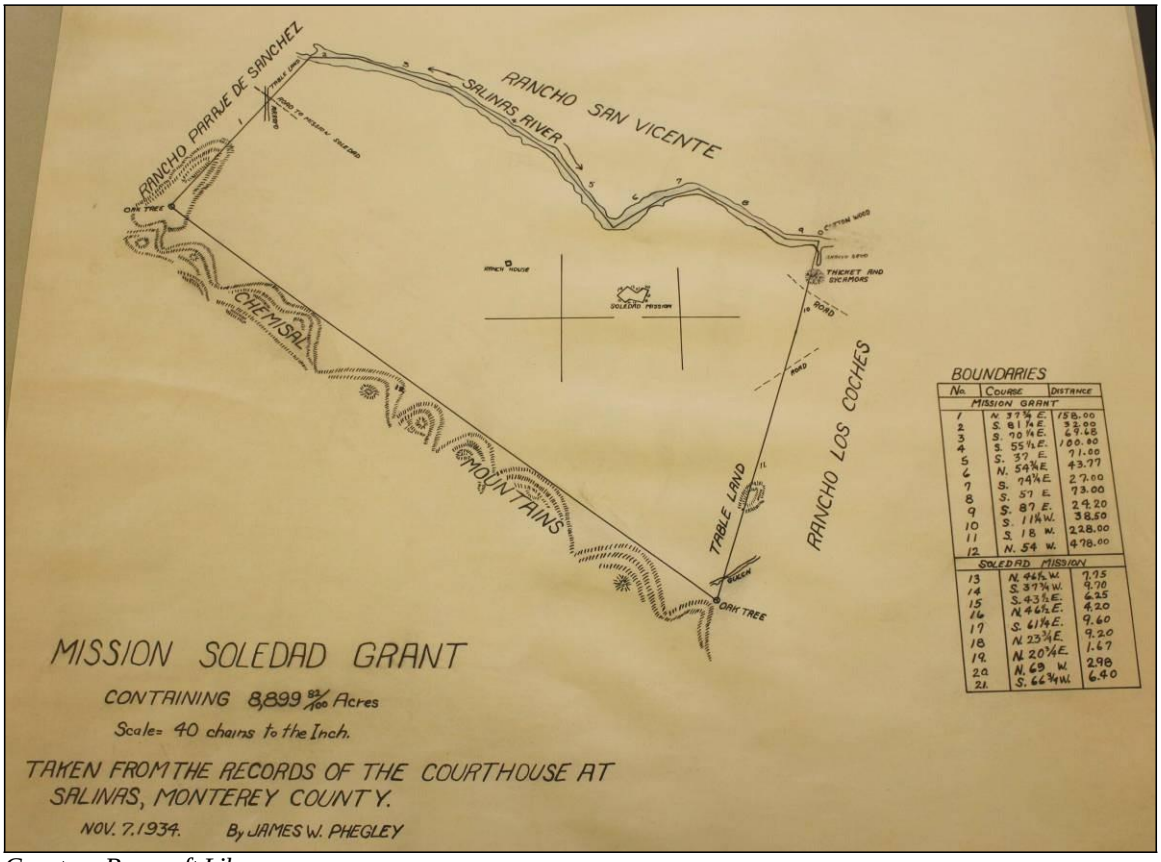
Source: General Land Office Records

Figure 13: Illustration showing the Mexican land grants in the vicinity of Paraiso Springs



