

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL SYSTEM OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
FOR FEDERAL PROPERTIES

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL HISTORIC FORMS
TYPE ALL ENTRIES - COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC Milpitas Ranch House

AND/OR COMMON Hacienda *John Pancher*

LOCATION S. of King City

STREET & NUMBER Fort Hunter Liggett

CITY, TOWN King City NOT FOR PUBLICATION California 1681

STATE California **VICINITY OF** Monterey CONGRESSIONAL DISTRICT 05 POST OFFICE 053

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> PARK
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> RECREATION
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> EDUCATIONAL
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input checked="" type="checkbox"/> MILITARY

AGENCY

REGIONAL HEADQUARTERS: *(if applicable)*
Dept of the Army, HQ, 7th Infantry Division and Fort Ord

STREET & NUMBER ATTN: AFZW-EE-E

CITY, TOWN Fort Ord VICINITY OF California STATE 93941

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Monterey County Courthouse

STREET & NUMBER West Alisal Street

CITY, TOWN Salinas STATE California 93901

REPRESENTATION IN EXISTING SURVEYS

TITLE N.A.

DATE N.A.

DEPOSITORY FOR SURVEY RECORDS FEDERAL STATE COUNTY LOCAL

CITY, TOWN Salinas STATE California

DESCRIPTION

CONDITION

EXCELLENT DEFERRED
 GOOD FAIR
 FAIR UNFAIR

DESCRIBE THE PROPERTY

The Hacienda, although constructed in the Mission arch style, is designed in the Mission arch superficial sense of the word, such as material availability, important, climate. The design with the necessity of use in the simple whitewashed style of the Mission style.

Although not bound by material, the obvious architectural character of the structure in the area, the Hacienda is one-half mile away and is clearly visible.

The Hacienda is handsomely constructed, forming the spine and with a length of about 340 feet. Wings are attached to the main wing. This is painted gold and has a masonry mass at the other end. The lower floor is 21,500 SF and the upper floor is 10,500 SF.

Basic construction material is reinforced concrete. Windows and masonry arches. Small windows are natural red clay tile. The entire level roof of handmade tiles.

The overall aesthetic impression is excellent. In addition to the excellent view of a small hill overlooking the valley and the far hills. The building, on the east side, has no other buildings.

The building is well maintained and its architectural heritage is evident. Murals on dining room walls are in an upstairs room and the lower level. In addition, the two

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> RESTORED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hacienda, although constructed in recent times, (it was completed in 1930), was designed in the Mission architectural style. Mission architecture was not a style in the superficial sense of the word, but a natural and sincere response to inherent conditions such as material availability, labor force, social conditions, religious needs, and most important, climate. The deep, dry heat of Mexico and Southern California in combination with the necessity of using adobe brick as the primary construction material resulted in the simple whitewashed thick walls, protected arcades, and minimal fenestration of the Mission style.

Although not bound by material and labor limitations, the architect, Julia Morgan, made the obvious architectural choice, presumably to be compatible with the only other large structure in the area, the Mission San Antonio de Padua. The Mission lies in a lowland one-half mile away and is clearly visible from the Hacienda.

The Hacienda is handsomely laid out in a modified double "E" plan with a central arcade forming the spine and with wings projecting on either side. Overall length of the building is about 510 feet. Wings are punctuated with towers and a cupola on a tower at one end wing. This is painted gold and is balanced in the design composition by a large, high building mass at the other end of the building. The ground floor contains approximately 21,500 SF and the upper floors cover about 7,000 SF.

Basic construction material is concrete. Foundations, floors, walls and major trusses are reinforced concrete. Whitewashed concrete is used to resemble stuccoed adobe walls and masonry arches. Smaller roof spans utilize wood framing. Exterior finished arcade floors are natural red clay tile. There are decorative Mexican wall tiles accentuating lintels and walls. The entire structure is capped with an authentic mission tile multi-level roof of handmade telescoped red clay tile.

The overall aesthetic impression is graceful, well proportioned and visually satisfying. In addition to the excellent design of the building, the site was well chosen. Sited on a small hill overlooking the valley floor, there is a commanding southwesterly view of the valley and the far hills. The area around the building, with the exception of the northeast side, has no other buildings. Landscaping is minimal, but adequate.

The building is well maintained with few modifications and these have not detracted from its architectural heritage. The modifications, all carried out since 1940, include painting of murals on dining room walls, modernization of the bathrooms, installation of a kitchen in an upstairs room and the construction of a doorway between two rooms on the lower level. In addition, the two kitchens on the lower level have been modernized.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE	
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLAN
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY
		<input type="checkbox"/> INVENTION

SPECIFIC DATES 1929-1930 BUILDING

STATEMENT OF SIGNIFICANCE

The Hacienda was constructed in 1929 and as ranch house and ranch headquarters to replace a few years earlier. The Hacienda was known as Jolon Ranch House. The present common name came in early 1940's. From 1930 to 1940, the Hacienda activities of William Randolph Hearst in the land holdings were extensive and reached to the San Antonio Valley was isolated from the Blanco, not only in distance but by the Santa Rita ranch properties. Therefore, there was headquarters.

