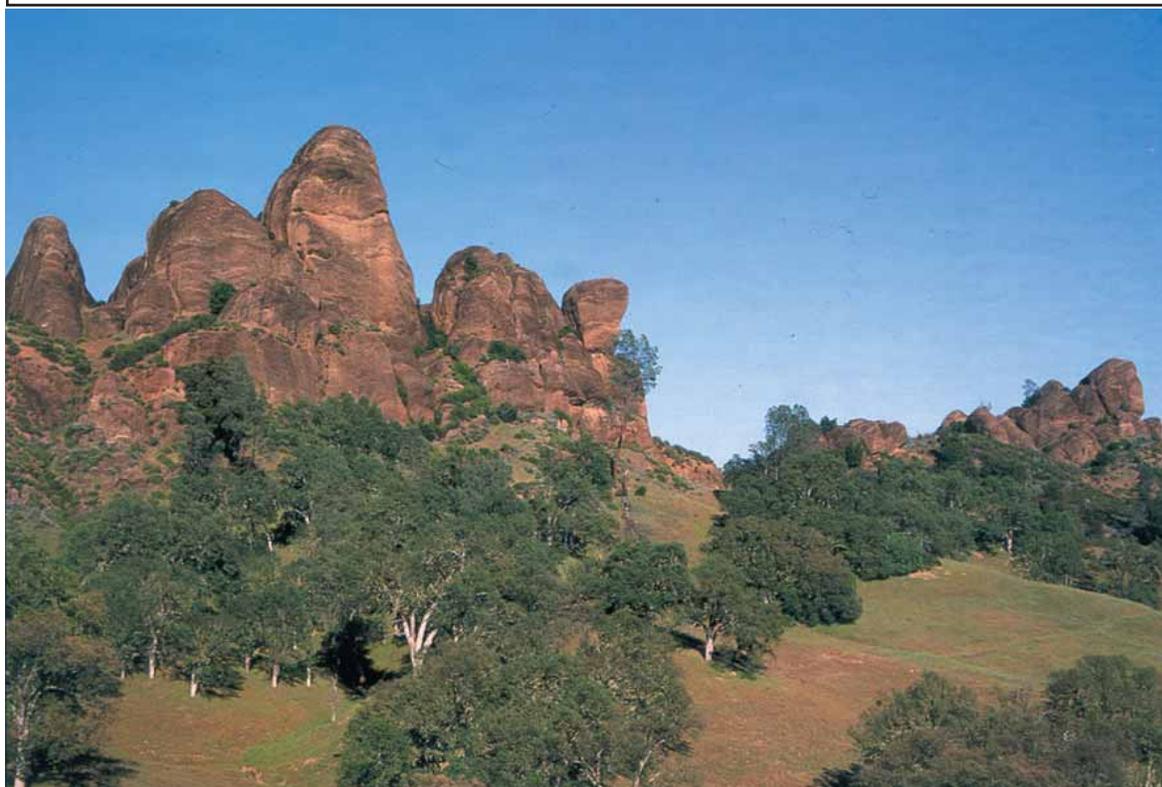


The Milpitas Hacienda, Julia Morgan Collection, Special Collections,
California Polytechnic State University, San Luis Obispo.

*photo available in printed report



Below: Palisades, Brenda Tharp photo

Significance

Introduction

The National Park Service (NPS) has adopted four basic criteria to evaluate the national significance of proposed areas. These criteria, listed in the NPS *Management Policies*, state that a resource is nationally significant if it meets all of the following conditions:

1. It is an outstanding example of a particular type of resource.
2. It possesses exceptional value or quality in illustrating or interpreting the natural or cultural themes of our nation's heritage.
3. It offers superlative opportunities for public enjoyment, or for scientific study.
4. It retains a high degree of integrity as a true, accurate, and relatively unspoiled example of a resource (NPS *Management Policies*, 2001).

National significance for cultural resources is determined by applying the National Historic Landmark (NHL) evaluation process contained in 36 CFR Part 65. The quality of national significance for NHLs is ascribed to districts, sites, buildings, structures and objects that possess exceptional value or quality in illustrating

or interpreting the heritage of the United States in history, architecture, archeology, engineering and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association (for the full list of NHL criteria, see Appendix D). Before resources can be designated as NHLs, they must be evaluated by the National Park Service's National Historic Landmark Survey, reviewed by the National Park System Advisory Board, and recommended to the Secretary of the Interior.

National Park Service professionals, in consultation with subject matter experts, scholars, and scientists determine whether a study area is nationally significant. Natural and cultural resource experts and scholars, locally, and within the NPS, have contributed research and technical review for the study area's statement of significance (see "Consultation and Coordination" chapter). Letters of endorsement from resource experts are included in Appendix E. Nationally significant natural and cultural resource attributes are summarized on the following page. The following sections include an analysis of resources based on the criteria for determining national significance required by NPS *Management Policies*.



Oak savanna, NPS photo



Dos Bueyes Creek, NPS photo

Summary Of Nationally Significant Cultural Resources Within Fort Hunter Liggett

“Meant to serve as a bunkhouse for the upper reaches of the Hearst ranch as well as a destination to ride on horseback, the Hacienda comes close to a fantasized perfection of the Mexican period. . . The Hacienda’s effectiveness is derived from its vast setting, acres of unspoiled land which recalled California in the early nineteenth century.”

— Victoria Kastner, *“Hearst Castle: The Biography of a Country House”*

- The Milpitas Hacienda is nationally significant for its association with architect Julia Morgan and media magnate William Randolph Hearst. As the northernmost component of a 250,000-acre country estate that Hearst amassed in the 1920s and 1930s, the Hacienda provides an opportunity to expand and enhance the story of Hearst and his collaboration with Morgan. As such, the Milpitas Hacienda appears to be an excellent addition to the Hearst San Simeon Estate National Historic Landmark, also known as Hearst Castle® or La Cuesta Encantada.
- The national significance of the Juan Bautista de Anza National Historic Trail has been established through its Congressional designation in 1990. The oak savanna landscape of Fort Hunter Liggett provides one of the few remaining historically evocative settings of the trail. Mission San Antonio de Padua, an inholding within Fort Hunter Liggett, was an Anza expedition campsite. The land, oak trees, and rivers of Fort Hunter Liggett were noted in the expedition's diary entries during their stay at the Mission.

Construction at the Milpitas Hacienda, 1930, Julia Morgan Collection, Special Collections, California Polytechnic State University, San Luis Obispo.

*photo available in printed report



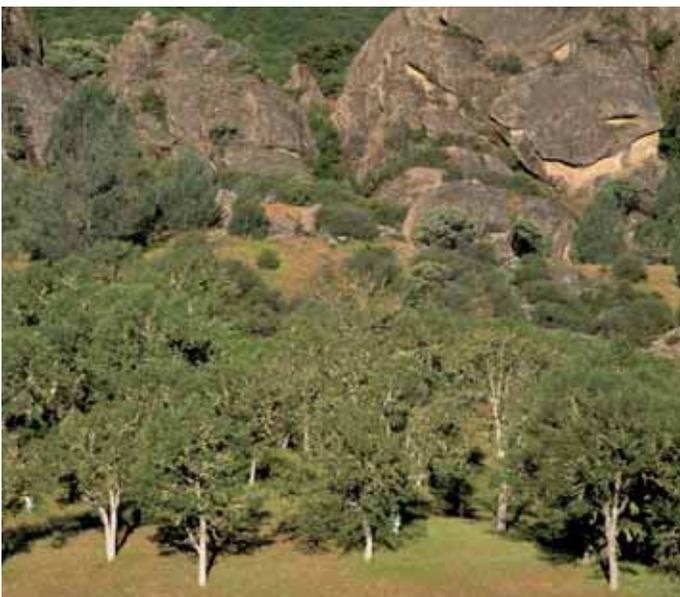
Below: Same view of the Milpitas Hacienda, 2004, Richard Crusius photo

Summary Of Nationally Significant Natural Resources Within Fort Hunter Liggett

“Few plants figure more prominently in California’s natural and cultural history than oaks. Over millennia oaks have provided food and shelter for a rich diversity of wildlife. For countless generations, acorns were a dietary staple of Native Americans. During two hundred years of exploration and colonization, European people marveled at the vast oak groves and savannas they encountered along the Pacific shore. In the 19th century, resourceful pioneers quickly learned the value of oaks for fuel, tools, and livestock feed. Even today, no scene is more characteristic of California than rolling, grassy hills studded with oak trees.”

— Janet Santos Cobb, President, California Oak Foundation, in “Oaks of California,” Pavlik, et al. (1991).

- The number of rare and sensitive plant species on Fort Hunter Liggett is among the highest for similar sized areas in California.
- Fort Hunter Liggett encompasses extensive oak woodland and savanna communities, including valley oak, blue oak, coast live oak and native grassland understory vegetation. It offers the widest diversity of oak taxa of any area of its size in California and includes the largest known contiguous valley bottom stands of valley oak.
- The rare quality of the native oak savanna provides important habitat for many rare, threatened, and endangered species. The purple amole (*Chlorogalum purpureum* var. *purpureum*) is a Federally-listed threatened, endemic plant species located on Fort Hunter Liggett. Rare and endangered wildlife dependent on oaks include the tule elk and the Federally-listed endangered San Joaquin kit fox. In addition, Fort Hunter Liggett has the highest concentration of oak savanna-specializing birds of any location in the nation.
- Chaparral, vernal pools, and riparian areas are additional rare habitat types on Fort Hunter Liggett that support nationally significant species.
 - The chaparral communities on Fort Hunter Liggett harbor rare and sensitive plant populations typically found only in other regions of California.
 - A large ultramafic body with serpentine substrate at Burro Mountain contains a high concentration of rare and unique plant species. Los Burros Creek forms a deep gorge that transects Burro Mountain creating magnificent exposures that afford unusual views of its internal structure. The Burro Mountain ultramafic body may have potential as a national natural landmark.
 - Intact riparian areas along the San Antonio and Nacimiento rivers provide important habitat for the Federally-listed endangered arroyo toad (*Bufo microscaphus*) and the Federally-listed threatened bald eagle (*Haliaeetus leucocephalus*).
 - The Santa Lucia mint (*Pogogyne clareana*) is an endemic species found only in reaches of the Nacimiento River on Fort Hunter Liggett.
 - Vernal pools at Fort Hunter Liggett provide habitat for the Federally-listed threatened vernal pool fairy shrimp (*Branchinecta lynchi*) and the Federally-listed endangered San Joaquin kit fox.



From above: oak savanna, Brenda Tharp; purple amole, Elizabeth C. Neese; and oak savanna at Palisades, Brenda Tharp.

National Park Service Themes

The National Park Service uses a series of natural and cultural themes to evaluate potential areas for inclusion in the national park system. The themes are evaluated by two criteria: 1) significance and 2) adequacy of representation within the national park system. Study area natural and cultural resources possess exceptional value in illustrating the themes represented in the tables below. The section on suitability includes an evaluation of themes represented by resources in the study area in terms of their adequacy of representation within the national park system. Nationally significant resources in the study area represent the following NPS themes:

Cultural themes: The archeological and cultural resources at Fort Hunter Liggett include nationally significant examples of architecture and archeological sites. National Park Service Cultural Resource Themes represented include:

Expressing Cultural Values

- architecture, landscape architecture, and urban design (Milpitas Hacienda)
- mass media (Milpitas Hacienda)

Developing the American Economy

- transportation and communication (Milpitas Hacienda)

Peopling Places

- encounters, conflicts, and colonization (Juan Bautista de Anza National Historic Trail and Mission San Antonio de Padua)

Natural themes: Fort Hunter Liggett contains nationally significant habitat and species that represent NPS themes and regional themes such as:

- **Dry Coniferous Forest and Dry Woodland**
 - regional theme: foothill woodland
- **Chaparral**
- **Riparian Woodland**
- **Vernal Pools**

Nationally Significant Cultural Resources

Determination of the national significance of cultural resources is based on criteria established for the National Register of Historic Places (NRHP) and National Historic Landmarks. The NRHP is the nation's official list of cultural resources worthy of preservation. It lists resources that have been documented and evaluated according to uniform standards, and are significant to the nation, to a state, or to a community. Nationally significant resources that possess the highest level of integrity may be designated as national historic landmarks.

Nationally significant cultural resources at Fort Hunter Liggett include the Milpitas Hacienda, currently listed on the National Register of Historic Places at the national level of significance, and the Juan Bautista de Anza National Historic Trail that traverses Fort Hunter Liggett. Mission San Antonio de Padua, an inholding with separate ownership, also has been listed on the NRHP at the national level of significance. Analysis of the Mission's significance is included in this section since contributing elements are located on Fort Hunter Liggett.

MILPITAS HACIENDA

The national significance of the Milpitas Hacienda lies in its association with architect Julia Morgan and media magnate William Randolph Hearst. The Milpitas Hacienda is an important component of Hearst's 250,000-acre estate which was designed by Hearst and Morgan as a collaborative effort.

Both Morgan and Hearst are nationally significant individuals in the history of the United States. As an extremely prolific and successful female architect, Morgan was the first woman admitted to the architectural program at the Ecole des Beaux-Arts in Paris, long regarded as one of the world's foremost architectural schools. Morgan spent a large portion of her career working on projects for the Hearst family.

Hearst amassed his fortune after turning around his father's (Senator George Hearst) failing newspaper, the San Francisco Examiner, beginning in 1887. Hearst later went on to create a media empire comprised of 37 newspapers circulating to over 6 million people, 15 magazines, 6 radio stations, 2 wire services, a newsreel company, and a movie company. Through his media empire, Hearst played an important role in many events of national importance. Hearst wielded enormous power through communication and could influence masses of people in events of international and national importance (Adams and Christian 1972).

"The warehouses and residences he built in the town of San Simeon, the improvements he made on Rancho Piedra Blanca, the acreage he added to his inherited holdings, with which additions he extended his boundaries up to Pacific Valley and inland to encompass the old land grants surrounding Jolon and Mission San Antonio — all were manifestations of his kingly nature, his instinct for grandeur, his quest for empire."

— Taylor Coffman, *Hearst's Dream*, p. 73

Throughout their 38-year relationship, described by Julia Morgan as "fellow architects," Morgan and Hearst designed and built structures at Hearst's Central California country estate (including La Cuesta Encantada and the Milpitas Hacienda); his estate in Wynton near Mount Shasta in northern California; his ranch³ in Chihuahua, Mexico; the proposed "Hopi" residence at the Grand Canyon; and the Los Angeles Examiner Building. Julia Morgan also remodeled other buildings owned by Hearst including several Beverly Hills residences and the Marion Davies' Beach House in Santa Monica. Of these structures, La Cuesta Encantada is the most representative of the close collaboration between Hearst and Morgan and is the most closely associated with the life of William Randolph Hearst. La Cuesta Encantada was designated as a national historic landmark in 1976 (San Simeon Estate National Historic Landmark). The

³ Hearst owned a 900,000 acre ranch in Chihuahua, Mexico that was purchased by his father. Hearst had Julia Morgan design a hacienda for this ranch, Babicora, in the 1940s; however this project was never built.

Wyntoon estate, built in McCloud from 1924–1941, comes the closest in complexity to the work Morgan completed for Hearst at San Simeon. The Wyntoon estate included an elaborate Bavarian Village.

Hearst’s vision for a country estate. While La Cuesta Encantada is the most distinctive feature of Hearst’s estate and his collaboration with Julia Morgan, the landscape and its many supporting structures complete his romantic vision of a country estate that included his home, guest houses, gardens, pools, a private zoo, a model farm, and many other amenities and supporting structures. Agricultural use of the land, siting of structures, and amenities in the landscape, use of architectural styles and execution of construction were all carefully planned by Hearst and Morgan. No idea was too expensive or too complex to contemplate. Built structures often went through a series of design changes and additions to accommodate new ideas. For example, the Neptune pool at La Cuesta Encantada was built and rebuilt three times over ten years before Hearst was satisfied.

Hearst’s building of his country estate mirrored the empire building of his massive media conglomeration. In 1919, Hearst inherited 60,000 acres of land at San Simeon. Senator George Hearst began purchasing land in the area in 1865. As a child William Randolph Hearst visited San Simeon with his family on a regular basis. Hearst later brought his own family to San Simeon. During visits with his family, Hearst is known to



La Cuesta Encantada from San Simeon Beach State Park, NPS photo

have camped at Camp Hill, the future site of La Cuesta Encantada. Visits to San Simeon as a child and as an adult had a profound impact on Hearst, who had a strong love for the land and lifestyle in this area of California (Kastner 2000). In correspondence to his mother Phoebe Apperson Hearst, Hearst described San Simeon as one of the greatest landscapes in the world. Between 1919 and the late 1930s, Hearst invested heavily in the expansion of his estate, the development of La Cuesta Encantada, and the supporting buildings and infrastructure that were part of his model farm.

The Milpitas Hacienda as part of Hearst’s vision. The Milpitas Hacienda was one of the many supporting structures designed by Hearst and Morgan in the vernacular style that borrows from styles used during the Hispanic Period. Of these early California style structures, the Milpitas Hacienda is the most elaborate in terms of its scale, setting, and craftsmanship. The Hacienda, with a 225-foot frontage, arcades, and two ornate towers, is both grander in scale and more detailed in ornamentation than the Chicken Ranch and related buildings at San Simeon (Boutelle 1995).

In addition to its setting and execution of the early California style, the construction of the Milpitas Hacienda is distinctive from the other similar structures on Hearst’s historic estate. The Milpitas Hacienda is constructed of reinforced concrete. This formwork was used not just in the frame of the building but in its ornamentation. Most of the interior ceiling beams are formed



Neptune Pool at La Cuesta Encantada, NPS photo

concrete (Eidsness and Jackson 1994b). Much smaller in scale, the houses at San Simeon Village were made of wood-frame construction. Although larger structures such as the Chicken Ranch, the mission warehouse, and the San Simeon Ranch Bunkhouse incorporate reinforced concrete construction, it is less emphasized as part of the ornamentation than it is at the Milpitas Hacienda (Coffman 2004).

The Milpitas Hacienda was the only supporting structure used personally by Hearst and his guests. Although Hearst did not occupy the Milpitas Hacienda with any regular frequency, he is known to have ridden there by horse and brought guests for parties and picnics (Horn 2001 and 2004). A road and an airstrip were developed specifically to connect La Cuesta Encantada to the Milpitas Hacienda (Coffman 2003).

Correspondence between Hearst and Morgan indicates that Hearst was involved in decisions regarding the tower. Morgan wrote to Hearst in August 1930, *“The Jolon work is progressing well, I will hold back the tower toward the Mission until you come, as it can be cut off . . . Many tourists are mistaking the new building for the Mission — it was really quite amusing this last visit”* (Morgan, August 12, 1930). Hearst later ordered a renovation of the tower for visitors and his own personal use in 1936 (Eidsness and Jackson 1994a). Around this same time, Hearst made very specific requests regarding the furnishing and decoration of the Hacienda suggesting locations for Indian rugs and blankets (Coffman 2003).

Integrity of Hearst’s country estate. With the exception of La Cuesta Encantada and nearby visitor facilities, all of which are owned and managed by California State Parks, the vast majority of Hearst’s historic country estate is owned by the Hearst Corporation and the U.S. Army (see “W.R. Hearst’s Country Estate, Current Ownership” graphic on page 63). Because the land use and ownership patterns have remained constant over the past 60 years, the landscape remains intact. If one were to travel from La Cuesta Encantada to the Milpitas Hacienda on

the Burnett Road, much of the landscape would appear the same as it did in 1935.

After Hearst’s death in 1951, the Hearst family and the Hearst Corporation decided to deed 159 acres of land including La Cuesta Encantada to the California Division of State Parks and Beaches⁴ in 1956. This was designated as the Hearst San Simeon State Historical Monument. The State Historical Monument includes 137 acres at La Cuesta Encantada incorporating Casa Grande, the three guesthouses, the Neptune Pool, the Roman Pool, construction crew housing, workshops and garages. An additional 22 acres at the bottom of the hill (formerly one of three airstrips at San Simeon) was given to the State for visitor-serving facilities (California State Parks 1978). The state historical monument was designated a national historic landmark in 1976.

California State Parks has managed Hearst San Simeon State Historical Monument since 1958. It



Above: Hearst Ranch from La Cuesta Encantada, Below: San Simeon village; NPS photos

⁴ Now known as California Department of Parks and Recreation or California State Parks (CSP).