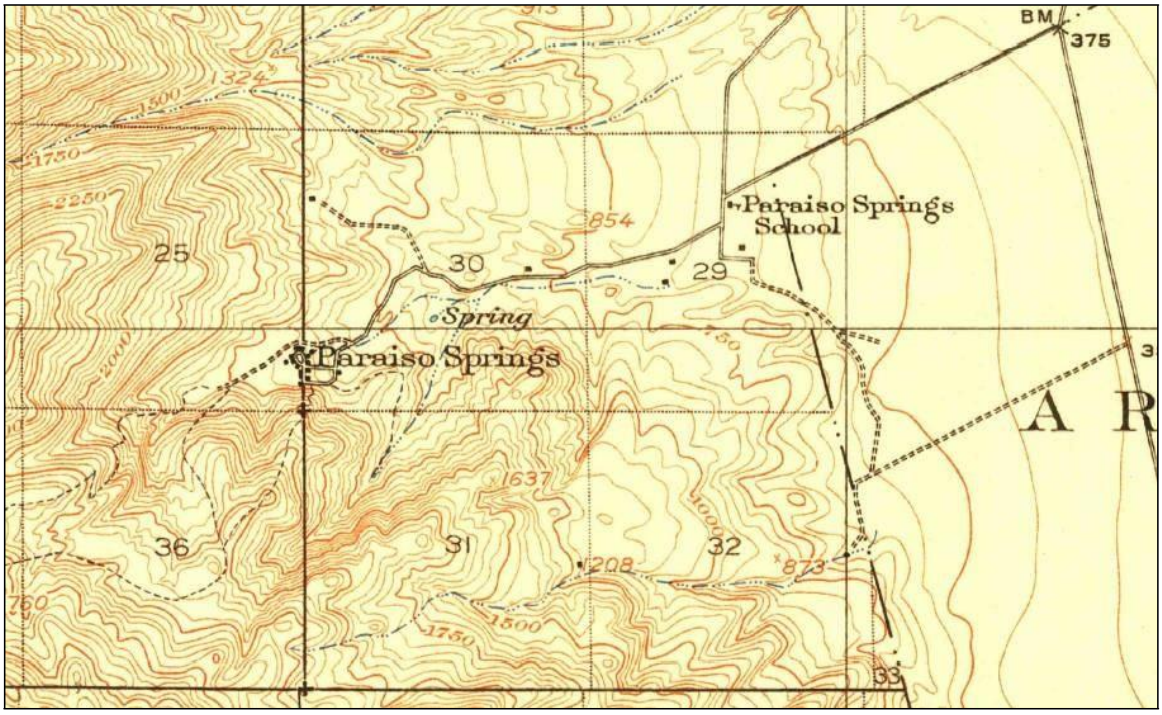
Source: Farnsworth, "The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad"

Figure 14: Illustration of Ex-Mission Lands or the Mission Soledad Grant

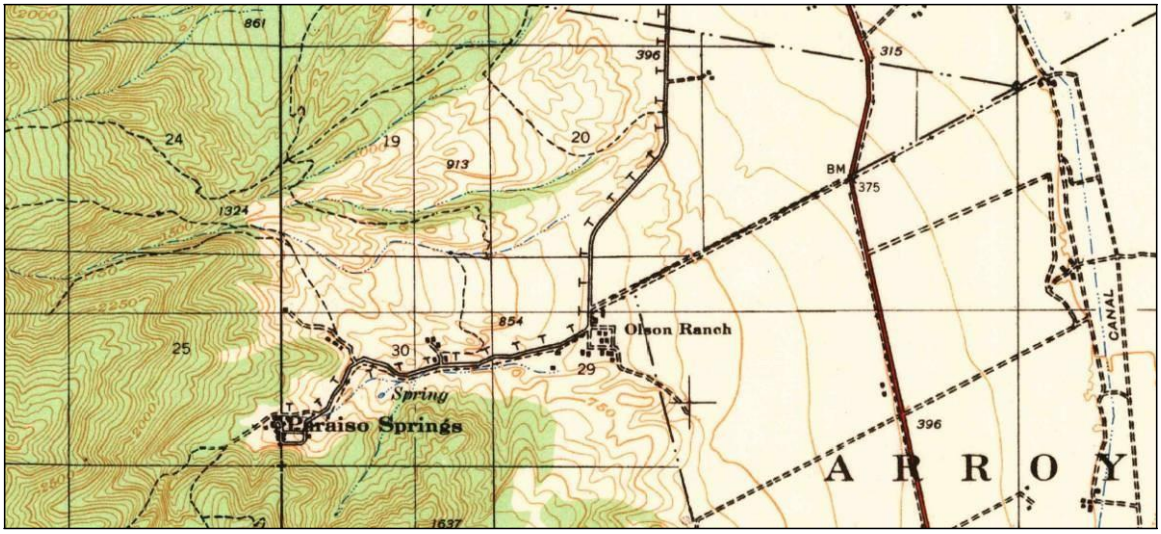


Courtesy Bancroft Library

Figure 15: Paraiso Springs in 1915 and 1940 (below)