During the 1930's the Hacienda was the central Mission San Antonio de Padua had been in 1830, the ranching and farming activities ranched. The town of Jolon became the hub in late 1800's but was on the decline by 1920. Starting in the late 1920's and by the time it encompassed much of the valley. The ranch to take care of the activities which included raising of hogs and the production of wheat, barley and

In 1940, the Department of the Army purchased region. The Hacienda and surrounding area were Liggett. Since 1940, the Hacienda has been an Officer's Club.

Two persons significantly associated with the Hacienda and Miss Julia Morgan, the architect considered celebrities in their own right.

Hearst had extensive land holdings in California San Francisco Examiner, and was also a politician he had tremendous impact in the state of California activities he was heavily invested in ranching. Contrary to stories that Hearst built the Hacienda

CHECK ONE

EXHIBIT

MOVED DATE

PHYSICAL APPEARANCE

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the architect, Julia Morgan, made compatible with the only other large mission. The Mission lies in a lowland hacienda.

able "E" plan with a central arcade on the side. Overall length of the building and a cupola on a tower at one end. The composition by a large, high round floor contains approximately

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proportioned and visually satisfying. The site was well chosen. Sited on a commanding southwesterly view of the valley, with the exception of the northeast, but adequate.

and these have not detracted from the building since 1940, include painting of the bathrooms, installation of a kitchen between two rooms on the lower level, and have been modernized.

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND INDICATE DATE			
PREHISTORIC	ARCHAEOLOGY	ETHNOLOGICAL	COMMUNITY PLANNING	MONUMENTAL ARCHITECTURE
1400-1499	ARCHAEOLOGY-HISTORIC	CONSERVATION	LANDSCAPE ARCHITECTURE	RELIGION
1500-1599	ARCHITECTURE	ECONOMICS	LANDSCAPE ARCHITECTURE	SCIENCE
1600-1699	ARCHITECTURE	EDUCATION	LANDSCAPE ARCHITECTURE	SPORTS
1700-1799	ART	ENGINEERING	LANDSCAPE ARCHITECTURE	SOCIAL HUMANITARIAN
1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	LANDSCAPE ARCHITECTURE	THEATER
X:1900	COMMUNICATIONS	INDUSTRY	LANDSCAPE ARCHITECTURE	TRANSPORTATION
		INVENTION	LANDSCAPE ARCHITECTURE	UNIVERSITY

SPECIFIC DATES 1929-1930 BUILDER/ARCHITECT Julia Morgan

STATEMENT OF SIGNIFICANCE

The Hacienda was constructed in 1929 and completed in 1930. It was designed as a ranch house and ranch headquarters to replace the Rancho Buena Vista which burned down a few years earlier. The Hacienda was known both as the Mission Rancho House and the Jolon Ranch House. The present common name "Hacienda" has been in use since the early 1940's. From 1930 to 1940, the Hacienda was the headquarters for the ranching activities of William Randolph Hearst in the San Antonio Valley region. Although the land holdings were extensive and reached southward all the way to the Pacific Ocean, the San Antonio Valley was isolated from the main market in California. The Hacienda, Blanco, not only in distance but by the Santa Lucia mountains which ran through his ranch properties. Therefore, there was a need for a headquarters and headquarters.

During the 1930's the Hacienda was the center of activities for the valley just as the Mission San Antonio de Padua had been in the earlier days. When the gold rush began in 1830, the ranching and farming activities of the valley were directed to the ranches. The town of Jolon became the hub of commercial and social activities in the late 1800's but was on the decline by 1920. The Hearst ranch became the hub of activities starting in the late 1920's and by the time the Hacienda was built the ranching activities encompassed much of the valley. The ranch employed over four hundred men to take care of the activities which included seven thousand head of cattle, thousands of hogs and the production of wheat, barley and hay.

In 1940, the Department of the Army purchased 164,000 acres from Hearst in the valley region. The Hacienda and surrounding acreage became the present day Fort Hueston-Lizgett. Since 1940, the Hacienda has been used for the building of soldiers and as an Officer's Club.

Two persons significantly associated with the property were W. R. Hearst, the owner, and Miss Julia Morgan, the architect commissioned to design the Hacienda. Both were celebrities in their own right.