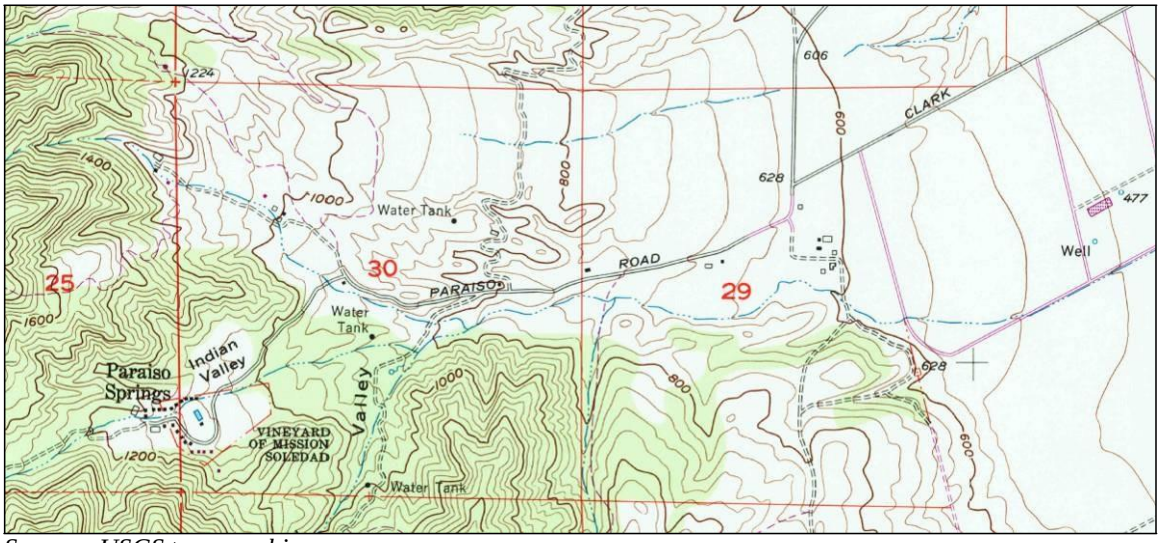


Source: USGS topographic maps

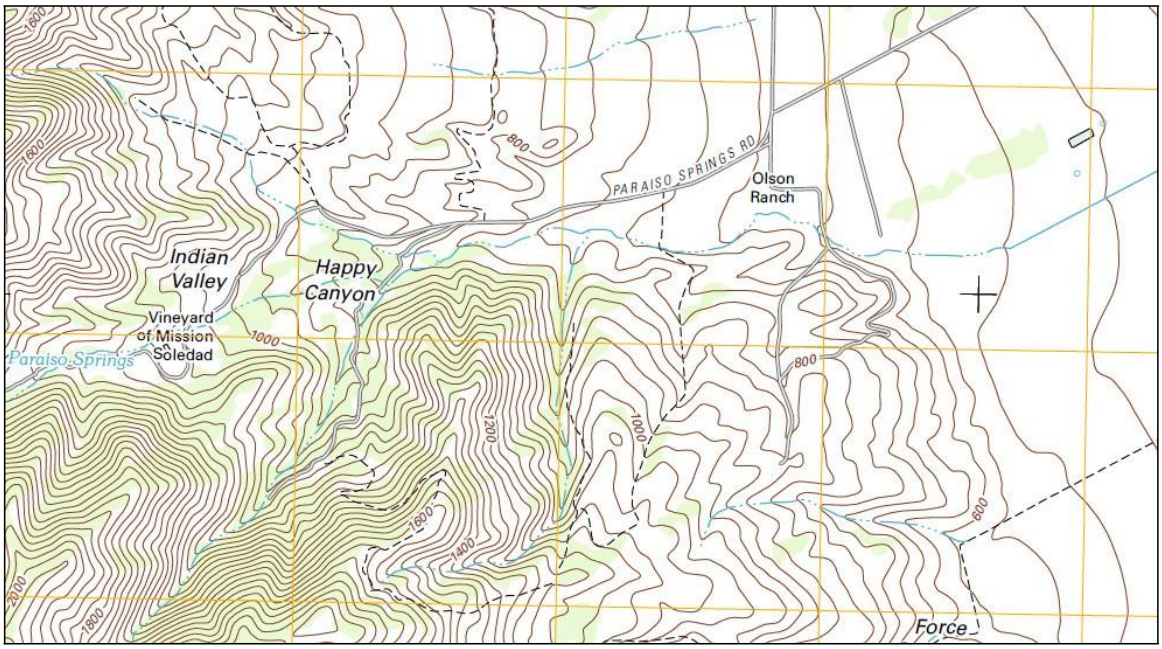


Source: USGS topographic maps

Figure 16: Paraiso Springs in 1956 and 2012 (below)

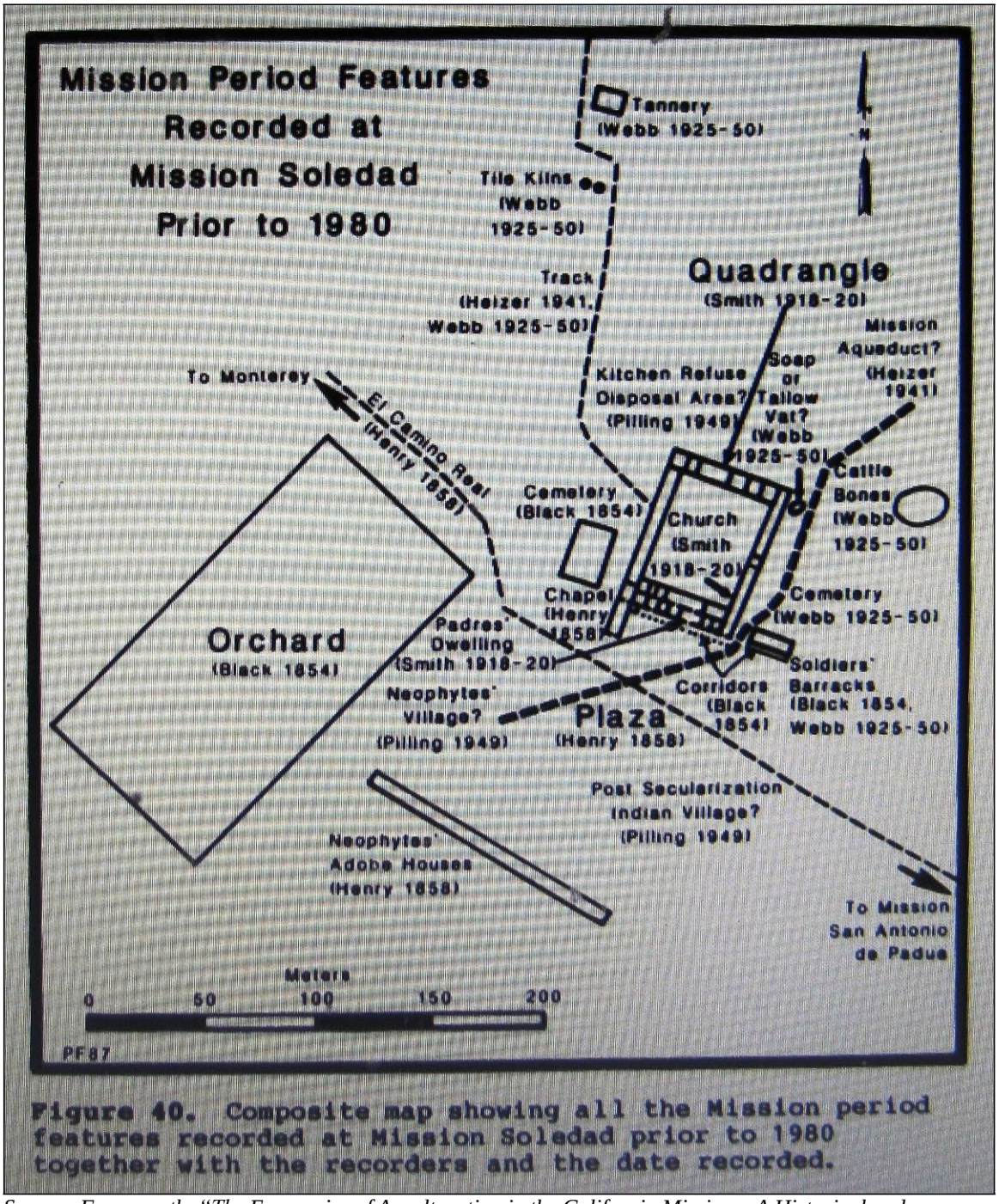


Source: USGS topographic maps



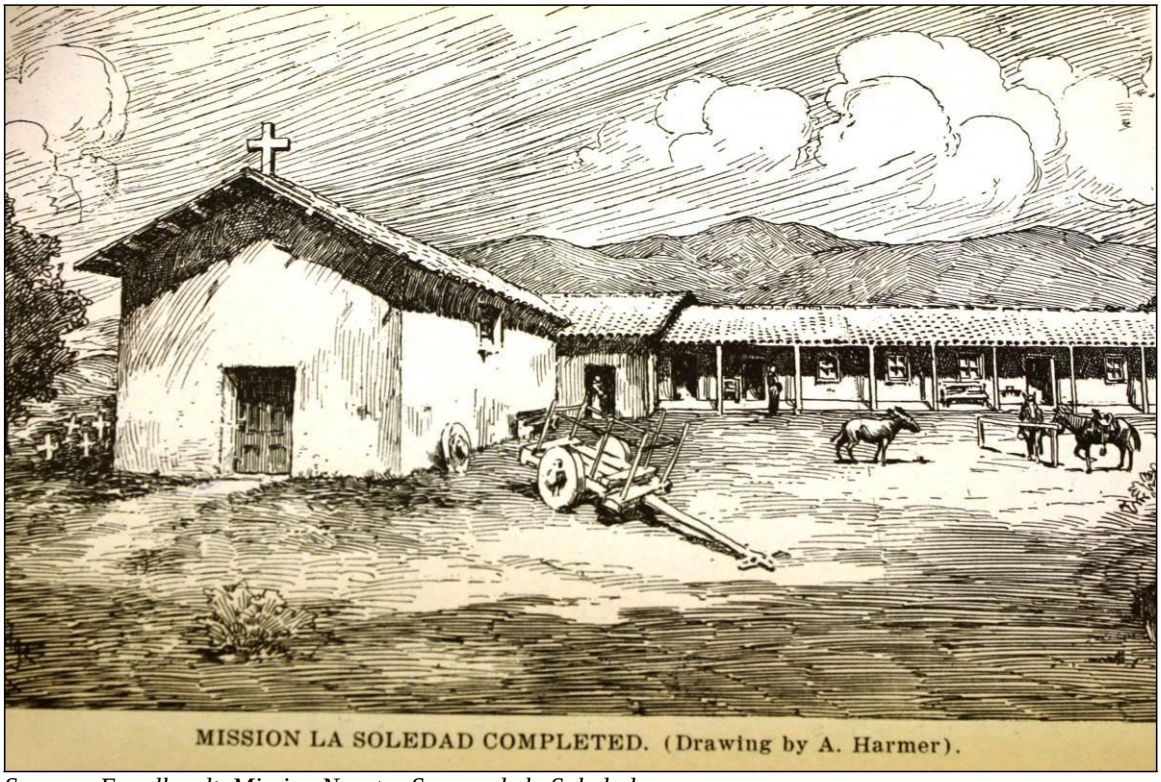
Source: USGS topographic maps

Figure 17: Historical buildings and features at the Mission Soledad site



Source: Farnsworth, "The Economics of Acculturation in the California Missions: A Historical and Archaeological Study of Mission Nuestra Senora de la Soledad"

Figure 18: Historical illustration of the Mission Soledad



Source: Engelhardt, Mission Neustra Senora de la Soledad

Figure 19: Historical illustration of the Mission Soledad, 1883

Courtesy Ford Collection

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APPENDIX B

Owners and managers of Paraiso Hot Springs over time[88]

Year(s)	Owners	Manager
1790s	Catholic Church	Soledad Mission
1846	Feliciano Soberanes	
1851-1859	Bishop of Dioceses of Monterey	
1859	Joaquin de la Torre[89]	
1866	Pedro Zabala	Myron Lisk & B. F. Headen[90]
1874	Reeve Bros. (O. H. & H. F) & Ledyard Fine	
1870s	Mrs. Charlotte Reeve & Mrs. H. F. Bryant (sister of Oscar Reeve)	
1874	**Began to be advertised as resort[91]**	
1878	**Thomas Acebedo & Bennett Tuck[92]**	
1885	B. Bryant & H. F. Bryant	
1886	Capt. J. G. Foster & Edwin J. Foster	J. G. Foster
1887	Bryant family	
1889	Bank of Gilroy, Dr. B. Bryant & L. Fine	
1889	Charles Ford	
1890	W. W. and Mary A. Ford; inherited from Charles Ford	
1892	W. W. and Mary A. Ford	E. J. Foster
1899	Charles T. Romie	F. W. Schroeder
1900	Charles T. Romie	H. H. McGowan
1901	**P. T. Romie (before that owned by Ford)[93]**	
1904	Karl and Ernest Romie; inherited from Charles Romie	H. H. McGowen
1905	Romie brothers	H. C. Shannon
1907	Mr. & Mrs. Henry H. McGowan	H. H. McGowan
1913	Mrs. Alice McGowan; inherited from husband	
1915	Mr. and Mrs. H. E. Neuman	
1917	Brandt Brothers & Frank Daniels	
1920	Riley & Enguist	
1924	Olaf B & Anna G. Petersen	
1920s	Dr. & Mrs. Thomas Petersen; inherited from Petersens	O. B. Petersen
1950	Otto T & Joicy Barrett	
1954	Roy & Jacqueline Ramey	
1971	Warren & Marge Perrine	Mrs. Jacqueline Revis
1990	Warren & Marge Perrine	Ms. Josie Lopez

[88] Information is taken from the Cartier report, unless noted otherwise.
[89] In conjunction with Rancho Arroyo Seco land grant. Kyle, 2005:241.
[90] Mason, 2007:2.
[91] *Daily Alta California*, Vol. 26, No. 8866, July 11, 1874.
[92] GLO Patents. New information
[93] *San Francisco Call*, Vol. 87, No. 68, August 1, 1901.