Hearst had extensive land holdings in California, owned many newspapers, including the San Francisco Examiner, and was also a political power to be reckoned with. By 1920 he had tremendous impact in the state of California as well as the country. Among other activities he was heavily invested in ranching and the Hacienda was preferred. Contrary to stories that Hearst built it as a hunting lodge for himself and his guests.

building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAY 23 1977

DATE ENTERED DEC 2 1977

NATIONAL REGISTER OF HISTORIC PLACES
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Milpitas Ranch House
CONTINUATION SHEET

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was used as a ranch house. Hearst used it only on a few occasions and then only the dining room. He never stayed overnight in the wing reserved for himself and his guests.

When Hearst gave the Hacienda commission to Julia Morgan in 1929, she was already well underway with the design and construction of La Casa Grande, the Hearst Castle at San Simeon. Miss Morgan was the first woman to be granted an architect's license in California. She gained prominence as an innovative designer of many homes and buildings in the San Francisco Bay area. During her career, she designed and built over seven hundred structures ranging from simple residential homes to a massive gymnasium. Her most famous work is the Hearst Castle at San Simeon.

The Hacienda, characteristic of Julia Morgan's work, is both functional and attractive. It was designed to emulate the Mission-styled architecture and fits well as an architectural neighbor of the Mission San Antonio de Padua, one-half mile to the northwest.

The Hacienda today is the same as it was in the 1930's. There has been no deterioration and the basic structure has not been altered. Minor modifications to the interior have not affected its architectural heritage and its present use as an Officer's Club and a V. I. P. Guest house seems well suited to its design and makes it a useful central part of the present day social life at Fort Hunter Liggett.

The only exception to the criteria for nomination is the age of the Hacienda. It is 47 years old, three years less than the stated criteria.

est. New York

is point it runs
at whose the row
distance of 25
and the curve
level trends
to starting point

BUNDLES
CODE

NOV 22 1977
[Signature]
Special Agent in Charge
Bureau of Land Management
know that the State
know that the State

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY

Milpitas Ranch House
CONTINUATION SHEET

was used as a ranch dining room. He never had any guests.

When Hearst gave the house to the city, it was well underway with the construction of the house at San Simeon. Miss Hearst had a license in California and owned several buildings in the San Francisco area. She had over seven hundred square feet of gymnasium. Her mother was a pianist.

The Hacienda, characterized by its architecture, was designed to emphasize its architectural neighborhood in the northwest.

The Hacienda today is still standing and the basic structure has not affected its original appearance and a V. I. P. Guest House is located in the central part of the property.

The only exception to the rule is the 47 years old, three year old building.

ADDITIONAL BIBLIOGRAPHICAL REFERENCES

- Stearns, W. A. Charles Hearst. New York: Scribner, 1901.
- Richey, Elmer. Empire Women of the West. Berkeley: Howell-North Books, 1975.
- Tebbel, John. The Life and Good Times of William Randolph Hearst. New York: Time Inc., 1957.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY: 3.5

UTM REFERENCES

500					
a	1615,814,9,4	3,918,612,8,0	b		
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
c			d		

VERBAL BOUNDARY DESCRIPTION: The northern boundary of the property extends 140' SW of the intersection of Infantry Rd & Sulphur Spring Rd. From this point it runs on a straight line for a distance of 520' to the edge of Infantry Rd at a point where the road turns to a westerly direction. It then runs on the edge of the road for a distance of 250' to the beginning of the curve at the road (unnamed) intersection; thence around the curve 110' to the end point of the curve (all on the road edge) on the swimming pool road; thence on a straight line for a distance of 630' in a straight line; thence NE for a distance of 235' to starting point.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	N. A.	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

FORM PREPARED BY

NAME: CHARLES L. McNEILL, Col., CE, Director, Facilities Engineering
 ORGANIZATION: HQ, 7th Infantry Division & Fort Ord
 STATE & NUMBER: ATTN: AFZW-FE-E
 CITY OR TOWN: Fort Ord STATE: California ZIP: 91331

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER'S RECOMMENDATION

YES NO

DATE: NOV 22 1977
 SIGNATURE: [Signature]

In compliance with Executive Order 11593, I hereby recommend this property to the National Register of Historic Places. The State Historic Preservation Officer has been allowed 90 days in which to forward the nomination to the State Historical Board and to evaluate its significance. The evaluated level of significance is State.

FEDERAL REPRESENTATIVE SIGNATURE: [Signature]
 TITLE: Director, Real Property and Natural Resources DATE: 5/1/77

I HEREBY CERTIFY THAT THIS PROPERTY IS A CONTRIBUTING PROPERTY TO THE HISTORIC DISTRICT OF MILPITAS RANCH HOUSE AND IS ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES.