National Park Service
Cultural Landscapes Inventory
2014



Nuestra Señora Reina De La Paz
César E. Chávez National Monument

César E. Chávez National Monument

César E. Chávez National Monument concurs with the findings of the CLI, including the management category and condition assessment as identified below:

MANAGEMENT CATEGORY: **A: Must be preserved and maintained**

CONDITION ASSESSMENT: **Fair**

12-30-14

Superintendent, César E. Chávez National Monument Date

Please return to:

Vida Germano
Cultural Landscapes Inventory Coordinator
National Park Service
Cultural Resources, Pacific West Region
333 Bush Street, Suite 500
San Francisco, CA 94104-2828
vida_germano@nps.gov

RECEIVED 2280
JUL 15 2011
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

576

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Nuestra Señora Reina de La Paz

other names/site number National Chavez Center at Nuestra Señora Reina de La Paz (see continuation sheet)

2. Location

street & number 29700 Woodford-Tehachapi Road | N/A | not for publication

city or town Keene | N/A | vicinity

state California code CA county Kern code 029 zip code 93531

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

_X_ national ___ statewide __local

/State Historic Preservation Officer July 13, 2011
Signature of certifying official/Title Date

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action 9/30/2011

NPS Form 10-900a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section _____ Page ___

==========

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 11000576 Date Listed: 8/30/2011

Nuestra Senora Reina de la Paz | Kern | CA
Property Name | County | State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper — Date of Action: 9/30/11

==========

Amended Items in Nomination:

U. T. M. Coordinates:

The correct U.T.M. Coordinates should read:

1	11	358300	3899900
2	11	358280	3898710
3	11	357420	3899290
4	11	357520	3899700

[The polygon created by the UTMs fully encompasses the nominated areas.]

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

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Inventory Unit Summary & Site Plan

The Cultural Landscapes Inventory Overview

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI) is an evaluated inventory of all significant landscapes in units of the national park system in which the National Park Service has, or plans to acquire any enforceable legal interest. Landscapes documented through the CLI are those that individually meet criteria set forth in the National Register of Historic Places such as historic sites, historic designed landscapes, and historic vernacular landscapes or those that are contributing elements of properties that meet the criteria. In addition, landscapes that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not meet the National Register criteria, are also included in the CLI.

The CLI serves three major purposes. First, it provides the means to describe cultural landscapes on an individual or collective basis at the park, regional, or service-wide level. Secondly, it provides a platform to share information about cultural landscapes across programmatic areas and concerns and to integrate related data about these resources into park management. Thirdly, it provides an analytical tool to judge accomplishment and accountability.

The legislative, regulatory, and policy direction for conducting the CLI include:

> *National Historic Preservation Act of 1966 (16 USC 470h-2(a)(1)).* Each Federal agency shall establish…a preservation program for the identification, evaluation, and nomination to the National Register of Historic Places…of historic properties…
>
> *Executive Order 13287: Preserve America, 2003.* Sec. 3(a)…Each agency with real property management responsibilities shall prepare an assessment of the current status of its inventory of historic properties required by section 110(a)(2) of the NHPA…No later than September 30, 2004, each covered agency shall complete a report of the assessment and make it available to the Chairman of the Advisory Council on Historic Preservation and the Secretary of the Interior… (c) Each agency with real property management responsibilities shall, by September 30, 2005, and every third year thereafter, prepare a report on its progress in identifying… historic properties in its ownership and make the report available to the Council and the Secretary…
>
> *The Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation* Programs Pursuant to the National Historic Preservation Act, 1998. Standard 2: An agency provides for the timely identification and evaluation of historic properties under agency jurisdiction or control and/or subject to effect by agency actions (Sec. 110 (a)(2)(A) *Management Policies 2006.* 5.1.3.1 Inventories: The Park Service will (1) maintain and expand the following inventories…about cultural resources in units of the national park system… Cultural Landscape Inventory of historic designed landscapes, historic vernacular landscapes,… and historic sites…
>
> *Cultural Resource Management Guideline, 1997, Release No. 5, page 22 issued pursuant to Director's Order #28.* As cultural resources are identified and evaluated, they should also be listed in the appropriate Service-wide inventories of cultural resources.

Responding to the Call to Action:

The year 2016 marks the 100th anniversary of the National Park Service. A five-year action plan entitled, "*A Call to Action: Preparing for a Second Century of Stewardship and Engagement*" charts a path toward that second century vision by asking Service employees and partners to commit to concrete actions that advance the agency's mission. The heart of the plan includes four broad themes supported by specific goals and measurable actions. These themes are: Connecting People to Parks, Advancing the NPS Education Mission, Preserving America's Special Places, and Enhancing Professional and Organizational Excellence. The Cultural Landscape Inventory relates to three of these themes:

> **Connect People to Parks.** Help communities protect what is special to them, highlight their history, and retain or rebuild their economic and environmental sustainability.
> **Advance the Education Mission.** Strengthen the National Park Service's role as an educational force based on core American values, historical and scientific scholarship, and unbiased translation of the complexities of the American experience.
> **Preserve America's Special Places.** Be a leader in extending the benefits of conservation across physical, social, political, and international boundaries in partnership with others.

The national CLI effort directly relates to #3, Preserve America's Special Places, and specifically to Action #28, "Park Pulse." Each CLI documents the existing condition of park resources and identifies impacts, threats, and measures to improve condition. This information can be used to improve park priority setting and communicate complex park condition information to the public.

Responding to the Cultural Resources Challenge:

The Cultural Resources Challenge (CRC) is a NPS strategic plan that identifies our most critical priorities. The primary objective is to "*Achieve a standard of excellence for the stewardship of the resources that form the historical and cultural foundations of the nation, commit at all levels to a common set of goals, and articulate a common vision for the next century*." The CLI contributes to the fulfillment of all five goals of the CRC:

> 1) *Provide leadership support, and advocacy for the stewardship, protection, interpretation, and management of the nation's heritage through scholarly research, science and effective management*;
>
> 2) *Recommit to the spirit and letter of the landmark legislation underpinning the NPS*;
>
> 3) *Connect all Americans to their heritage resources in a manner that resonates with their lives, legacies, and dreams, and tells the stories that make up America's diverse national identity*;
>
> 4) *Integrate the values of heritage stewardship into major initiatives and issues such as renewable energy, climate change, community assistance and revitalization, and sustainability, while cultivating excellence in science and technical preservation as a foundation for resource protection, management, and rehabilitation*; and
>
> 5) *Attract, support, and retain a highly skilled and diverse workforce, and support the development of leadership and expertise within the National Park Service*.

Scope of the CLI

CLI data is gathered from existing secondary sources found in park libraries, archives and at NPS regional offices and centers, as well as through on-site reconnaissance. The baseline information describes the historical development and significance of the landscape, placing it in the context of the landscape's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit and generates spatial data for Geographic Information Systems (GIS). The CLI also identifies stabilization needs to prevent further deterioration of the landscape and provides data for the Facility Management Software System.

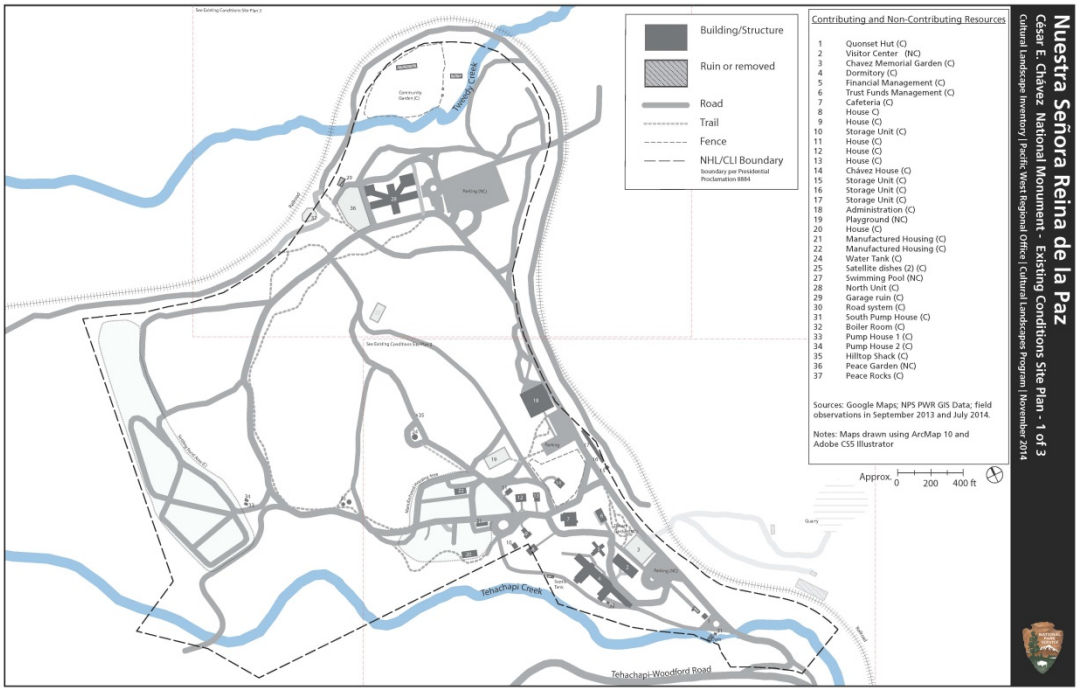
Inventory Unit Description:

César E. Chávez National Monument, known also as Nuestra Señora Reina De La Paz (La Paz), is a 108-acre site located in Tehachapi Pass, situated in the Tehachapi Mountains—a transverse range separating the Central Valley of California on the northwest, and the Mojave Desert on the southeast. The monument is located northeast of the town of Keene, and is operated by the National Park Service and the National Chavez Center. The monument is characterized by a winding entrance road that crosses Tehachapi Creek; a main cluster of wood-frame, Craftsman/bungalow, green and white buildings in the southeast corner of the property; a tight cluster of concrete, Mission Revival buildings in the remote northeast corner of the property; and wide swaths of rolling hills, rock outcrops, oak woodland, and oak savanna. Adjacent to the monument are ranch land and the small town of Keene.

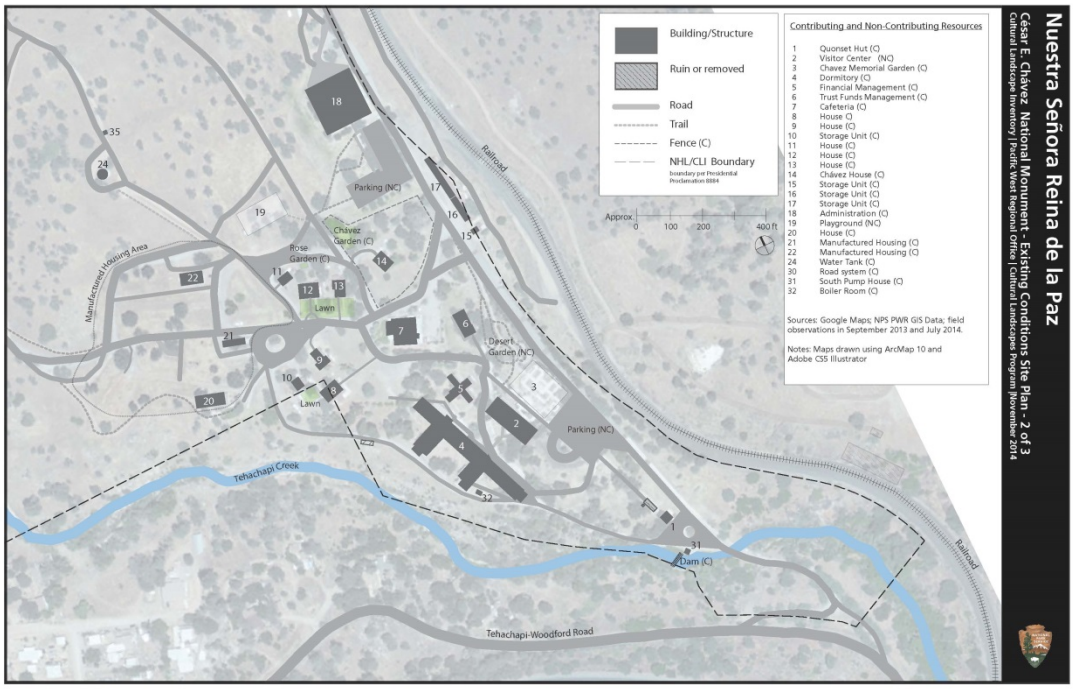
La Paz has acquired exceptional historical significance at the national level for its association with César E. Chávez, the most important Latino leader in the history of the United States (Criterion B), and for its association with the United Farm Workers of America (UFW), the first permanent agricultural labor union established in the history of United States (Criterion A). La Paz's close association with Chávez and the UFW gives the property exceptional importance, allowing it to meet Criteria Consideration G.The property's period of significance extends from 1970 to 1984, a period that represents a distinct phase in the productive life of César E. Chávez and in the larger history of the farm worker movement. During these years, the farm worker movement that Chávez began to lead in 1962 transitioned into a modern labor union, the UFW, which brought many improvements in farm workers' lives across the nation. The cultural landscape of La Paz reflects several periods of development that have occurred during the history of the property, including subsistence activities by native peoples, a county quarry, a California State hospital, and its national significance as the home and workplace of César E. Chávez and the farmworker movement.

Overall, the monument is defined by a commemoration of an important person in United States history, the natural environment that is intertwined in the site’s developed areas and the community that left a lasting impression on the site and, more broadly, changed the course of the nation’s history. Today, this significance is reflected in the spatial organization and infrastructure from many of these land uses, including an entry and arrival area in the southeast portion of the property; the Visitor Center (building 2), grave site and memorial garden area as a public access area; a residential and administration core area generally located in the central developed area of the monument; Villa La Paz , a meeting center located in the northeast corner of the property; and several utility structures such as garages, storage structures, holding or settling ponds, a water tank, radio equipment, a pool, and utility roads, generally scattered in the western portion of the property. A few remnant features and foundation ruins also remain in the far northern end of the property. Combined, the landscape characteristics analyzed in this report are critical in conveying the significance of La Paz. Overall, the property is in fair condition.

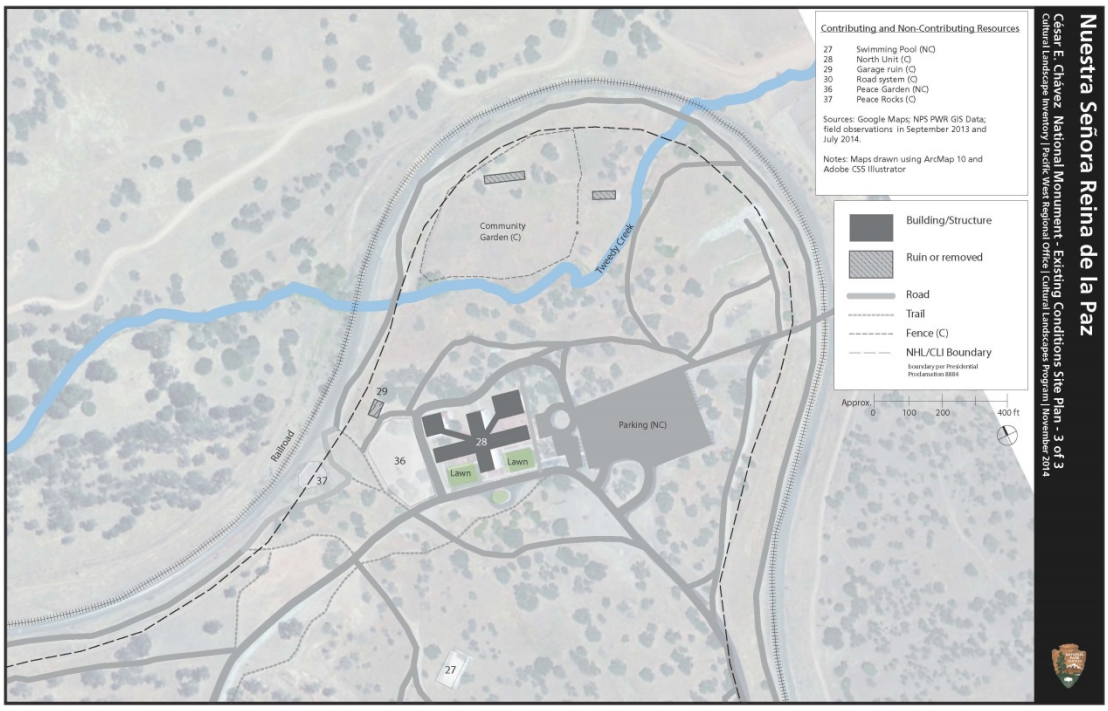
Site Plan



Site Plan: Nuestra Señora Reina De La Paz (PWR, CL Program, 2014). See the Supplemental Information section for an 11 x 17-inch version of site plan.



Inset Site Plan: Entrance of Nuestra Señora Reina De La Paz (PWR, CL Program, 2014). See the Supplemental Information section for an 11 x 17-inch version of site plan.



Inset Site Plan: La Paz area of Nuestra Señora Reina De La Paz (PWR, CL Program, 2014). See the Supplemental Information section for an 11 x 17-inch version of site plan.

Property Level and CLI Numbers

Inventory Unit Name: Nuestra Señora Reina De La Paz

Property Level: Landscape

CLI Identification Number: 975938

Park Information

Park Name and Alpha Code: César E. Chávez National Monument

Park Organization Code: 9170

CLI Hierarchy Description:

Nuestra Señora Reina De La Paz is a landscape with no component landscapes.

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

Fieldwork was completed during September 2013 and July 2014. The CLI was drafted during the summer of 2014 by Olivia Burry-Trice and Virginia Piercy, Historical Landscape Architect Interns, and Vida Germano, Cultural Landscapes Inventory Coordinator of the Pacific West Regional Office.

César E. Chávez National Monument could benefit from an Cultural Landscape Interim Treatment Plan that addresses all of the impacts identified in the stabilization measures section of this report. This plan can also clarify vegetation management issues, signage consistency, and the historic compatibility of new additions to the site.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	12/30/2014
National Register Concurrence:	Eligible -- Keeper
Date of Concurrence Determination:	07/15/2011

Geographic Information & Location Map

Inventory Unit Boundary Description:

The cultural landscape boundary is the same as the monument boundary. The boundaries of the monument match the National Historic Landmark boundary. The northern and eastern boundaries are formed by the property line that lies 100 feet from the center of the adjacent railroad track. The southern boundary follows the property line along Tehachapi Creek. The western boundary follows the property line indicated on the map.

Boundary Justification:

The boundaries of the monument are based on the property lines of the parcel of land leased by the National Farm Workers Service Center Inc. in 1970 and made available to the United Farm Workers of America.

State and County:

State: California
County: Kern

Size (Acres): 108

Boundary UTMS:

Source	Type of Point	Zone	Easting	Northing	ID
Other Digital Source	Point	11	358300	3899900	1
Other Digital Source	Point	11	358280	3898710	2
Other Digital Source	Point	11	357420	3899290	3
Other Digital Source	Point	11	357520	3899700	4

Other Digital Source: National Historic Landmark nomination

Location Map



Location Map (PWR, Cultural Landscape Program, 2014).

Management Information

General Management Information

Management Category: A: Must be Preserved and Maintained

Management Category Date: 07/14/2014

Management Category Explanatory Narrative:

Nuestra Señora Reina De La Paz at César E.Chávez National Monument meets the criteria for Management Category A (Must be Preserved and Maintained) because the preservation of the unit is specifically legislated and the inventory unit is nationally significant.

Nuestra Señora Reina De La Paz was designated a National Historic Landmark by the Secretary of the Interior on October 8, 2012, the same day that the César E. Chávez National Monument was established through Presidential Proclamation under the 1906 Antiquities Act (Proclamation No. 8884, 77 Fed. Reg. 198 (2012) 62413). The proclamation authorized totals 107.96 acres for the monument; however, 1.9 of these acres are federal land (Fee simple); another 8.6 acres are federal interest (less than fee) through an easement for the protection of and access to other historically significant buildings, structures, and associated landscapes located adjacent to the fee lands. The remaining 96.5+ acres are privately held lands owned and managed by the National Chávez Center. The authorized lands of the monument are coterminous with the Nuestra Señora Reina de La Paz National Historic Landmark District.

The National Park Service manages the monument and is charged, through the proclamation, with ensuring that the monument fulfills the following purposes for the benefit of present and future generations: (1) to preserve the historic resources; (2) to commemorate the life and work of César Chávez; and (3) to interpret the struggles and achievements of the broader farm worker movement throughout the United States.

The proclamation also directs the National Park Service to use applicable authorities to seek to enter into agreements with the National Chávez Center (NCC) to address common interests, including provision of visitor services, interpretation and education, establishment and care of museum collections, and care of historic resources.

NPS Legal Interest

Type of Interest: Fee Simple
Explanatory Narrative: NPS owns portions of the park in fee.

Type of Interest: None-Privately Owned
Explanatory Narrative: Some lands within the NHL boundary are privately owned.

Type of Interest: Less than Fee Simple
Explanatory Narrative: Some lands within the monument boundary are fee simple reservation for life

Public Access

Type of Access: Other Restrictions

Public Access Explanatory Narrative:
The majority of the monument is accessible to the public. However, many of the buildings have restricted access. Visitors cannot enter private property within the park's authorized boundaries.

Adjacent Lands Information

Do Adjacent Lands Contribute? No

The entire cultural landscape boundary matches the monument boundary, which is also the same as the National Historic Landmark boundary. The monument boundary includes all historic buildings, features and landscape characteristics that contribute to the historic property.

National Register Information

Existing National Register Status

National Register Landscape Documentation: Keeper - Documented

National Register Explanatory Narrative:

Nuestra Señora Reina De La Paz was listed in the National Register of Historic Places (NRHP) in 2011 as a National Historic Landmark. Additional outbuildings, small-scale features, vegetation, and vehicular and pedestrian circulation, within the existing National Historic Landmark boundary, have been documented for this cultural landscape inventory.

National Register Eligibility

National Register Concurrence:	Eligible – Keeper
National Register Concurrence:	07/15/2011
Contributing/Individual:	Individual
National Register Classification:	District
Significance Level:	National
Significance Criteria:	A – Associated with events significant to broad patterns of our history B – Associated with the lives of persons significant in our past
Criteria Considerations:	G – Property achieving significance within the past fifty years if it is of exceptional importance
Period of Significance:	1970-1984
Historic Context Theme: **Subtheme:** **Facet:**	Creating Social Institutions and Movements Social and Humanitarian Movements Civil Rights Movement
Historic Context Theme: **Subtheme:** **Facet:**	Creating Social Institutions and Movements Social and Humanitarian Movements Farmers' Organizations
Historic Context Theme: **Subtheme:** **Facet:**	Creating Social Institutions and Movements Education Specialized Education

Area of Significance:

Area of Significance Category	Government Social

NRIS Information:

Alpha Code/NRIS Name (Number)	CECH/ Nuestra Señora Reina De La Paz District/(11000576)
Primary Certification Date	08/30/2011

Statement of Significance

The presidential proclamation, designating La Paz a national monument on October 12, 2012, describes the importance of the site through the following:

“The property in Keene, California, known as Nuestra Senora Reina de la Paz (Our Lady Queen of Peace) (La Paz), is recognized for its historic significance to Cesar Estrada Chavez and the farm worker movement. Cesar Chavez is one of the most revered civil rights leaders in the history of the United States. From humble beginnings in Yuma, Arizona, to the founding of the United Farm Workers (UFW) movement, Cesar Chavez knew firsthand the hard work of farm workers in the fields across the United States and their contribution to feeding the Nation. He saw and experienced the difficult conditions and hardships that confronted farm worker families. And through his hard work, perseverance, and personal sacrifice, he dedicated his life to the struggle for respect and dignity for the farm workers of America.”

The proclamation continues:

“La Paz was a place where he and other farm worker leaders strategized and reflected on challenges the union was facing, celebrated victories and mourned losses, and watched the union endure and modernize. The building that is now the Visitor Center contains Cesar Chavez’s office (which still houses original furnishings and artifacts), as well as the UFW legal aid offices. La Paz also was a place where he watched his children grow up, marry, and begin to raise children of their own. The home of Cesar and Helen Chavez remains at La Paz. That Cesar Chavez wished to be buried at La Paz upon his death is an enduring testament to the strength of his association with the property. The Chavez Memorial Garden contains the grave site of Cesar Chavez. Other buildings and structures at the La Paz campus, which is listed in the National Register of Historic Places and designated a National Historic Landmark, are recognized as contributing to its historic significance.

This site marks the extraordinary achievements and contributions to the history of the United States made by Cesar Chavez and the farm worker movement that he led with great vision and fortitude. La Paz reflects his conviction that ordinary people can do extraordinary things.”

Excerpted from the National Historic Landmark nomination:

Nuestra Señora Reina De La Paz (La Paz) has acquired exceptional historical significance at the national level for its association with César E. Chávez, the most important Latino leader in the history of the United States (Criterion B), and for its association with the United Farm Workers of America (UFW), the first permanent agricultural labor union established in the history of United States (Criterion A). The property's period of significance extends from 1970 to 1984, a period that represents a distinct phase in the productive life of César E. Chávez and in the larger history of the farm worker movement. During these years, the farm worker movement that Chávez began to lead in 1962 transitioned into a modern labor union, the UFW. Under Chávez's leadership, the UFW secured unprecedented gains during these years, including the passage of the first law in the continental United States that recognized agricultural laborers' collective bargaining rights and the signing and administration of contracts that brought myriad improvements in farm workers' lives across the nation. La Paz is the property tied most closely to these developments, primarily because Chávez relocated the UFW's administrative offices and his own residence to La Paz in 1971, but also because thousands of union members themselves came to La Paz to help devise and implement organizing strategies, to receive training in contract administration, and to strengthen their sense of solidarity. This spectrum of activity and achievement has given the property connections to four areas of significance: the history of the agriculture industry, social history, Hispanic

heritage, and political history. La Paz's close association with Chávez and the UFW gives the property exceptional importance, allowing it to meet Criteria Consideration G.

César E. Chávez is recognized as the most important Latino leader in the history of the United States during the twentieth century. Chávez emerged as a civil rights leader among Latinos during the 1950s. During the 1960s, he became more widely recognized as the charismatic leader of the farmworker movement and the United Farm Workers union, but he also assumed major roles in the broader labor movement, the Chicano movement, and the environmental movement. As a result, Chávez earned a higher degree of national prominence and significance during his lifetime than any other Latino in U.S history.

This recognition of Chávez's national significance is grounded in the historical record of his achievements. During the 1960s, Chávez led a movement of thousands of farmworker families and their supporters as they created the nation's first permanent agricultural labor union. As president, Chávez steered that union to a series of unprecedented victories, including contracts that covered more than 100,000 farmworkers, raised farmworkers' wages above the poverty level, replaced a labor-contracting system with union-run hiring halls, established grievance procedures, funded health care and pension plans for farmworkers, mandated the provision of clean drinking water and restroom facilities in the fields, regulated the use of pesticides in the fields, and established a fund for community service projects. The UFW directed this fund, in large part, toward the development of service centers that provided an array of goods and services for farmworkers-including gasoline and groceries, health care, banking services, legal assistance, child care, automobile repair, and low-income housing. Chávez's advocacy helped secure the passage of the first law in the US that recognized farmworkers' rights to organize and engage in collective bargaining (the California Agricultural Labor Relations Act of 1975). The ALRA promised to remedy a forty-year injustice-the exclusion of farmworkers from the protections of the National Labor Relations Act of 1935. The ALRA recognized the rights of farmworkers in California to organize unions, participate in secret ballot elections to determine union representation, receive certification of election results, appoint representatives to bargain with their employers for better wages and working conditions, and authorize their representatives to sign contracts with their employers reflecting their agreements.

Recognition of the national significance of the United Farm Workers union (UFW) springs, in part, from its status as the first permanent agricultural labor union established in the history of United States. During the 1960s, the broader farmworker movement attracted support from a wide array of individuals, including members of other unions, religious leaders, civil rights activists, high school students and college students (including young Chicanos and Filipinos), environmentalists, and justice-minded consumers across the country and abroad. Backed by this support, the UFW secured the achievements for which Chávez also deserves credit, including scores of contracts that raised industry standards for wages and working conditions, allocated funds for community service projects, and thus improved the lives of farmworkers across the US; contracts that brought attention to the dangers of pesticides, regulated their use, and thus protected the health of consumers across the US; and the passage of the first law in the continental US that recognized farmworkers' rights to organize and collectively bargain with their employers (the California ALRA). As writers Yolanda Alaniz and Megan Cornish pointed out in 2008, "the UFW has remained the best known , most widely supported, and most firmly established farmworker union in the United States."

Association Between Nuestra Señora Reina De La Paz and Cesar Chávez

Chávez began to think that a move away from [Forty Acres in Delano] might allow the union to broaden its profile and thus improve its ability to serve farmworkers in other parts of California and the U.S. Chávez also recognized a need for a personal refuge. As he told writer Jacques Levy in 1970, he needed a

place "to reflect on what was happening, to shed all of those million little problems, and to look at things a little more dispassionately. After much deliberation, he decided to move his own office and residence away from Delano. He sought a place where he and other leaders, members, and supporters of the farmworker movement could retreat when necessary but also find the sense of renewal that would energize new campaigns. In the spring of 1971, Cesar announced his decision to move his office and residence from Delano to the new property, named "Nuestra Senora de La Paz Educational Retreat Center." The transfer of the UFW's national headquarters and central administrative functions would become official in January 1972.

During the 1970s, Chávez endured countless stretches of several months in which he would spend only a handful of days at La Paz. It seemed he traveled constantly, meeting with union members, labor leaders, public officials, community organizations, church groups, and industry representatives. Thus he made the most of his time at La Paz. To be sure, he spent long hours in his office, with its bare floors and second hand furniture. He also spent long hours in strategy sessions, conferences, and meetings. But he also made time to be with his family, to walk the dirt roads, to climb the mountainsides and meditate, to read and reflect, to work in the gardens, to train his German Shepherds, to attend weekly Mass, and to join in celebrations, all of which he did outside of his office. Indeed, Chávez's presence outdoors-hiking , sharing meals, gardening, thinking , and praying-helped define La Paz, just as La Paz helped Chávez define himself. "For my dad, La Paz was…a refuge," Paul Chávez has explained. "He used to get up early in the morning and go up on the hills across from his office and meditate and watch the sun come up. And it would give him strength and give him the ability to establish a calm. I think…a lot of people…got burned out during the struggle, because they didn't have the ability to disengage, [and] when things become too frantic you can lose your center." For Cesar, La Paz was a place where he could disengage from the constant conflict, restore his sense of perspective, and "recharge his batteries."

But La Paz was not just a place that allowed Chávez to retreat and recharge; it was a place that helped him envision new directions for the UFW. He spoke of this effort in 1975. "After we've got contracts, we have to build more clinics and co-ops," he told writer Jacques Levy. "Then there's the whole question of political action , so much political work to be done taking care of all the grievances that people have, such as the discrimination their kids face in school, and the whole problem of the police .. . . We have to participate in the governing of towns and school boards," he continued. "We have to make our influence felt everywhere and anywhere. It's a long struggle that we're just beginning, but it can be done because the people want it, as Chávez viewed La Paz as a place in which to prepare farmworkers and their allies for this struggle. It was a place where he could bring people in and "put them in a new surrounding where he could work with them to develop the skills necessary to move things forward," Paul Chávez explained. "And so he always had conferences here to pull people in. You could get [them] out of the heat, and I'm not talking just about the temperature, I'm talking about the battle of fighting …You pull them up here and give people a chance to really disengage and take a deep breath… and look at things more strategically." For Cesar, La Paz was a great place "to bring people and to work with them, and to teach them, prepare them, and inspire them.

Association Between Nuestra .Senora Reina de La Paz and the United Farm Workers of America

The acquisition of La Paz reflected the full emergence of the UFW as a permanent labor union. As Richard Chávez has explained, La Paz became significant "because that's where we moved when we really had arrived. We were really a serious union and we had arrived." He associated the acquisition of La Paz with the arrival of the UFW but also with the beginning of far-reaching changes in the union. "We started changing. Our lives changed and everything changed, [including] our way of doing things. Many of these changes turned La Paz into the crossroads of the UFW Hundreds of men, women, and children called La Paz their home, but thousands more came from around California and the rest of the country to learn how to operate their union and increase their own capacity to affect political and social change. As

Richard's comments indicate, La Paz became the new symbol of the UFW. It became associated with past achievements but also new horizons, including the modernization of the UFW.

A community began to form at La Paz by the spring of 1972. "When we moved in ... there were some families living here already," Paul Chávez recalled. "And so I remember when we moved in it was 'home' right away, because we were around people that were working for the movement. It was a real community. All of the UFW's central administrative staff moved to La Paz during the 1970s the board of directors and their offices, the accounting department, the trust funds (health care and pension plans) management department, the membership department, the contract negotiation department, the boycott organization department, the records department, the training department, and , in 1979, the legal department. Other organizations opened offices at La Paz as well, including the NFWSC, the union newspaper (EI Malcriado), the huelga school for younger children, the Fred Ross School for training labor-contract negotiators, and the radio station (Radio Campesina). All of this activity produced a diverse population of year-round residents that hovered around two hundred.

National Historic Landmark Information

National Historic Landmark Status: Yes

World Heritage Site Information

World Heritage Site Status: No

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Designed Landscape

Current and Historic Use/Function

Primary Historic Function–Major Category: Government

Primary Historic Function–Category: Government Office

Primary Historic Function: Visitor Contact

Current and Historic Names

Current and Historic Name	Type of Name
Nuestra Señora Reina De La Paz	Current/Historic
La Paz	Current/Historic
César E. Chávez National Monument	Current
National Chávez Center	Current/Historic
United Farm Workers of America Headquarters	Current/Historic
Stony Brook Retreat	Historic
Stoney Brook Sanatorium and Preventorium	Historic
Kern County Tuberculosis Sanatorium	Historic
Kern County Tuberculosis Preventorium	Historic

Ethnographic Study Information

Ethnographic Study Conducted: No

Chronology

Event year begin	Event year end	Event description
3,000 BCE	1863	The Kawaiisu, or "Nuwa," an American Indian tribe, live within the Tehachapi and Paiute Mountains, within the southern Sierra Nevada foothills. The most visible evidence of settlements within the national monument are bedrock mortars, which were used to grind acorns and other food (Zigmond, et al., 398-411).
1874	1876	The Tehachapi Pass Railroad Line (currently Burlington Northern and Santa Fe Railway) was constructed between 1874 and 1876 by approximately 3,000 Chinese laborers under the direction of civil engineer J. B. Harris (Tehachapi Loop Plaque).
1913	1913	The Kern County Board of Supervisors authorized the county highway department to open a rock quarry and crusher on a mountainside, above the Southern Pacific Railroad line. Lower in elevation, and on the opposite site of the railroad line, work began on an entrance road, a water supply system, a septic tank, and four wood-frame buildings: a bunkhouse (building 2), an administration building (building 13), a single-family house (building 6), and a dining hall (non-extant) (NHL nomination, 5).
1915	1915	The Keene quarry was approved in April 1915, and a steam shovel was purchased in October 1915 (*The Bakersfield Californian*, 4/1/1915 and 10/12/1915).
1917	1917	The Keene quarry was permanently closed (NHL nomination, 5).
1917	1917	The California Bureau of Tuberculosis converted the Keene quarry into Kern County's first tuberculosis sanatorium. The bunkhouse (building 2) was remodeled to create an infirmary for men and women. The administration building (building 5) was remodeled to create space for reception, office, sewing room, and superintendent bedroom. The single-family house was remodeled into a nurse's residence. The dining hall was remodeled to increase seating capacity (NHL nomination, 5).
1918	1918	The first patients were admitted to the sanatorium (NHL nomination, 6).
1922	1922	A building was constructed for children (building 5), located ten yards north of the infirmary (NHL nomination, 6).
1927	1927	A 25-bed hospital building (building 4) was constructed. The building was a wood-frame, board and batten, with a cloth-covered patio (NHL nomination, 4).
1928	1928	In 1928, one hundred acres north of the sanatorium was purchased, and a 44-bed preventorium, designed by Charles H. Biggar, was constructed (NHL nomination, 7).
1930	1939	Additions were added to three houses, and two multi-vehicle garages and two storage buildings were constructed (NHL nomination, 8).
1932	1932	Due to a large waiting list of patients to be admitted to the sanatorium, plans were made for a 25-bed addition to the sanatorium building (building 4), with ten more beds and a basement for workers at the hospital, designed by Edwin J. Symmes (*The Bakersfield Californian*, 5/17/1932, 7/14/1932, and 8/12/1932).
1932	1932	The sanatorium addition was completed by G. A. Graham, with Gudiach Plumbing Company having constructed the heating plant under contract for $29,841.00 (*The Bakersfield Californian*, 8/15/1932 and 8/16/1932).
1932	1932	Flood water reached four feet in the basement of the sanatorium and caused damage to other portions of the property, including $5,000 for roads; $3,000 for water system; $500 for carpenter shop; $7,000 for septic tank; for a total of

		$15,500 (*The Bakersfield Californian*, 10/3/1932).
1937	1937	The sanatorium gained a volunteer fire department, and fire mains were reviewed by a state ranger in an effort to protect the property from fire (*The Bakersfield Californian*, 5/11/1937 and 7/27/1937).
1937	1937	An incinerator, dining hall, and store room plans for the infirmary were prepared by Symmes and Willard (*The Bakersfield Californian*, 9/29/1937 and 12/3/1937).
1939	1939	A 25-bed addition to the infirmary (building 2) was constructed and a duplex doctor's cottage were approved (*The Bakersfield Californian*, 6/19/1939).
1944	1944	The county authorized the purchase of a $400 dollar oil burner (*The Bakersfield Californian*, 12/18/1944).
1948	1948	Construction of a sewage treatment plant on site included plans to dump chlorinated water into the adjacent Tehachapi Creek (*The Bakersfield Californian*, 10/12/1948).
1950	1959	The Quonset Hut (building 1), swimming pool, and new boiler plant (non-extant) were constructed. The main hospital's (building 4) patios were enclosed, a south addition was construction for kitchen, interior walls removed, basement finished, roof replaced, and external walls covered in stucco. Four other buildings were expanded: the original administration building (building 2), the original children's unit (building 5), and two houses north of the infirmary. The exterior walls of four buildings were covered in stucco. The original administration building and schoolhouse, both converted to residences, were relocated adjacent to each other north of the infirmary. Five structures were razed: the dining hall from 1910's, the original boiler plant, and three other buildings constructed before 1927 (NHL nomination, 8).
1950	1950	Space and water issued became limited in 1950, as more patients were relocated from Kern General Hospital to the sanatorium, and to meet the demand beds were placed in the halls. Over 18,000 gallons of water per day did not meet all of the sanatoriums needs. Water came from wells, El Rita springs, the old quarry (used as a reservoir), and from Southern Pacific Railway. Much of the water was used for the lawns and gardens on site to maintain fire prevention and to beautify the grounds (*The Bakersfield Californian*, 9/11/1950).
1952	1952	A major earthquake damaged the property (*The Bakersfield Californian*, 7/21/1952).
1952	1952	All tuberculosis patients in the county were moved to the sanatorium in tents following the earthquake damage to the hospital (*The Bakersfield Californian*, 8/7/1952 and 9/17/1952).
1952	1952	The firm of Hiller and Wise developed plans to repair the earthquake damage that occurred within the main hospital building, including cracked walls and settling floors (*The Bakersfield Californian*, 12/18/1952).
1953	1953	In August, the main hospital building repairs were completed, including a renovation of the basement into quarters and recreation room for employees, as well as a new kitchen designed by Robert Eddy (*The Bakersfield Californian*, 8/13/1953).
1953	1953	Fire escapes and plaster repairs were completed on the south building, and an operating room and therapeutic facility was completed. The north building had been completely renovated and opened in January 1954 (*The Bakersfield Californian*, 12/31/1953).
1954	1954	Two houses were removed from the site and in their place a Cafeteria (building 7) was constructed (NHL nomination, 8).

1954	1954	An overhead incinerator caught fire, burning the hospital's service building roof (*The Bakersfield Californian*, 7/28/1954).
1954	1954	The medical director's cottage blew up when a gas heater malfunctioned (*The Bakersfield Californian*, 8/18/1954).
1955	1955	A new kitchen was completed for a cost of $79,570.00, which was located approximately 100 yards north of a smaller unidentified building (*The Bakersfield Californian*, 1/5/1955).
1967	1970	The property sat vacant after the hospital shut down in 1967 (NHL nomination, 3).
1970	1970	Edward Lewis purchased the property for Cesar Chavez at a cost of $231,500. The property was leased to Chavez (*Red Bluff Daily News*, 5/23/1970).
1970	1979	UFW added brickwork and roof to Quonset Hut (building 1) (NHL nomination, 13).
1970	1979	UFW used the infirmary as the administration building (building 2) (NHL nomination, 13).
1970	1979	UFW converted the main hospital into a Dormitory (building 4) (NHL nomination, 14).
1970	1979	UFW converted the children's hospital into the Financial Management Building (building 5) (NHL nomination, 13).
1970	1979	UFW managed trust funds from building 6, which was originally the nurse's quarters (NHL nomination, 15).
1970	1979	The cafeteria (building 7) was remodeled by the UFW (NHL nomination, 15).
1970	1979	A storage unit was constructed to the northeast of the cafeteria building (NHL nomination, 16).
1970	1979	Manufactured housing units, including 20-22, were constructed to house UFW members (NHL nomination, 17-18).
1975	1979	Satellite dishes were installed in the late 1970s (NHL nomination, 18).
1975	1979	A telecom communications building was installed in the late 1970s (NHL nomination, 18).
2001	2001	Landscape architect Dennis Dahlin designed and supervised the construction of the memorial garden where Chavez is buried (NHL nomination, 14).
2003	2003	The playground to the northwest of the cafeteria building was constructed (NHL nomination, 17).
2003	2004	The administration building was removed and a Visitor Center (building 2) was constructed (NHL nomination, 13).
2004	2004	The roofs of the following buildings were replaced: Financial Management Building (5); Trust Funds Management Building (6), Cafeteria (7), houses 8 and 9, storage unit (10), houses 12 and 13, Chavez House (14), garages 16 and 17, house 20, (NHL nomination, 14-17).
2005	2010	The North Unit was restored as a conference center, and included ADA accessibility, landscaping, and a parking lot (NHL nomination, 18-19).
2011	2011	The property was designated a National Historic Landmark.
2012	2012	The property was designated a National Monument by President Obama.

Physical History

The physical history included in the cultural landscape inventory documents the changes to the physical environment though time. This history does not include a detailed history of the significance of the property, but rather focuses on the built resources and the changes to these resources throughout history.

Early Days

The use of this location by humans can be traced to a group of native peoples who lived in semi-permanent settlements. The Kawaiisu, or "Nuwa," an American Indian tribe, live within the Tehachapi and Paiute Mountains, within the southern Sierra Nevada foothills. The Kawaiisu lived in the greater Tehachapi Mountains and took advantage of the diverse topography and natural systems of the region. The rolling and rocky hills provided various habitats for a large number of plants and animals used in day to day life. Springs and creeks were important to determining the location of settlements. Rock outcrops provided surfaces for food preparation. The most visible evidence of settlements within the national monument are bedrock mortars, which were used to grind acorns and other food (Zigmond, et al., 398-411). These settlements began to change with the arrival of the Spanish in the late 1700s.

During 1776, Father Garces' expedition traveled south of the Kawaiisu territory, in Tejon Creek Canyon, and subsequently Spanish missions were developed (Vredenburgh, Father Garces' Sojourn in Tehachapi, May 1776). By the early 1800s, the Spanish began to enslave an unknown number of Kawaiisu for use as laborers at Mission San Fernando (Vredenburgh, Kawaiisu Indians of Tehachapi). The missions began to change the Kawaiisu way of life, which was further modified as people migrated to the area in search of mineral wealth. In the early 1850s gold mining was undertaken in the nearby areas of Havilah, Piute, Claraville, and Sageland (Zigmond, et al., 398-411). This began a series of events that nearly decimated the Kawaiisu people.

On July 10, 1851, eleven tribes signed a U.S. government treaty, which granted to the tribes the land north of the Tehachapi Mountains and south of the Kern River. However, the treaty was rejected by Congress on June 8, 1852. By 1853, Congress authorized the Sebastian Reservation, a military reservation in the remote Tejon Canyon, where American Indians would be relocated and expected to farm. By 1854, the reservation held 2,500 American Indians, of which 300 were from Tejon Canyon (Vredenburgh, Kawaiisu Indians of Tehachapi). U.S. Army Lieutenant R. S. Williamson and scout Alexis Godey surveyed Tehachapi Pass on August 17, 1853 in an effort to locate a suitable railroad pass to California (Vredenburgh, Survey of Tehachapi Valley in 1853). By 1863, the last remaining Kawaiisu were violently removed from the Tehachapi Mountains by the U.S. Army (Vredenburgh, Kawaiisu Indians of Tehachapi). From this point, the area was settled by migrants from the eastern United States and developed by the U.S. government for purposes of linking the new state of California with the rest of the country.

The Tehachapi Pass Railroad Line, including the Tehachapi Loop (located to the east of the national monument) was constructed between 1874 and 1876 by approximately 3,000 Chinese laborers under the direction of civil engineer J. B. Harris (Tehachapi Loop Plaque). On January 31, 1878 a forty acre serial patent was deeded to the Southern Pacific Railroad Company on Township 31 South, Range 32 East, Section 20 (the national monument) (Doc Number 11, Case Number 134537). In addition to the development of the railroad through the pass, homesteads were acquired at a rapid pace. On April 9, 1881, a nearby homestead was recorded on Township 31 South, Range 32 East, Section 20 (the national monument) by a Madison Wells (Doc Number 1275, Case Number CACAA 134538). On February 23, 1892 a nearby homestead was recorded by Madison Wells at the same location as the 1881 homestead (Doc Number 2197, Case Number CACAAA 134555). On April 4, 1891 a cash sale was recorded at the same location by William T. Hamilton (Doc Number 6118, Case Number CACAAA 134548). On August

1, 1892 a homestead was recorded at the same location by William T. Hamilton (Doc Number 2619, Case Number CACAAA 134557). On August 4, 1910, a homestead was recorded by Timothy Flanigan Junior (Doc Number 148031, Case Number CAV 0000808). While evidence of these homesteads has not been identified within the national monument, the development of these homesteads within the area is an important change as the land was used for ranching, mining, and other purposes by the late 1800s.

Quarry Development

By the turn of the century, the development of the Tehachapi Pass into homesteads placed pressure on the importance of not only a main railroad line, but adequate roads to connect the mountains to both the desert and the agricultural valleys to either side of the pass. In 1913, the Kern County Board of Supervisors authorized the county highway department to open a rock quarry and construct a rock crusher in the Tehachapi Mountains near Keene. The Keene quarry was approved in April 1915, and a steam shovel was purchased in October 1915 (*The Bakersfield Californian*, 4/1/1915 and 10/12/1915). Workers sited the quarry and crusher on a mountainside, above the Southern Pacific Railroad line. Lower in elevation, and on the opposite site of the railroad line, work began on an entrance road, a water supply system, a septic tank, and four wood-frame buildings to support the quarry operations: include a single-story bunk house (Trust Funds Management Building, building 6), a one-and-one-half story administration building - Visitor Center (building 2)- that was mostly reconstructed in 2004), and a single story residence (Building No. 13, moved to its current location in the 1950s). The dining hall, a rambling L-shaped building, is non-extant. The four buildings were utilitarian but showed influences of the Craftsman Bungalow-style. Building features included board-and-batten exterior siding, low-pitched roofs with wide eaves, and long porches with simple, square columns. By 1916, 95 miles of paved road had been paved, with another 52 miles under construction. Some of the rock for the road construction was supplied by the Keene quarry (*The Bakersfield Californian*, 6/3/1916). The Keene quarry was permanently closed in 1917 (NHL nomination, 5).

Tuberculosis Hospital Era

With the large Keene quarry facility closed, the California Bureau of Tuberculosis converted the site into Kern County's first tuberculosis sanatorium, addressing a growing need to treat tuberculosis patients in facilities separate from general hospitals. Utilizing the existing buildings on site allowed for the county to save money on the development of the tuberculosis facility. The bunkhouse (building 2) was remodeled to create an infirmary for men and women. The administration building (building 5) was remodeled to create space for reception, office, sewing room, and superintendent bedroom. The single-family house was remodeled into a nurse's residence. The dining hall was remodeled to increase seating capacity (NHL nomination, 5). The first patients were admitted to the sanatorium in 1918 (NHL nomination, 6).

Further development of the sanatorium occurred in 1922, when the facility was awarded $51,525.00 from the state Welfare Board (*Santa Ana Register*, 8/26/1922). The sanatorium expanded with the construction of a new wood-frame building to house young children (Financial Management Building, building 5). Later additions to this structure included enclosing the patio creating a 10 feet wide enclosed extension, and adding a room that was 20 feet in length. In 1927, a 25-bed hospital building, Dormitory (building 4) was constructed and by 1932, a 30 bed addition to this building was completed with a wood-frame, board and batten, with a cloth-covered patio. Seven other buildings were constructed on site by 1927. Two of these seven buildings remain today, a building originally used as a school house (Building No. 12), and a residence (Building No. 8). Like the four original buildings on site, this later construction incorporated elements of the Craftsman Bungalow vocabulary, including the use of low-pitched, front-gabled roofs with wide eaves, generous covered porches, and some with board and batten exterior siding.

By 1928, the hospital employed 25 people to care for 50 patients (*The Architect and Engineer*, February 1928, 66). The sanatorium began airlifts from the Keene airport to San Francisco that year (Santa Cruz Evening News, 5/25/1928). Due to growing need at the facility for more space and additional technology, the county purchased an additional 100 acres of land immediately north of the sanatorium, increasing the property's size to 187 acres. In 1929, the construction of a 44-bed preventorium was completed (building 27), designed by Charles H. Biggar. Conceived as a separate institution, this facility was located approximately one-half mile from the existing facility. Original construction of the preventorium was comprised of three buildings constructed of reinforced concrete. Of the three buildings, the main structure was constructed in the shape of a cross. Two small buildings were sited immediately to the northwest of the main building and were connected to it with covered walkways. A departure from the original building style of the existing structures on site, these buildings reflected Mission Revival influences. Features include side-gabled roofs covered with curved red-clay roof tiles, exposed roof beams, large windows, covered arcades and a square water tower designed to resemble a bell tower. Various alterations have been completed at these buildings, including a major rehabilitation of the entire facility to accommodate the current use, the Villa La Paz Conference Center.

In the 1930s, many additional buildings were added to increase the capacity of the facility. Due to a large waiting list of patients to be admitted to the sanatorium, plans were made in 1932 for a 25-bed addition to the sanatorium building (building 4), with ten more beds and a basement for workers at the hospital, designed by Edwin J. Symmes (*The Bakersfield Californian*, 5/17/1932, 7/14/1932, and 8/12/1932). The sanatorium addition was completed by G. A. Graham, with Gudiach Plumbing Company having constructed the heating plant under contract for $29,841.00 (*The Bakersfield Californian*, 8/15/1932 and 8/16/1932). That same year, flood water reached four feet in the basement of the sanatorium and caused damage to other portions of the property, including $5,000 for roads; $3,000 for water system; $500 for carpenter shop; $7,000 for septic tank; for a total of $15,500 (*The Bakersfield Californian*, 10/3/1932).

Later in the decade, two small wood-frame houses (buildings 9 and 11) were built north of the hospital building. Both homes have received various alterations and one was moved from its original location. Both homes feature low-pitched, cross-gabled roofs and small covered porches. A third house (building 13) was constructed east of the hospital and was moved to its current location. This wood-frame building has board-and-batten exterior siding, a low pitched roof and a covered porch. Also during this period, four structures (buildings 10, 15, 16 and 17) were constructed in this vicinity and used as garages and storage units. Three were wood-frame construction and one was constructed with concrete walls and an exterior stucco finish; the roof was finished with red tiles to match the preventorium (NHL nomination, page 7-8). Later that year, an incinerator, dining hall, and store room plans for the infirmary were prepared by Symmes and Willard (*The Bakersfield Californian*, 9/29/1937 and 12/3/1937). The 25-bed addition to the infirmary (building 2) was constructed and a duplex doctor's cottage were approved in 1939 (*The Bakersfield Californian*, 6/19/1939). This was the last major construction on site until the 1950s.

During the 1940s, supporters and detractors of the hospital gave reasons to keep the hospital open or close the facility and staff a hospital in Bakersfield. In 1942 the children's hospital (building 5) was touted as being "ideally situated" with "well-ventilated" buildings (*The Bakersfield Californian*, 4/1/1942). A few months later, the Kern County Board of Supervisors approved the purchase of adjacent land owned by C. H. Stoughton (*The Bakersfield Californian*, 8/17/1942). However, by 1944, a panel agreed that the property should be closed due to the conclusion that the "location, altitude or weather conditions have no effect on the treatment of [tuberculosis], and further, from the viewpoint of location, transportation, available labor supply and medical equipment, it would be much more advisable and efficient to treat these cases right at Kern General Hospital itself" (*The Bakersfield Californian*, 4/19/1944). The sanatorium continued to run, and the county authorized the purchase of a $400 dollar oil burner (*The Bakersfield Californian*, 12/18/1944).

However, by 1946, another call for the closure of the sanatorium indicated the train smoke and the extreme distance from Bakersfield made the hospital less than ideal (*The Bakersfield Californian*, 2/12/1946). This move to close the sanatorium was stalled again. In 1948, construction of a sewage treatment plant was completed on site, and included plans to dump chlorinated water into the adjacent Tehachapi Creek (*The Bakersfield Californian*, 10/12/1948). A year later, tuberculosis patients were moved from Kern General Hospital to the sanatorium in order to free up space in the hospital for poliomyelitis patients (*The Bakersfield Californian*, 11/30/1949). Space and water issued became limited in 1950, as more patients were relocated from Kern General Hospital to the sanatorium, and to meet the demand beds were placed in the halls. Over 18,000 gallons of water per day did not meet all of the sanatoriums needs. Water came from wells, El Rita springs, the old quarry (used as a reservoir), and from Southern Pacific Railway. Much of the water was used for the lawns and gardens on site to maintain fire prevention and to beautify the grounds (*The Bakersfield Californian*, 9/11/1950). The Kern County Board of Supervisor's decided to consolidate the sanatorium offices into one building in order to free up space for additional beds in the main hospital (*The Bakersfield California*, 11/1/1950). The increase in patients led to the final period of expansion of the facility during the 1950s.

During the 1950s, the Quonset Hut (building 1), swimming pool, and new boiler plant (non-extant) were constructed. The main hospital's (building 4) patios were enclosed, a south addition was construction for kitchen, interior walls removed, basement finished, roof replaced, and external walls covered in stucco. Four other buildings were expanded: the original administration building (building 2), the original children's unit (building 5), and two houses north of the infirmary. The exterior walls of four buildings were covered in stucco. The original administration building and schoolhouse, both converted to residences, were relocated adjacent to each other north of the infirmary. Five structures were razed: the dining hall from 1910's, the original boiler plant, and three other buildings constructed before 1927 (NHL nomination, 8).

Modifications to many of the buildings occurred during the 1950s. Four building were relocated (Buildings 9, 11, 12, 13). Five buildings were removed during the period, including the dining hall, original boiler plant, and three unidentified buildings built prior to 1927 (NHL nomination, 8). A major earthquake damaged the property (*The Bakersfield Californian*, 7/21/1952). All tuberculosis patients in the county were moved to the sanatorium in tents following the earthquake damage to the hospital (*The Bakersfield Californian*, 8/7/1952 and 9/17/1952). The firm of Hiller and Wise developed plans to repair the earthquake damage that occurred within the main hospital building, including cracked walls and settling floors (*The Bakersfield Californian*, 12/18/1952). In August, the main hospital building repairs were completed, including a renovation of the basement into quarters and recreation room for employees (*The Bakersfield Californian*, 8/13/1953). Fire escapes and plaster repairs were completed on the south building, and an operating room and therapeutic facility was completed. The north building had been completed renovated and opened in January 1954 (*The Bakersfield Californian*, 12/31/1953). Smaller setbacks occurred in the 1950s. An overhead incinerator caught fire, burning the hospital's service building roof (*The Bakersfield Californian*, 7/28/1954). The medical director's cottage blew up when a gas heater malfunctioned (*The Bakersfield Californian*, 8/18/1954).

The largest new construction during this period was a new Cafeteria (building 7) building located north of the hospital. The building, designed by Robert Eddy, showed influences of mid-century, California ranch style (*The Bakersfield Californian*, 8/13/1953). This single story structure was wood-frame with a low-pitched, front-gabled roof with low, overhanging eaves. The front of the building included two large banks of windows. The building was completed in 1955 for a cost of $79,570.00 (*The Bakersfield Californian*, 1/5/1955). This was the last building constructed during the sanatorium period. The property closed in the 1967, after the decline in patients due to advances in tuberculosis treatment (NHL nomination, 4). The property was vacant for years following the sanatorium closure.

United Farm Workers Era

The sanatorium property, which was owned by the county, was purchased by Edward Lewis, a movie producer, at a cost of $231,500, and the title was soon transferred to Cesar Chavez (*Red Bluff Daily News*, 5/23/1970). In the early years after the National Farm Workers Service Center, Inc. acquired the property, construction at the property was limited. Two unidentified buildings constructed prior to 1927 were razed in 1972: a building located north of the Quonset Hut (building 1) and a house located nearby. The union gradually adapted the existing buildings to fit their needs. The infirmary building (Building No. 2) became the union's Administration Building. The nurses' residence (Building No. 6) became the Trust Funds Management Building (building 6). The children's unit (Building 5) became the Financial Management Building (building 5). The main hospital building became a Dormitory (building 4) and the Quonset Hut (building 1) became the security headquarters. The preventorium buildings housed classrooms, conference meetings, legal offices, religious service, and social events. Houses, garages, storage units, and the Cafeteria (building 7) housed their original functions (NHL nomination, 9-10).

The only building constructed in the early 1970s was a small, metal structure used as a graphics shop. This building has been added to several times in the 1970s and 1980s and currently serves as the union's administration building. In the 1970s, the union added a storage building immediately south of the two long garages already on site and moved as many as 20 manufactured homes to the property, siting them in an area northwest of the Administration Building. Two of these homes remain on-site today and contribute to the NHL district (buildings 21 and 22). A concrete, one-story communications building also was constructed and sited in a remote, southwest corner of the property (building 25) (NHL nomination, 9-10). Satellite dishes were installed in the late 1970s (NHL nomination, 18).

This development was important to the success of the United Farm Workers movement and Cesar Chavez's efforts to represent farm workers. Chavez used the property not only as a place to live and work, but as a place to draw inspiration and focus. Additionally, the property became the hub of the UFW efforts, housing the movement's administrative offices and housing a training center for farm workers engaged in the movement. Both of these aspects converged and provided a unique place where people lived, worked, and organized. La Paz was a community like very few others in the nation (NHL nomination, 10-11).

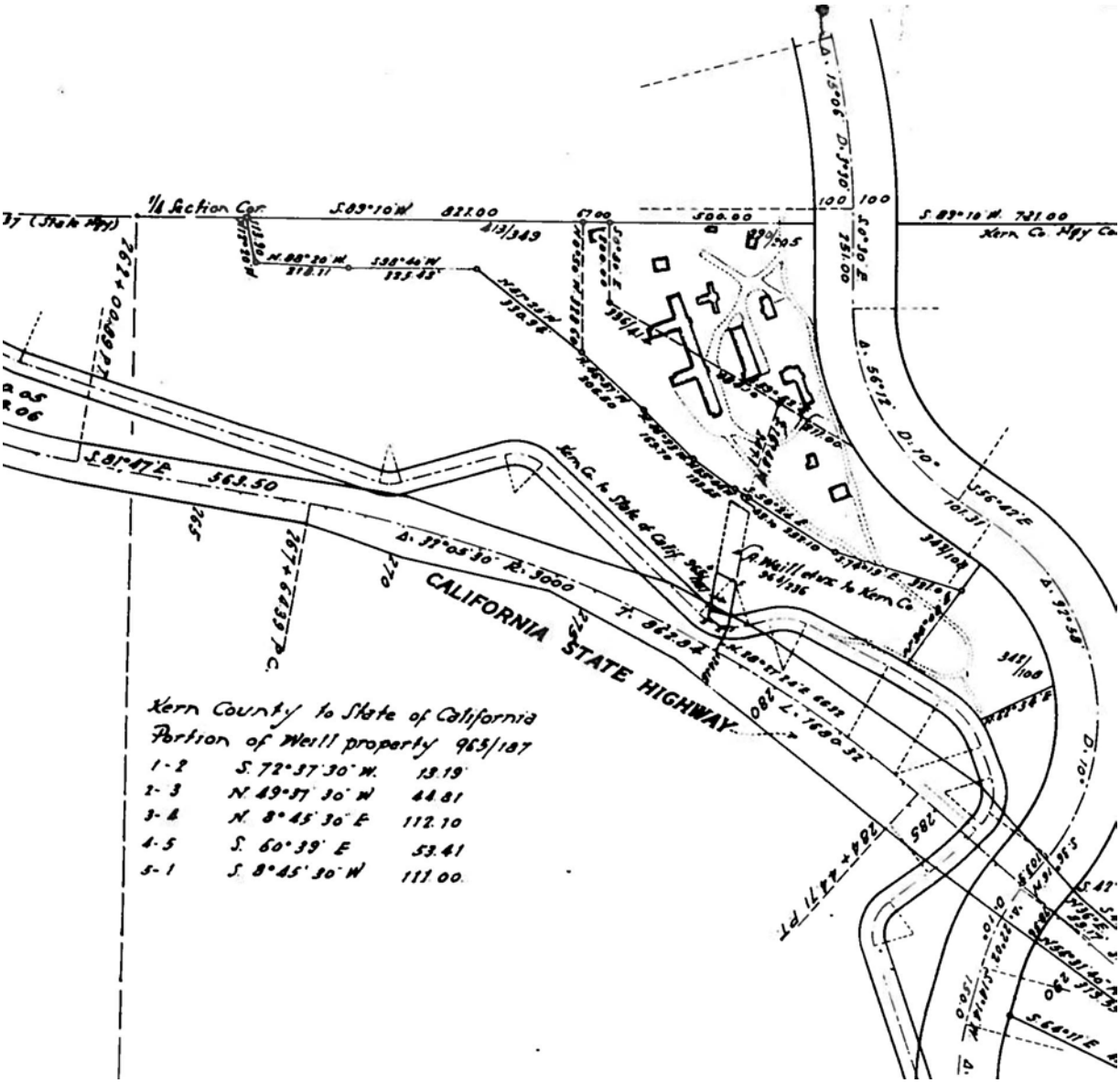
Commemorative Era

Cesar Chavez is recognized as the most important Latino leader during twentieth century in the United States for his role as a national civil rights leader, as described in the National Historic Landmark nomination. After Chavez's death in 1993, La Paz became more than the home of Chavez's family and the headquarters of the UFW. In 2001, the Cesar E. Chavez Foundation commenced an effort to transform the property into the "National Chavez Center at Nuestra Señora Reina de la Paz." As part of the first phase, a visitors' center was opened in a reconstructed portion of the former administration building (building 2). The new construction was built around the office of Cesar Chavez and on top of the ground level story of the former administration building. The new construction was designed and built with a form and architectural vocabulary very similar to the original building constructed in 1914. The wood-frame construction features Craftsman California Bungalow elements, which characterized the original building, and include board-and-batten exterior siding, a low-pitched cross-gabled roof, and a porch on the east side. Adjacent to the building is the Chavez burial site. Landscape architect Dennis Dahlin designed and supervised the 2003-2004 construction of the memorial garden where Chavez is buried (NHL nomination, 14).

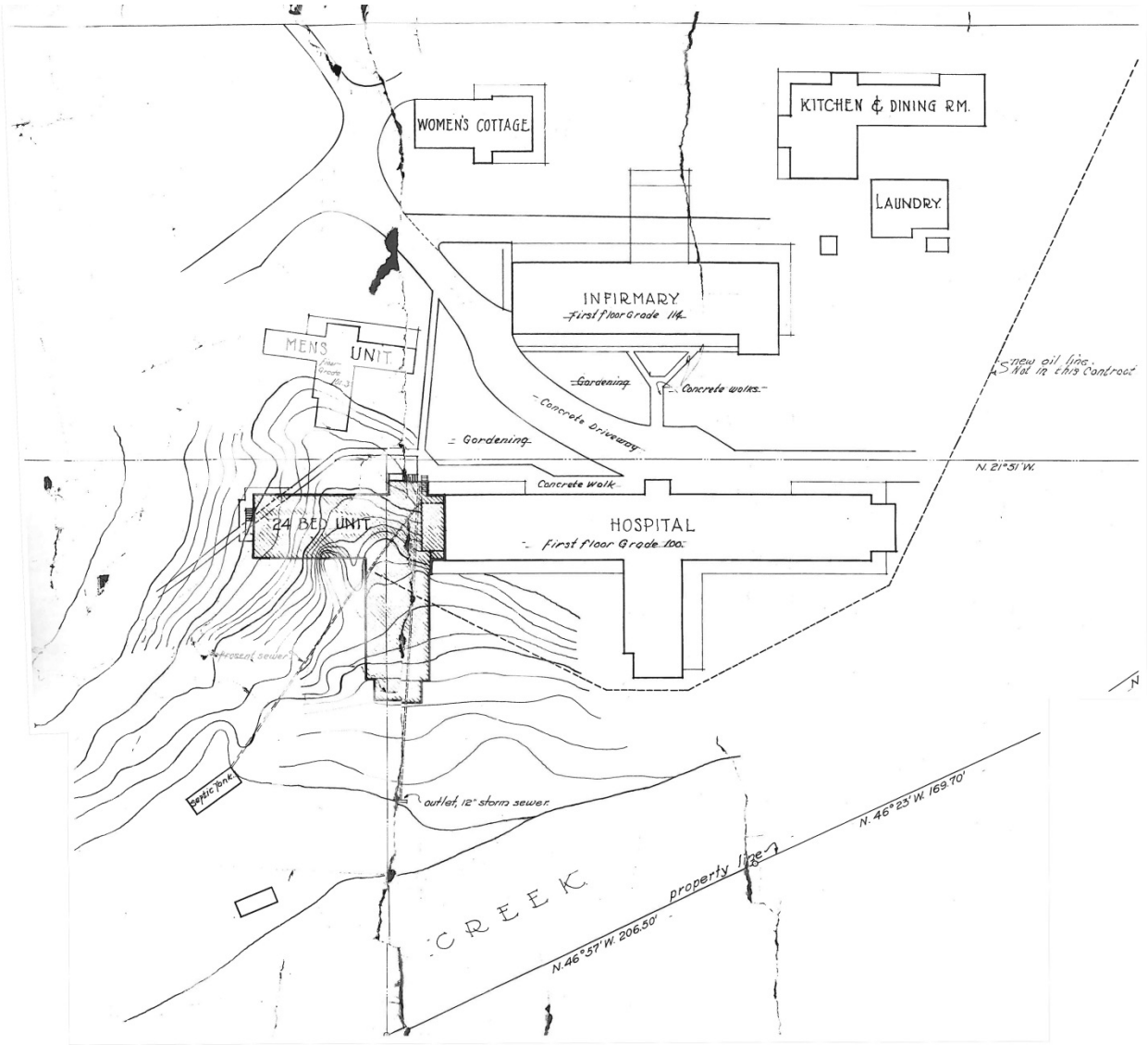
Other improvements took place within the property. In 2003, a playground was constructed to the northwest of the cafeteria building (NHL nomination, 17). The roofs of the following buildings were

replaced: Financial Management Building (5); Trust Funds Management Building (6), Cafeteria (7), houses 8 and 9, storage unit (10), houses 12 and 13, Chavez House (14), garages 16 and 17, house 20, (NHL nomination, 14-17).The second phase of redevelopment of the property started in 2005 when the North Unit was restored as a conference center, and included ADA accessibility, landscaping, and a parking lot (NHL nomination, 18-19). Exterior materials and other character defining features of the structure were preserved during this new work, which was completed in 2010.

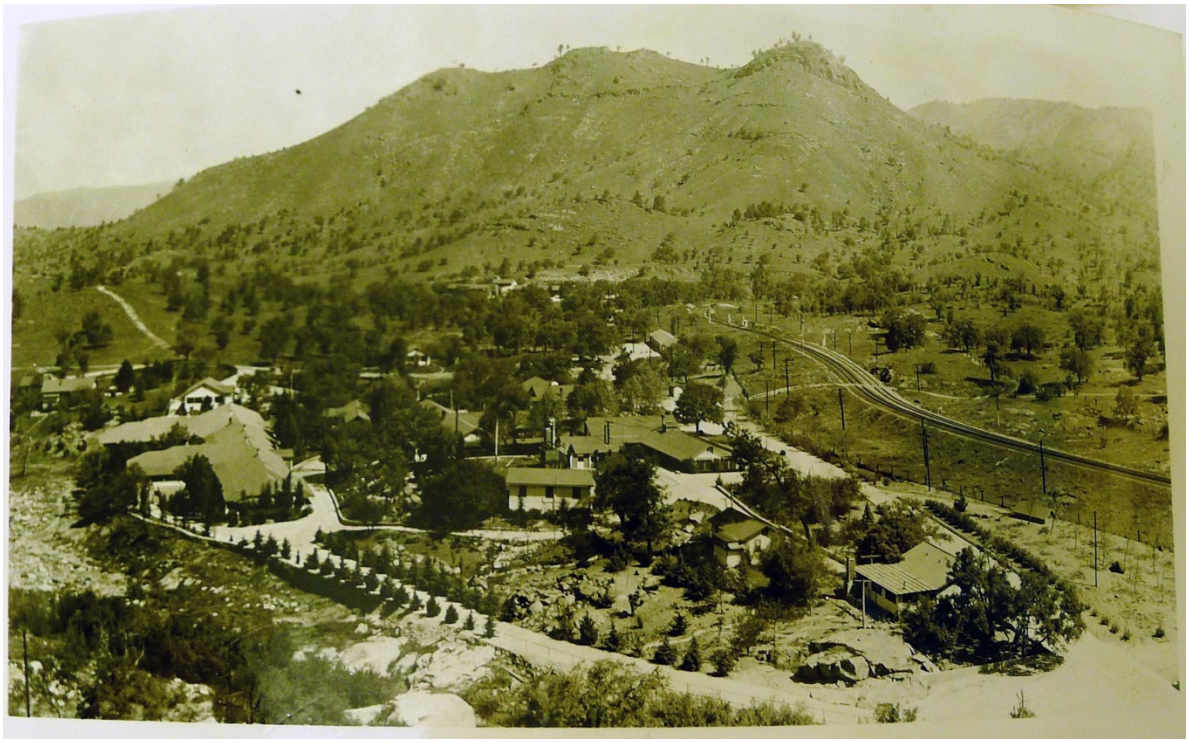
On October 12, 2012, La Paz was designated as a national monument by President Obama. At that time, the National Park Service became stewards of the visitor center and the Chavez House, partnering with the Cesar Chavez Foundation on managing the monument. No major changes have been made to the property since 2012.



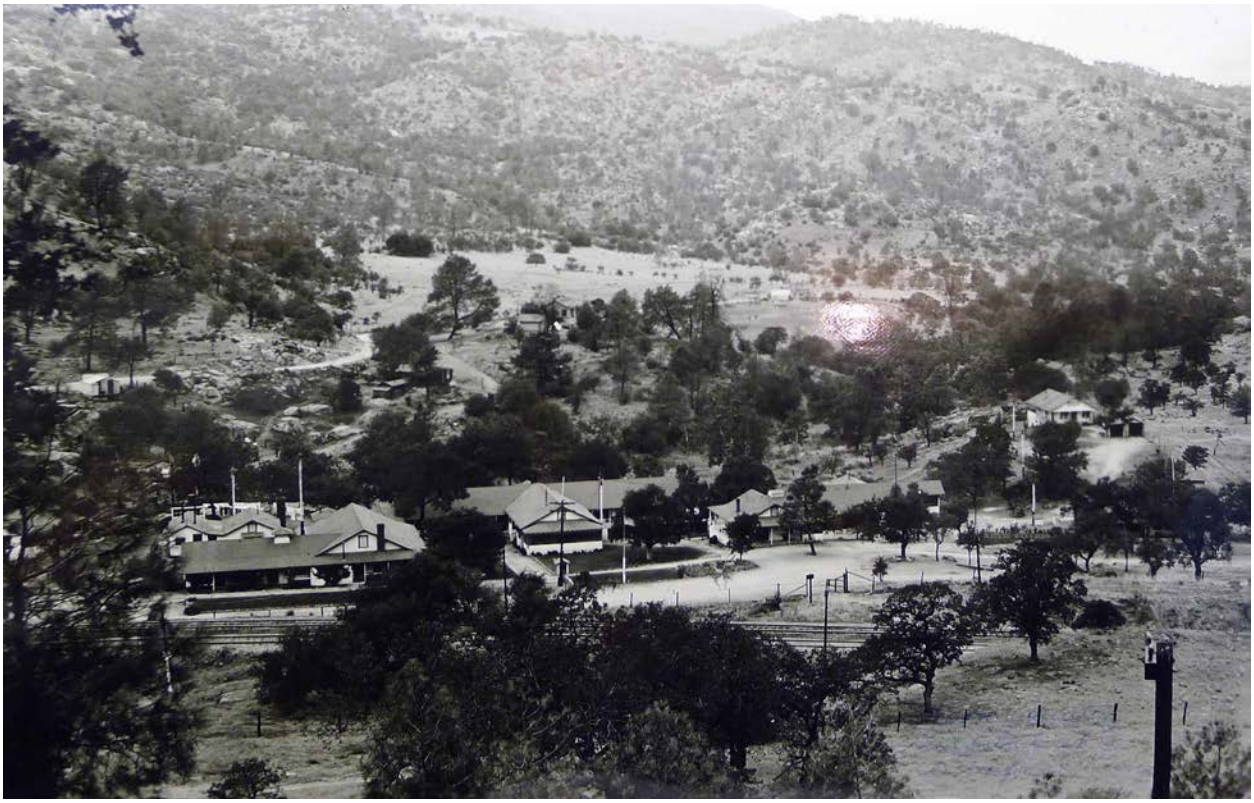
History 1. Portion of an undated site property survey, north up (Chavez Foundation).



History 2. 1932 site plan showing the sanatorium developed area, northeast up (Chavez Foundation).



History 3. Undated photograph of Stony Brook Sanatorium and Preventorium, looking north ("Keene" scrapbook, Town and Communities, Keene, Kern County, Box 130, Kern County Museum).



History 4. Undated photograph of Stony Brook Sanatorium and Preventorium, looking southwest (Town and Communities, Keene, Kern County, Box 130, Kern County Museum).



History 5. Undated photograph of Stony Brook, looking north (Town and Communities, Keene, Kern County, Box 130, Kern County Museum).



History 6. Portion of a 1970 aerial photograph, north up (USGS Photo, AR1VCML00020007).



History 7. Photo of Villa La Paz in May of 1990 (Mary Mecartney)



History 8. Aerial photograph of La Paz, circa 1993, looking north (Mary Mecartney).

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The cultural landscape of La Paz reflects several periods of development that have occurred during the history of the property, including subsistence activities by native peoples, a county quarry, a California State hospital, and its national significance as the home and workplace of César E. Chávez and the farmworker movement. Overall, the cultural landscape is defined by a commemoration of an important person in United States history, the natural environment that is intertwined in the site's developed areas, and the community that left a lasting impression on the site and, more broadly, changed the course of the nation's history. Today, this significance is reflected in the spatial organization and infrastructure from many of these land uses, including an entry and arrival area in the southeast portion of the property; the Visitor Center (building 2), grave site and memorial garden area as a public access area; a residential and administration core area generally located in the central developed area of the monument; Villa La Paz, a meeting center located in the northeast corner of the property; and several utility structures such as garages, storage structures, holding or settling ponds, a water tank, radio equipment, a pool, and utility roads, generally scattered in the western portion of the property. Combined, the landscape characteristics analyzed in this report are critical in conveying the significance of La Paz.

Natural Systems and Features
The climate, topography, geology, hydrology, and native vegetation create an open character and sufficient water that allowed for the development of the site. The main influences in the siting of buildings, structures, roads, and gardens throughout the property include the dry air, the gentle rolling hills, the access to creeks, and the native trees. These natural systems and features retain their historical integrity and are unchanged from the period of significance and help to convey the historic character of La Paz.

Spatial Organization
The spatial organization of the site is defined by the natural topography of the site, and development is sited along the wide open hilltops. The main southeast corner of the property is lower in elevation and enclosed by the riparian corridor of Tehachapi Creek, while areas north of the creek are oriented along the hilltops providing open space and views to the surrounding hillsides. The northeast corner of the property is tucked away behind the central peak on site, and the quiet and isolation provided for a smaller developed area within an oak savannah.

Cluster Arrangement
There are three clusters of development on site that are arranged by their function and respond to the topography. The main cluster is the densely, formally developed entrance that is organized on terraced hillsides between the narrow confines of Tehachapi Creek and the railroad line along central roads defined by allées. Adjacent to the north is the loosely arranged cluster of houses that are oriented around the cafeteria building and maintain separate yards that are defined by fences and plantings. At the north end of the site is the Villa La Paz cluster which is dominated by a main building with formal landscaping and an informal network of roads and paths that connect to adjacent garden spaces that sprawl over the level terrain. Each of these areas are arranged around specific functions and are defined by their arrangement that responds to these functions.

Vegetation
The predominant ornamental vegetation on site are gardens, allées, and foundation plantings with expansive lawns. The gardens are described as sites and include a description of the entire garden, which incorporate vegetation, circulation, walls, fountains, and small scale features into a specific design. The majority of the ornamental vegetation that dates from the period of significance is intact, with the major

change being the loss of the community gardens and extensive foundation plantings around the residences. Since the period of significance, the memorial garden and desert garden have been installed as a commemoration of Chávez.

Views and Vistas
While the entire site is scenic, there are two key views that are character defining: the narrow view as you enter the site from the driveway and cross over the creek, and the wide panoramic view of the Three Peaks to the north of the site, which can be seen best from the Villa La Paz area as well as from the top of the site's central peak.

Circulation
Contributing circulation features at La Paz include both paved and gravel roads, pedestrian paths, and driveways. In general, the road system is a series of meandering alignments that follow the existing topography as much as possible throughout the extent of the site. The paths are clustered between the buildings within the entrance and residential area, with a few unpaved paths connecting the administrative and facilities area and Villa La Paz area to the dense development within the southeast portion of the site. Overall, the road system and pedestrian paths retain their integrity of materials and alignment to the period of significance. Non-contributing circulation features include the parking areas.

Buildings, Structures, Small-scale Features, and Ruins
The primary buildings and structures that date to the period of significance are extant and convey the historical significance of the site. The buildings and structures are the anchors for each cluster arrangement and are key to the overall spatial organization of the site. The primary contributing small scale features are the gardens, stone retaining walls, and minor ruins located throughout the site. The monument has a series of constructed water features, ranging from purely utilitarian to purely aesthetic use.

Integrity (as described in the National Historic Landmark nomination)

Nuestra Señora Reina de La Paz retains an exceptionally-high level of integrity from the period in which it achieved national historical significance, 1970-1984. Certainly, many of the property's features originated in earlier periods. César Chávez and other leaders, members, and supporters of the farmworker movement preserved and enhanced these features, by necessity but also by choice. They added new features as well. In doing so, they defined the character of the property associated with its national historical significance. Evidence of this character is in the property's location, design, setting, materials, workmanship, feeling, and association remains clear and abundant.

The property retains the integrity of its location. Its current boundaries are the same as they were between 1970 and 1984. The property retains the integrity of its design. César Chávez and other union leaders decided in the early 1970s to retain the pre-existing design of the property, characterized by a winding entrance road that crosses Tehachapi Creek; a main cluster of wood-frame, Craftsman/bungalow, green and white buildings in the southeast corner of the property; a tight cluster of concrete, Mission Revival buildings in the remote northeast corner of the property; and wide swaths of rolling hills, rock outcrops, oak woodland, and oak savanna. The property has retained all of these design features since 1984. The property retains the integrity of its setting. Surrounded on three sides by undeveloped ranch land and bordered on the fourth side by Tehachapi Creek and the small town of Keene, the property conveys the bucolic isolation that made it an appealing site for sanatorium administrators and labor union leaders.

The materials used in the buildings on the property between 1970 and 1984 including those used in extant buildings that were constructed prior to 1970 retain an exceptionally-high level of integrity. The primary materials are wood (used in the Dormitory (building 4) building, 6 homes, the Cafeteria (building 7), and

5 supporting buildings), concrete (used in the North Unit and 3 other buildings), metal (used in the administration building and the Quonset Hut), stucco (covering 9 buildings), synthetics (used in the manufactured homes and in the roofs of 14 other buildings), and glass (used in every building on the property). The use of all of these materials remains evident.

The buildings on the property and other features of the landscape constructed between 1970 and 1984 (and many of those constructed prior to 1970) retain the integrity of their workmanship. The skill employed by union volunteers is evident, for example, in the solid simplicity of the current administration building, the front gabled roof added to the main building of the North Unit, the tiled stairs on the south side of the Cafeteria (building 7) building, and the rock walls and leveled lots that define the manufactured housing area.

The exceptionally-high levels of integrity of the property's location, design, setting, materials, and workmanship contribute to the historic feeling that the property evokes. A visitor can walk around the property and gain a powerful sense of the property's physical conditions during the period in which it achieved national historical significance. Specifically, the preserved locations of the property's buildings, the materials and workmanship that formed the buildings, and the relationships between the buildings and their environment convey what the property's conditions were like during the 1970s and early 1980s.

The integrity of feeling that the property evokes has allowed it to retain the integrity of its historic association. Because the property continues to evoke the historic feeling associated with the period during which it achieved national historical significance, it can convey that association to visitors today. A visitor to the property can gain a clear sense of how the property evolved before and after 1970 and why it developed such meaning to César Chávez and other leaders, members, and supporters of the farmworker movement.

Identification of Contributing Features

The following features identified as contributing to the monument's landscape characteristics are located within the entire monument boundary. Those features that are not owned or managed by the National Park Service, but owned and managed by the National Chavez Center, have not been assigned identification numbers for the National Park Service's List of Classified Structures and Cultural Landscapes Inventory database because the NPS stewardship of these features is not specifically authorized in the monument proclamation nor has an agreement been reached as to joint management of all of the monument's contributing resources. When such an agreement is reached, the NPS will add the entire monument's contributing resources to both the List of Classified Structures and Cultural Landscapes Inventory databases.

Natural Systems and Features

Natural systems and features are defined as the natural aspects that have influenced the development and physical form of the landscape. The design and use of the La Paz was historically influenced by the area's climate, native vegetation, topography, hydrology and geology. These natural systems influenced the selection of the site for use as a quarry and tuberculosis hospital, and limited the scale of the development, as well as the types of vegetation planted, on site. Later, these resources became part of the retreat feeling of the UFW headquarters, away from the vast fields of California's nearby San Joaquin Valley.

Climate

La Paz is located in the Tehachapi Mountains, where it averages 85 to 95 degrees Fahrenheit in the summer. The primary reason for the development of the tuberculosis hospital at this remote mountain location was due to the dry climate, which during the early twentieth century was thought to help improve the condition of those who suffered from tuberculosis. This dry climate may have helped patients who lived in the hospital, but the excessive heat created conditions in which patients rested in sleeping porches to avoid the hot and still air within the hospital buildings. The heat during the summer months resulted in a development with sparse landscaping, save a few small patches of lawn and limited foundation plantings around the main buildings. The summer heat and limited water influenced how the UFW used the site, with dry farming techniques experimented on in the site's community garden as a direct response to the local climate. In contrast, the winter months are wet and cool, with lows averaging 35 degrees Fahrenheit, necessitating heating systems throughout all of the buildings, but not requiring any changes to accommodate anything more than a dusting of snow. Most of the yearly eleven inches of rain falls in January and February, allowing the hills to green and the streams to flow during the spring and defines the landscape prior to the dry summer and fall months.

Topography

Situated in the Tehachapi Mountains, a transverse range separating the San Joaquin Valley of California on the northwest, and the Mojave Desert on the southeast, La Paz encompasses one of the few areas of relatively flat terrain within the steep mountain pass. In general, the development on site utilizes the higher ground between seasonal drainages, and is accessed by crossing Tehachapi Creek. The general character of the site is defined by rolling hills surrounded by seasonal drainages and enclosed by larger mountains outside of the drainage. Rock outcroppings are prominent along Tehachapi Creek and Tweedy Creek. The southern end of the site is predominately hilly, while the north end of the site is a wide and flat alluvial fan. The site is dominated by a steep hill in the center of the property, at approximately 2,900 feet in elevation. With this varying topography, most of the buildings are clustered at the southern end of the site along the higher ground close to the creek and the entrance to the property and are oriented to take advantage of the widest hilltops on site. Sewage settling ponds were created along the western extent of the property in the only wide open area between Tehachapi Creek and the central hill. At the north end of the property, the topography did not constrain the orientation or size of the buildings, where the widest building, the North Unit, is located and where the community garden once flourished.

Geography

The main rock types found within site are granite and quartz. The earliest development of the site, a Kawaiisu American Indian village, incorporated large wide boulders into the village for use as bedrock mortars. The first permanent buildings located on site were along the hillsides to the southeast of the site, where the county rock quarry was located. The quarry site developed along the narrow ravine in order to provide direct access to the open pit mine and to the roads that were used to haul the quarried rock to job sites throughout the site. During later development of the site as the tuberculosis hospital, cobbles from

the adjacent creeks and waste rock from the quarry were used in the construction of building foundations, retaining walls, and path edging. During the UFW period, rock outcroppings at the north end of the site were incorporated in Chavez's Rock Garden, and used as a memorial and a place to mediate.

Hydrology

La Paz is located on a raised area of land at the confluence of the Tehachapi and Tweedy creeks to the northwest end of the property, and the confluence of Tehachapi Creek and Water Canyon Creek at the southeast end of the property. A ridge, approximately 2,900 feet in elevation, crosses the central portion of the monument. Runoff waters flow to the east and drain into Tehachapi Creek, which generally flows east to west through a draw located between the town of Keene, to the south, and La Paz, to the north. The confluence of these creeks provided an enclosed and protected site for residents, visitors, and on-site employees throughout the history of human development of the land.

Characteristic of the high desert climate, the creeks are dry much of the year, with periodic high spring flows and flooding. The entrance road crosses Tehachapi Creek at a concrete double culvert. South of the entry road is a dam that provides water to the site, which is supplemented with water at a reservoir at the quarry to the east of the site, and a spring to the southeast of the site. The second largest creek within La Paz, Tweedy Creek, flows west along the northern property boundary. The seasonal creek once provided water for the adjacent community garden. Other than seasonal creek flooding, there is minimal erosion within the developed area high above the creek bed.

Native Vegetation

The site's varied elevation and landscape of oak savannah and grassland provide an open character and expansive views of the surrounding mountains. The creek's riparian corridor marks the southern property boundary, while the rest of the site remains a mix of savannah and grassland. In the drier months, the California Blue Oaks color the landscape laden with golden grass. While after the cold rainy winter, spring brings wildflowers and lush green grasses.

Historically, the native vegetation included more than twenty genera and thirty six species of plants that were used by the local American Indians, the Kawaiisu, including multiple varieties of oak (*Quercus douglasii*, *Q. garryana*). Grasses and shrubs provided food as well as basket-making and housing materials, including deergrass (*Muhlenbergia rigens*), willow (*Salix sp.*), bracken fern (*Pteridium aquilinum*), and unicorn plant (*Proboscidea louisianica*). Medicinal plants included jimsonweed, tobacco, and nettle. The native oaks and pines were incorporated into the development of the tuberculosis hospital, while the remainder of the native vegetation was largely left intact during the hospital period of use and remained similar during the UFW period. The character of the vegetation remains as it did during the hospital and UFW periods of use.

Summary

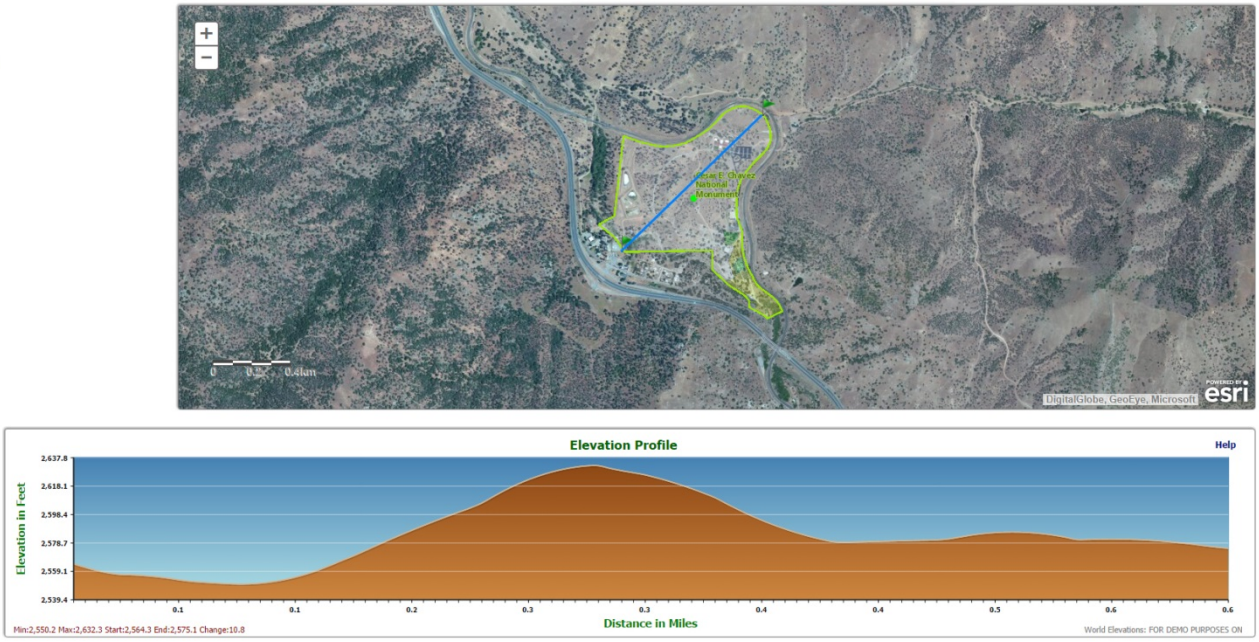
The climate, topography, geology, hydrology, and native vegetation create an open character and sufficient water that allowed for the development of the site. The main influences in the siting of buildings, structures, roads, and gardens throughout the property include the dry air, the gentle rolling hills, the access to creeks, and the native trees. These natural systems and features retain their historical integrity and are unchanged from the period of significance and help to convey the historic character of La Paz.



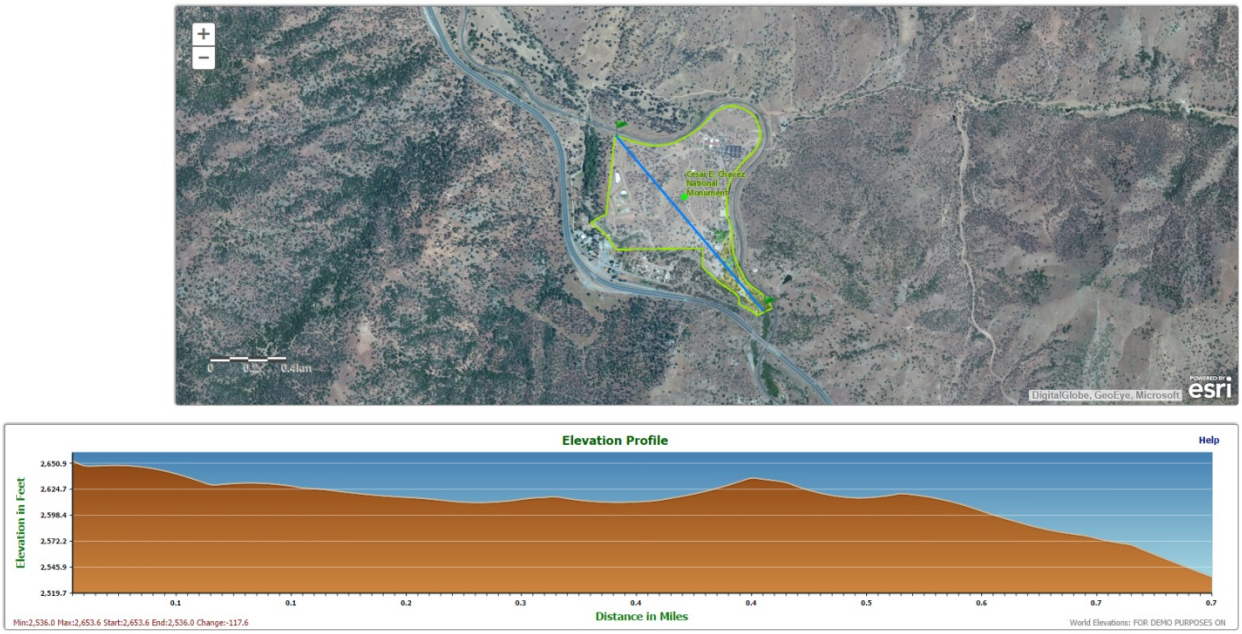
Natural Systems and Features: View of the riparian coordior at the southeast corner of the property (PWR, CL Program, 2012).



Natural Systems and Features: The open character of the site can be seen here in a contemporary photo of the oak savanna landscape and the rocky hillsides that encompass the monument (PWR, CL Program, 2012).



Natural Systems and Features: Elevation profile from southwest to northeast (see Appendix E for large format version of this profile sheet).



Natural Systems and Features: Elevation profile from southeast to northwest (see Appendix E for large format version of this profile sheet).



Natural Systems and Features: The alluvial fan at the northeast corner of the property is the only large level terrain within the monument boundaries, and provided space for the UFW's community garden (PWR, CL Program, 2014).

Spatial Organization

Spatial organization is defined as the three dimensional organization of physical forms and visual associations in the landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. La Paz is organized along a series of hilltops adjacent to two main creeks, with dense riparian vegetation along the south side of the property, which screens the town of Keene from view. In general, the spatial organization of the site has been maintained through an intact circulation system, several building clusters, and historic vegetation lining the roads. However, significantly missing is the dense cluster of housing within the entrance and residential areas has changed with the demolition of many buildings after the end of the period of significance in 1984.

In general, the site's spatial organization is oriented along a meandering circulation pattern from the hospital era, with roads and paths that follow the natural topography. The main circulation paths from the retreat provided a framework for the later UFW use and remain largely unchanged. The southeastern corner of the site is the most developed, while several access roads lead to the northwestern corner of the property where the North Unit (building 28) is located. Between the two developed areas the land is primarily oak savanna with a meandering system of dirt trails and roads throughout.

The location for the main buildings in the southern entrance was originally chosen as the county rock quarry due to its proximity to the quarry in the hills to the east, the railroad, and creek. This location was further developed as it was used for the tuberculosis hospital and then by the UFW. The site is protected by the natural topography that rises around it, nestled between the foothills and the creek bed. The site is accessed from the hills above, and requires going downhill to access the developed area. From this higher elevation, the northern hill, 'Three Peaks,' can be seen from the entrance road before the road slopes down to cross Tehachapi Creek. Upon entering the site through a narrow draw, a view of the rock quarry on the eastern hill can be seen from the entrance road. The entrance driveway is lined with cypress trees creating an enclosed space that opens up into the main developed area at the creek crossing.

From the entrance, the topography rises up away from the creek, and has been terraced to allow for the siting of many buildings that are compactly placed between the creek and the railroad line. Beyond the entrance development, the residential area is sited uphill to the north, and sprawls out to encompass the wide open terrain within the oak savannah. The development in this area is sited as the same elevation and the wide open hilltop provides for wide roads and open space around each building. This area is defined by the Tehachapi Creek to the southwest and the central peak within the site that gradually rises to nearly 3,000 feet. This location became the central hub of activity during the UFW period, where the cafeteria in the center of the residential area, flanked by the Chavez house and a number of other residential buildings, became a gathering place where people lived and celebrated together.

To the west and north of the residential area are the rolling hills covered in oak savannah that stretches from Tehachapi Creek to Tweedy Creek. While the main development of the site is contained within the southeast corner bounded by steep terrain and enclosed by the riparian corridor of Tehachapi Creek, the rolling hills have been minimally developed, and have been used for the administrative and facilities needs of both the hospital and UFW periods of time. The peak provides the highest point for a gravity-fed water tank. The open hillside to the west provided space for settling ponds. Another open area to the southwest provides space for the UFW communication satellite dishes. A level area to the east has become space for the UFW headquarters building. But arguably most defining of this space are the roads the follow the rolling topography and provide for spectacular views of the surrounds from each hilltop.

And, tucked away at the far northeast corner of the site, connected to the main developed area by one main road, are the North Unit, the community garden, the Peace garden (feature 36) and Peace Rocks (feature 37). All are tucked away to the north of the site's tallest hill, among a wide flat area surrounded

by oak savannah, with prominent views to Three Peaks. From this wide-open alluvial fan, the massive North Unit, which originally served as a children's preventorium during the early years and later as a central center of the UFW activities, has defined the wide open space with its large mass and substantial landscaping. The gardens are tucked away to the sides of the North Unit and are dwarfed in scale compared to the building. From this space, away from the main developed area, the quiet and views provide an experience unlike that of the bustling southern end of the site, providing an ideal space for meditation and gardening.

Missing from the site are many of the manufactured housing buildings, which are important to conveying the historical significance of La Paz during the UFW period of significance. West of the residential area, the manufactured housing utilized a gently sloping open space, creating the need for small terraces, rock retaining walls, and roads running perpendicular to the slope. Periodic oak trees provided enough shade for a comfortable residential use. The area is on the periphery of the main cluster of UFW operations, utilizing proximity to a central location, existing residential structures and existing roads, while providing privacy. What was once a space that felt intimate with a complex of small spaces now feels open and exposed, although the existing retaining walls provide a sense of the manufactured housing layout and spatial organization

Summary
The spatial organization of the site is defined by the natural topography of the site, and development is sited along the wide open hilltops. The main southeast corner of the property is lower in elevation and enclosed by the riparian corridor of Tehachapi Creek, while areas north of the creek are oriented along the hilltops providing open space and views to the surrounding hillsides. The northeast corner of the property is tucked away behind the central peak on site, and the quiet and isolation provided for a smaller developed area within an oak savannah.



Spatial Organization: A map showing the three main spatial areas of the district; entrance, residential, administration/facilities, and La Paz (PWR, CL Program, 2014).

Cluster Arrangement

Cluster arrangement includes the location and patterns of buildings, structures, and associated spaces in the landscape. The monument has three clusters of development at entrance, residential area, and La Paz. Each area has a different character due to their respective cluster arrangements. The entrance has a formal character that is defined by steep topography and formal plantings, including allées. The residential area is less formally arranged, and is organized around the central Cafeteria (building 7), the center of domestic life on the property. Within the La Paz Area, the massive building is defined by formal plantings, and three gardens; the Peace Garden, Peace Rocks, and community garden. See site plans for detailed plans of each area.

Entrance

The entrance development is arranged along three main concrete roads connecting to the dormitory (building 4), Visitor Center (building 2), and La Paz. The main roads are reinforced spatially by allées of trees or shrubs, with a large parking lot that defines the space adjacent to the Visitor Center and Memorial Garden. The development along these roads is confined to the west by Tehachapi Creek and to the east by the railroad line, creating a series of buildings that area arranged along a north to south axis. Due to this confined narrow space, the buildings are densely clustered along the roads, and make use of terracing to provide adequate space for larger buildings along this steep terrain. Each building is connected by concrete sidewalks and paths, and the spaces between the buildings are visually connected by landscaping. Due to the limited topography, the entrance is the most densely developed cluster and its arrangement along straight roads and defined landscaped spaces provide for a designed space that feels more formal than the other building cluster.

Residential Area

The Residential Area is more loosely arranged than the entrance to the south due to the change in topography. Here, the confining topography opens to gentle slopes and plateaus, allowing for more room around each building and create a broader cluster arrangement. Trees and foundation plantings define the space around each building and reinforce the main road that connects to the entrance development. While the structures have more space between them than the entrance, they all face towards the main road, lawns connect, and are close enough together to achieve a sense of unity. The houses are clustered in groups of three to four, and are accompanied by garages, landscaping, and fences that define the space around each building. Each space is connected by informal meander paths and the spaces are connected to the roads by linear concrete paths. The Cafeteria (building 7) is the center of the cluster at the intersection of the main road with the roads of the administrative and facilities areas. The cafeteria anchors the residential area, acting as a social hub for the entire site.

Villa La Paz Area

The central feature of the La Paz cluster is the North Unit (building 28). The building is surrounded by an informal network of roads, paths, gardens, and parking lots. Formal landscaping surrounds the building, including irrigated lawn, and symmetrical plantings of trees and shrubs marking corners and paths, and foundation plantings. A large oak tree is incorporated into the southeast corner of the landscaping. The building and gardens were constructed as the children's preventorium building, along with a swimming pool to the southwest of the building. Beyond the formal plantings are two gardens developed during the UFW period; the Peace Garden, which is connected to the west side of the building complex, as well as the Peace Rocks to the northwest of the Peace Garden. A large paved parking lot connects to the east side of the complex. Towards the northeast is the former community garden area which includes two cement-block building ruins. The arrangement around the building of La Paz developed because of the important

role the building played in the community's everyday life- the building was the center of celebrations, education, and business.

Summary

There are three clusters of development on site that are arranged by their function and respond to the topography. The main cluster is the densely, formally developed entrance that is organized on terraced hillsides between the narrow confines of Tehachapi Creek and the railroad line along central roads defined by allées. Adjacent to the north is the loosely arranged cluster of houses that are oriented around the cafeteria building and maintain separate yards that are defined by fences and plantings. At the north end of the site is the La Paz cluster which is dominated by a main building with formal landscaping and an informal network of roads and paths that connect to adjacent garden spaces that sprawl over the level terrain. Each of these areas are arranged around specific functions and are defined by their arrangement that responds to these functions.



Cluster Arrangement: The entrance is located at the southeastern corner of the monument, compactly clustered between the railroad and the highway (PWR CL Program, 2014 based on a 1993 aerial).



Cluster Arrangement: The residential area, is organized around a central formal drive, with the Cafeteria (building 7) building at its center (PWR CL Program, 2014 based on a 1993 aerial).



Cluster Arrangement: Villa La Paz is the central feature within the La Paz area, located at the northeast corner of the monument (PWR CL Program, 2014 based on a 1993 aerial).

Vegetation

Vegetation may include deciduous and evergreen trees, shrubs, vines, ground covers and herbaceous plants, and plant communities, whether indigenous or introduced in the landscape. The predominant ornamental vegetation on site are gardens, allées, and foundation plantings with expansive lawns. The gardens are described as sites and include a description of the entire garden, which incorporate vegetation, circulation, walls, fountains, and small scale features into a specific design. The majority of the ornamental vegetation that dates from the period of significance is intact, with the major change being the loss of the community gardens and extensive foundation plantings around the residences. Since the period of significance, the memorial garden and desert garden have been installed as a commemoration of Chávez.

Ornamental Gardens

The Chávez Memorial Garden – Feature 3 (non-contributing, compatible)
The Chávez Memorial Garden is located near the southeast corner of the property, approximately 100 yards north of the Quonset Hut (building 1) and immediately east of the Visitor Center (building 2). Encompassing more than 1,000 square feet, the memorial garden includes the Chávez burial site, several beds of specialized roses, a screen of Italian Cypress, and rosemary lining the perimeter of the garden and along the lawn edges, a pair of fruit trees on the north and south ends. Wisteria covers the wood entrance arbor, and numerous potted plants are scattered throughout the pedestrian walkways. Beyond the garden walls, to the south, is an additional rose garden with the central roses contained in raised stone planters, arranged in a geometric pattern. On axis with this rose garden, and to the east, is a large oak with a gravel pedestrian pathway around its base. The gardens also contain stone fountains and two sculptures, two plaques with a quote by Chávez on the east walls, native vegetation, an arbor constructed with redwood beams, and perimeter walls finished with stucco. There are paved pedestrian paths that circulate throughout the garden, allowing for varying views both within the garden and to the neighboring hills surrounding the monument. At the north and south ends of the garden are large wooden gates, painted, and with metal handles in the shape of the UFW eagle. Upon his death in 1993, Chávez was buried in a rose garden that had been cultivated at this location. Landscape architect Dennis Dahlin designed and supervised the construction of the formal memorial space in 2001. (See appendix for Dahlin garden design).

Desert Garden (non-contributing, compatible)
From the north entrance of the Memorial Garden the Desert Garden extends to the primary road and adjacent to the Trust Funds building. The garden contains winding paths lined with stones and a sand base. The garden is planted with desert species found in Arizona, where César Chávez once lived. There are stone steps on the northwest edge of the garden that lead down to the residential area. The garden was designed by landscape architect Denis Dahlin in 2001, after the period of significance.

Chávez Residential Garden – LCS ID TBD (contributing)
The private garden at the Chávez house includes both native and ornamental vegetation. Facing west, the garden includes a statue of St. Francis surrounded by roses. A manicured lawn is edged with stone walls. In the middle of the lawn is a large stone barbeque. A chain-link fence, which runs the perimeter of the Chávez property, defines the west and north boundary of the lawn. All of the garden's features date to the period of significance.

Small Rose Garden (undetermined)
A small, fenced-in rose garden is centrally located behind residence 12 and 13 within the residential area. Additionally, the chain-link fence is lined with local stones and two oak trees on the southern edge of the fencing. A metal gate is located on the southern edge as well. A number of rose bushes and a rosemary

shrub are located within the garden. The date of development is unknown, but it can be inferred that the garden existed during the UFW period due similar style to that of the Chávez family garden.

Peace Garden (non-contributing, compatible)
The Peace Garden, located west of Villa La Paz, was constructed after 1993 (per 1993 aerial photo) to commemorate the four cultures that started the United Farm Worker's Movement. The meandering rock-lined paths lead the visitor to the commemorative obelisk that states, "May peace prevail on Earth" in the languages of Tagalog, Spanish, English, and Arabic. The obelisk stands on a circulator stone base. Young Afghan Pines are planted around the paths, each with a stone-lined tree well. The trees were planted to honor the joint efforts of the four cultures that started the movement.

Entrance Planter (non-contributing, compatible)
Just south of the Quonset Hut is a recently constructed, circular, stone, retaining wall roundabout. The vegetation within the roundabout has a circumference of 99 feet, is irrigated, andincludes a single olive tree located at the center with a mix of rosemary and roses lining the perimeter of the roundabout with a lawn in the center. This planter was installed after the period of significance. The wall is constructed of local stone and mortared with concrete. The vegetation is irrigated.

Manufactured housing garden (contributing)
The garden area to the southeast of one of the manufactured homes, building 22, is loosely defined by lines of railroad ties on the west, south and east sides. The perimeter measures 10 feet by 17 feet by 24 feet respectively. Within the garden are a group of young oaks, a couple of overgrown roses and a clump of irises underneath a small bench. It can be determined from historic photographs that the garden was planted after the early 1990's. Prior to the 1990's this leveled section of ground functioned as a parking area.

Ornamental Vegetation

Cypress (contributing)
There are cypress foundation plantings along the front of the dormitory (building 4) and that mark the path from the dormitory to the visitor center (building 2) that were planted during the hospital period and were maintained during the UFW period.

Irrigated lawns (contributing)
There are several lawns associated with the residential homes that define those spaces. A manicured lawn is located in front of house 12, and is edged by ornamental shrubs while a blue oak and a paved path are located adjacent to the lawn. Behind house 8 there is a patch of irrigated lawn that surrounds the stone fireplace and large rock outcroppings. The perimeter of the lawn is lined by a paved pedestrian path and a line of stone in the most western section.

Additionally, two rectangular, manicured lawns are located in the front of the North Unit (building 28). They are well maintained and are the only lawns outside of the residential area. The lawn is defined by paved paths and shrubs and is elevated roughly one foot from the surrounding grade, and retained with a concrete wall.

Palm-lined Drive (contributing)
A mixture of palms, cypress and oaks line the paved road on the southwest side of the Cafeteria (building 7). The road is a straight corridor connecting the Visitor Center (building 2) to the residential area. The palms vary in age, but were planted during the period of significance.

Entry Tree Rows (contributing)
Two rows of approximately 40 cypresses *(Chamaecyparis)* line the entry road into the monument. Both the north and the south entry points from Woodford-Tehachapi Road include the cypress. The entry has a more formal feel than other areas of the monument. The rows was planted prior to the period of significance.

Cholla (contributing)
Cholla *(Cylindropuntia fulgida)* can be found growing above the round river rock retaining wall to the east of the roundabout on the entry drive. The cholla looks healthy, but a few Tree of Heaven shoots are encroaching. The cholla were planted during the period of significance.

Oleander (contributing)
A row of oleander is located north of the cafeteria that screens the parking area from the Chavez House. These were planted during the UFW period.

Villa La Paz vegetation (non-contributing, compatible)
The vegetation surrounding Villa La Paz consists of an array of plants ranging from cypress, succulents, two patches of lawn on the front of the property, potted plants on the patios to the east side, and pomegranate trees. Some of the older oaks and cypress surrounding building were planted during the period of significance (see photo comparisons in Appendix D). There is a vegetated roundabout located down the stairs from the main entrance on the south side of the building. Within the roundabout there are cypress around the perimeter and grasses located within a central planter. The vegetation was planted during the restoration of the building in 2010. The vegetation is compatible with the historic plantings.

Features:

Feature: The Chávez Memorial Garden
Feature Identification Number: 175050
Type of Feature Contribution: Non-Contributing, compatible
Alternate Name: NA

Feature: Desert Garden
Feature Identification Number: 175052
Type of Feature Contribution: Non-Contributing
Alternate Name: The Native Plant Garden; The Cactus Garden

Feature: Chávez Residential Garden
Feature Identification Number: 175054
Type of Feature Contribution: Contributing
Alternate Name: Chávez Garden
LCS ID: TBD

Feature: Small Rose Garden
Feature Identification Number: 175056
Type of Feature Contribution: Undetermined
Alternate Name: NA

Feature: Peace Garden
Feature Identification Number: 175058
Type of Feature Contribution: Non-Contributing, compatible
Alternate Name: NA

Feature: Entrance Planter
Feature Identification Number: 175060
Type of Feature Contribution: Non-Contributing, compatible
Alternate Name: NA

Feature: Manufactured housing garden
Feature Identification Number: 175062
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Cypress
Feature Identification Number: 175064
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Irrigated Lawns
Feature Identification Number: 175066
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Palmed-lined Drive
Feature Identification Number: 175070
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Entry Tree Rows
Feature Identification Number: 175072
Type of Feature Contribution: Contributing
Alternate Name: NA

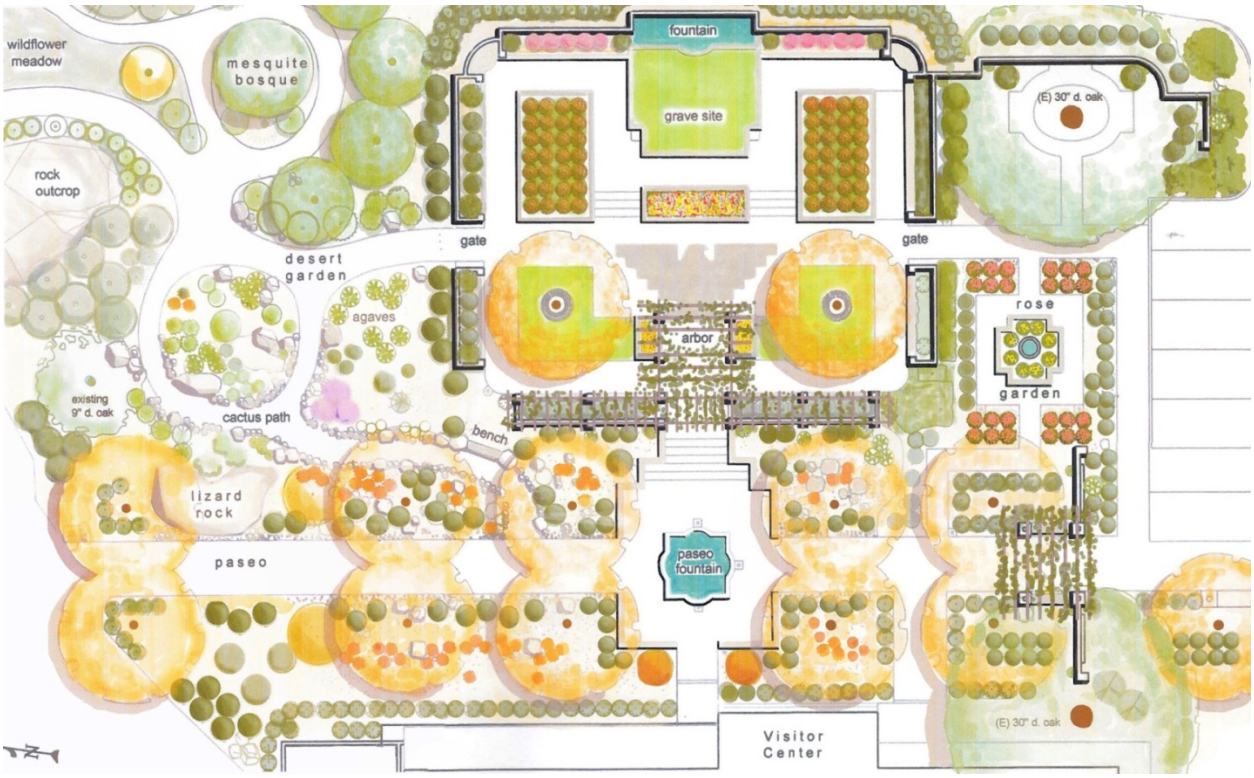
Feature: Cholla
Feature Identification Number: 175074
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Oleander
Feature Identification Number: 175076
Type of Feature Contribution: Contributing
Alternate Name: NA

Feature: Villa La Paz Vegetation
Feature Identification Number: 175078
Type of Feature Contribution: Non-contributing, compatible
Alternate Name: NA



Vegetation: Looking northwest, the memorial garden contains lush vegetation including roses, rosemary, green lawns and vines covering the wood pergola at the center of the garden (PWR, CL Program, 2014).



Vegetation: Conceptual plan of the 2001 Chávez Memorial Garden designed by Denis Dahlin (Chavez Foundation).



Vegetation: Located north of the Memorial Garden, the Desert Garden incorporates native Arizona cactus species and winding rock-lined paths (PWR, CL Program, 2012).



Vegetation: The Chávez residential garden is located at the northern most area within the fenced-off property boundary of the Chávez house. The sign hanging in the oak tree reads “Helen’s Park” (PWR, CL Program, 2012).



Vegetation: The small rose garden is bounded by a chain-link fence, and is located within the center of the residential unpaved road. The fence protects the roses from pests (PWR, CL Program, 2012).



Vegetation: The Peace Garden (36), located directly west of Villa La Paz, incorporates stone-lined paths and an obelisk at the center. It was constructed after 1993 (PWR, CL Program, 2014).



Vegetation: Looking north, the olive tree and the surrounding rosemary can be seen within the stone retaining wall roundabout in the center of the photo (PWR, CL Program, 2013).



Vegetation: The rear of the Visitor Center (building 2) has two cypress planted on either side of the paved pedestrian path connecting the Visitor Center (building 2) with the Dormitory (building 4) building. The trees are overgrown, obstructing views and require pruning (PWR, CL Program, 2014).



Vegetation: The Dormitory (building 4) building has a row of cypress on the northern side of the building that are encroaching upon the gutter and roof (PWR, CL Program, 2014).



Vegetation: In front of residence 12 are two patches of irrigated lawn divided by a paved path that separates for a centrally planted oak tree (PWR, CL Program, 2014).



Vegetation: The cypress allée located along the paved entry road (PWR, CL Program, 2012).



Vegetation: The palm-lined drive adjacent to the Cafeteria (building 7) (PWR, CL Program, 2012).



Vegetation: The cholla is located above the rock retaining wall, alongside the primary paved entry road (PWR, CL Program, 2014).



Vegetation: The Cafeteria (building 7) building also includes a line of oleander shrubs of white, pink, and red blooms that were planted during the UFW period (PWR, CL Program, 2014).

Views and Vistas

Views and vistas are defined as the prospect afforded by a range of vision in the landscape, conferred by the composition of other landscape characteristics and associated features. More specifically, views are the expansive and/or panoramic prospect of a broad range of vision which may be naturally occurring or deliberately contrived. While vistas are controlled prospects of a discrete, linear range of vision, which is deliberately contrived.

Entering the property from the south, the views within the site are minimal due to the dense vegetation as the Tehachapi-Woodford Road meanders along the southern property boundary. The property's entrance is located at a blind turn in the road where the drive steeply descends through a dense allée of trees. This portion of the entrance drive provides limited views of the property due to low elevation and more dense vegetation.

The most prominent view looking out from the site is of the mountain peaks, 'Three Peaks,' which lies just north of the site. The panoramic view towards Three Peaks is most promenent at a highest elevation in the center of the site. From this point, La Paz can also be seen at the base of Three Peaks as well as the distant opening of the northeast valley. Surrounding topography can also be seen in every direction, consisting of rolling hills, valleys, and creek beds.

Summary

While the entire site is scenic, there are two key views that are character defining: the narrow view as you enter the site from the driveway and cross over the creek, and the wide panoramic view of the Three Peaks to the north of the site, which can be seen best from the La Paz area as well as from the top of the site's central peak.



Views and Vistas: The most prominent view from within the monument, looking north, is from the central hill near the water tower looking down towards Villa La Paz and Three Peaks (PWR, CL Program, 2014).



Views and Vistas: Looking north, the view along the entrance road is narrow and enclosed by the hillside and the cypress allée, opening up at the creek bed at the low point in the road (PWR, CL Program, 2014).

Circulation

Circulation is defined as the spaces, features, and applied material finishes which constitute systems of movement in a landscape. Contributing circulation features at La Paz include both paved and gravel roads, pedestrian paths, and driveways. In general, the road system is a series of meandering alignments that follow the existing topography as much as possible throughout the extent of the site. The paths are clustered between the buildings within the entrance and residential area, with a few unpaved paths connecting the administrative and facilities area and La Paz area to the dense development within the southeast portion of the site. Non-contributing circulation features include the parking areas. Overall, the road system and pedestrian paths retain their integrity of materials and alignment to the period of significance.

Road System – LCS ID TBD (contributing)
The road system was initially developed in the southeast portion of the site and expanded with each phase of the property's development. Formal, paved roads are located in the entrance and residential area, while less informal, unpaved roads connect the residential, administrative and facilities, and La Paz areas, and define the property's open spaces. The overall character of the road system has been maintained from the period of significance.

The primary entrance intersects the Woodford-Tehachapi Road. The steep paved driveway conforms to the existing topography, and measures 16 to 17 feet wide, with 2-foot-wide concrete drainage ditches on the cut slope. The concrete paving has upheaval and cracking, and there is erosion to the cut slope. This condition is exacerbated by improper drainage caused by debris-filled drainage ditches. The road crosses a low point at Tehachapi Creek, and splits at a roundabout to the south of Building 1. The road gently climbs to the right as it continues toward the parking lot and Building 2.

To the west of the roundabout is a secondary paved road to the west that follows along the creek toward Building 4. At the northwest corner of building 4 there is a concrete road that runs from the corner of the building to the top of the hill to the north, where the road becomes gravel. The paved drive measures 10 feet wide by 96 feet long.

The entry road provides access to the Visitor Center (building 2) parking area and connects to secondary roads throughout the site. The road alignment from the parking area to the north end of the site is paved with asphalt and is straight and level, which required the intermittent speed bumps, as the road provides direct access to the UFW administration building (building 18), and the North Unit at the northeast corner of the site. The asphalt paved road terminates to the south of the North Unit and connects to a asphalt-paved parking lot to the southeast of the North Unit.

A straight, pine and palm-lined road connects Building 2 with Building 7. The road is concrete with concrete curbs on both sides, measures approximately 16.5 feet wide, and follows the existing topography across a drainage. At the low-point of the road there are stone-lined drainage ditches sloped to the south. The concrete paving ends and the road surface becomes gravel to the east of the stairs on Building 7. The remainder of the road system through the site is unpaved and generally follows the existing topography.

The minimally engineered road system not only allows for circulation through the meandering peaks and valleys of the monument, but also allows for maintenance and access to utilities to the west of the developed areas. In general the unpaved roads measure 9 to 10 feet wide in most areas, but is not uniform throughout. The roads within the Residential Area and the Administrative/Functional Area are comprised of gravel and sand, and in some areas there are points of significant erosion.

Pedestrian Paths – LCS ID TBD (contributing)
The pedestrian paths throughout the Entry Area and Residential Area function as access routes between major buildings, roads or residences. Most prominent are the two concrete pedestrian paths connecting the Dormitory (building 4)to Visitor Center (building 2). On the north side of Building 4, running to the north is a concrete path measuring two feet and 10 inches wide. In close proximity to the paved path there is a rock-lined and concrete path that measures 3 feet and 9 inches wide. This path is covered in dirt and pine needles, and has an uneven surface due to upheaval. Additionally, a concrete paved pedestrian path, parallel to the entrance road, connects Building 1, the picnic area, and parking lot to the south.

Within the residential area, it is common for there to be an entry path running from the gravel road or driveway to the front entry of the building. The paths within the residential area are generally 4 feet wide and paved. From the road to the front of residence 8 there is a concrete path measuring 100 feet long by 3 feet wide. From the road to the north entrance to residence 9 is concrete path measuring 39 feet long by 5.5 feet wide. In the backyard of residence 9 there is a rock-lined path measuring 18 feet long. Residence 11 has a concrete entrance path measuring 14.5 feet long by 4 feet wide. Residence 12 has a concrete path measuring 39 feet long by 4 feet 10 inches wide. Residence 13 has an entrance path measuring 39 feet long and 4 feet wide, and a concrete path in the backyard measuring 19 feet long by 4 feet wide.

Trails (Non-Contributing, compatible)
The trail network that parallels much of the unpaved road system within the Administrative/Facilities Area was constructed after the period of significance by the Chavez Foundation, and therefore is a non-contributing feature.

Features:

Feature: Road System
Feature Identification Number: 175080
Type of Feature Contribution: Contributing
Alternate Name: NA
LCS ID: TBD

Feature: Pedestrian Paths
Feature Identification Number: 175082
Type of Feature Contribution: Contributing
Alternate Name: NA
LCS ID: TBD

Feature: Trails
Feature Identification Number: 175084
Type of Feature Contribution: Non-Contributing, compatible
Alternate Name: NA



Circulation: The entrance road, looking north to Tehachapi Creek shows the Cypress allée and the road deterioration (PWR, CL Program, 2014).



Circulation: A view of the typical unpaved roads in the Residential Area (PWR, CL Program, 2014).



Circulation: Typical paved pedestrian paths, like this looking west towards the Dormitory (building 4) building, are located throughout the site. The path connects the road behind the Visitor Center (building 2) with the Financial building, in foreground, with the the Dormintory building, in background (PWR, CL Program, 2014).



Circulation: A non-contributing trail system, as seen here to the left of the road, is located within the administration and facilities area (PWR, CL Program, 2013).

Buildings and Structures

Buildings are defined as elements primarily built for sheltering any form of human activity, whereas structures are functional elements constructed for purposes other than sheltering human activity. The CLI references the List of Classified Structures (LCS) and records buildings and structures as features of the landscape. The LCS Program in the National Park Service's inventory for buildings and structures. It provides details that are not typically found in the CLI and should be referenced for more definitive building and structure information. The primary buildings and structures that date to the period of significance are extant and convey the historical significance of the site. The buildings and structures are the anchors for each cluster arrangement and are key to the overall spatial organization of the site.

The descriptions of contributing buildings were adapted from the National Historic Landmark nomination form for Nuestra Señnor Reina De La Paz (Rast and Dubrow, 2011).

Quonset Hut – Building 1, LCS ID: TBD (contributing)
The Quonset Hut is located at the southeast corner of the property, near the main entrance. The structure measures 24 feet by 20 feet 11 inches. It sits on a raised, concrete foundation. It has a curved, corrugated metal roof and sides, doorways on the north and south ends, and windows on the south end, east side, and north end. The south end also features a brick façade roughly three feet high. A small, flat patio roof attached to the east side and south end of the building is covered with red, ceramic clay, curved tiles associated with Spanish Colonial Revival style. The concrete patio measures 25 feet 6 inches by 8 feet. The Quonset Hut was constructed during the early 1950s. The UFW added the brickwork and roof during the 1970s. The retaining wall on the south side that ends at the large boulder to the west is seen in photos during Stony Brook Retreat period.

Visitor Center (building 2) – Building 2, LCS ID:TBD (non-contributing, compatible)
The Visitor Center (building 2) building is located near the southeast corner of the property, approximately 100 yards north of the Quonset Hut (building 1). Completed in 2004, the Visitor Center (building 2) is a noncontributing yet highly compatible building constructed on the foundation and to the specifications of a building constructed in 1914 and razed in 2003. The Visitor Center (building 2) building, like the original building, is sited on a slope, with its concrete foundation largely exposed on the west side and its main entrances on the east side. The rectangular, single story building measures approximately 150 feet by 35 feet. The wood-frame building features Craftsman/California Bungalow elements that characterized the original building, including board-and-batten exterior siding, a low-pitched cross-gabled roof, and a porch on the east side.

The original building served as a bunkhouse for rock quarry workers during the 1910s and then as an infirmary between the 1920s and the 1960s. The UFW moved its main administrative offices (including the office of UFW President César Chávez) into the building during the early 1970s. By 2003, the original administration building had deteriorated to such a degree that renovation of the building had become financially impossible; the UFW's decision to rebuild this building as a Visitor Center (building 2) reflects both the emergence of La Paz as a pilgrimage site for union and labor leaders as well as the union's financial restraints during this later period.

The new building preserves the overall design of the property associated with its period of significance (specifically, the concentration of buildings near the southeast corner) and the overall feeling of the property associated with its period of significance, thus preserving valuable opportunities for historical interpretation. However, César Chávez's office and library, housed in the northwest corner of the building, were preserved exactly as it was the last day he left it. The walls themselves were left intact when the structure was razed and the new building went up around them. Staff from the Smithsonian Institution had carefully catalogued all the artifacts and books before the building was razed. Following

the completion of the new building, the artifacts and books were replaced exactly as they had been during the period of significance.

Dormitory – Building 4 (contributing)
The Dormitory (building 4) building, the largest building on the property, is located near the southeast corner of the property, approximately 20 yards west of the Visitor Center (building 2). The building, originally constructed as the first dedicated hospital building on the property, consists of two T-shaped buildings attached side by side. The unbroken eastern façade (the tops of the two Ts) measures approximately 240 feet in length, and this section of the building is approximately 35 feet deep. The southern rear wing extends 40 feet further, and the larger, northern rear wing extends 50 feet further. The single story building sits on a concrete foundation, though the sloping terrain allows for rear entrances to the basement and subbasement of the building. The wood-frame building is finished with stucco, and features a low-pitched, cross-gabled roof and more than 130 windows. A concrete and wood cellar entry, located on the southwest corner of the south wing, measures 7 feet 7 inches by 4 feet.

The main entrances to the building are located on the eastern side, with additional entrances to the main floor located on the north and south sides and rear (accessible by stairs). Construction of the first T-shaped building was completed in 1927, and the second T-shaped building was attached to the north end of the original structure in 1932, the addition was designed by architect Edwin J. Symmes. The 55-bed building was renovated and expanded again during the 1950s; exterior walls on the west side of the building were moved outward (enclosing former porch spaces), a 40-foot addition was attached to the south end of the building, the roof was reconstructed, and the original board-and batten exterior was replaced with stucco. The UFW converted this building into a Dormitory (building 4) during the early 1970s and used it for that purpose into the 1980s.

Financial Management – Building 5 (contributing)
The Financial Management building (5) is located approximately 20 yards northeast of the Dormitory (building 4) building. Constructed during the early 1920s, the cross-shaped, single story building sits on an elevated wood foundation. The building measures approximately 60 feet from north to south, with one arm extending 10 feet to the rear and another arm extending 20 feet to the front. The wood-frame building shows Craftsman/California Bungalow influences, including board-and-batten exterior siding, a low pitched roof, and overhanging eaves. The main entrance is located on the east side of the south arm (an exterior wall that also features 9 windows and an incomplete brick façade). Additional entrances are located on the west and north arms. The building was originally constructed as a children's hospital. The UFW located its financial management services in the building during the 1970s. The building's roofing was replaced in 2004.

Trust Funds Management – Building 6 (contributing)
The trust funds management building is located approximately 20 yards northeast of the Financial Management Building (6). Constructed in 1914, the rectangular, single story building sits on an elevated, wood foundation. The building measures approximately 35 feet by 20 feet. The wood-frame building shows craftsman/California Bungalow influences, including board-and-batten exterior siding, a low pitched roof with wide eaves, and a wrap-around porch on the south and east sides. Entrances are located on the south and east sides. Originally constructed as a single-family dwelling for the quarry, the building was converted into a nurses' residence in 1917 when the hospital opened. The UFW located its trust funds management operations in the building during the 1970s. The building's roofing was replaced in 2004.

Cafeteria Building – Building 7 (contributing)
The Cafeteria (building 7) is located on level terrain approximately 40 yards north of the Dormitory (building 4). Designed by architect Robert N. Eddy of Bakersfield and constructed in 1954, the single story building is square in shape (measuring 42 feet on each side) except for a 28-foot-long front section

(on the west side) that extends forward an additional 12 feet. The wood-frame building sits on a concrete foundation and shows influences of California Ranch style, with a low-pitched, front-gabled roof; overhanging eaves; a long, low roof line that emphasizes the building's horizontal reach; and a front façade dominated by two large banks of windows. The UFW completed an extensive interior remodel of the building during the early 1970s and continues to use it as a dining facility named "Pan Y Vino." The building's roofing was replaced in 2004. Landscaping includes a lawn to the northwest, oleander to the northeast and plantings in retaining walls to the southeast. Palms line the perimeter of the lawn and continue down the south side of the building along the road. The palms around the west lawn have been replaced since the UFW period as well as the bathroom windows. There is a new concrete curb on the palm-lined drive. A dead cypress needs to be removed along the drive.

House – Building 8 (contributing)
This house, constructed during the 1920s, is located approximately 40 yards west of the Cafeteria (building 7). The one-and-one-half story building sits on a concrete foundation. The original, rectangular section of the building measures approximately 15 feet by 20 feet; a smaller rectangular addition attached to the south side of the building during the 1950s gave the structure its present L shape. The wood-frame building shows Craftsman/California Bungalow influences, including a low-pitched, front gabled roof and a wrap-around porch with square columns. Sited on a steep slope, the building has a main entrance on the east side and a basement exposed on the south and west sides. The retaining wall to the north measures 73 feet long. An addition was attached to south side of the building, and the entire structure was refinished with stucco, during the 1950s. The building's roofing was replaced in 2004. The concrete front path measures 100 feet long by 3 feet wide. The building is accompanied by a backyard with extensive retaining walls to the south and west sides, a stone fireplace (14 feet), stone lined path (18 feet).

House – Building 9 (contributing)This house was constructed during the 1930s and moved to its current location, approximately 45 yards west of the Cafeteria (building 7), during the 1950s. The L-shaped, single story building sits on a concrete foundation and measures approximately 20 feet by 30 feet on its longest sides. The wood-frame building shows Craftsman/California Bungalow influences, including a low-pitched, cross-gabled roof and a covered patio. The building's board-and-batten exterior was replaced with stucco during the 1950s. The building's roofing was replaced in 2004. The landscape contains a concrete entry path to the north measuring 39 feet long by 5 feet 5 inches, railroad tie planting bed of 23 feet by 4 feet, two railroad ties measuring 43 feet, a north parking area lined with railroad ties measuring 26 feet by 11 feet, and a three-sided back yard fenced with chain link to the southwest measuring 28 feet by 36 feet by 70 feet.

Storage Unit – Building 10 (contributing)
This building is located approximately 50 yards west of the Cafeteria (building 7). The rectangular, single story building sits on a concrete foundation and measures approximately 18 feet by 12 feet. Sitting on a slight slope, the retaining wall on the northwest side is 33 feet 8 inches long. The wood frame building features a low-pitched, side-gabled roof. The building was constructed during the 1950s. The building's roofing was replaced in 2004.

House – Building 11 (contributing)
This house was constructed during the 1930s and moved to its current location, approximately 80 yards northwest of the Cafeteria (building 7), during the 1950s. The rectangular, single story building sits on a concrete foundation and measures approximately 12 feet by 20 feet. The wood-frame building features board-and batten exterior siding, a low-pitched roof, and a covered patio on the front side. The concrete entry path measures 14 feet 6 inches long by 4 feet wide. Stone lined foundation planters are found on the south (34 feet), north (29 feet), and west (11 feet) of the structure. According to an occupant of the UFW era, the structure was occupied by the priest of the UFW.

House – Building 12 (contributing)
This building was constructed during the 1930s and moved to its current location, approximately 70 yards northwest of the Cafeteria (building 7), during the 1950s. The rectangular, one-and-one-half story building sits on a concrete foundation and measures approximately 40 feet by 30 feet. Originally constructed as a schoolhouse, the wood-frame building features a low-pitched, side-gabled roof and a front porch. The building was converted into a residence, expanded with a front porch and side room (attached at the east side), and refinished with stucco during the 1950s. The building's roofing was replaced in 2004. The entry path to the house measures 39 feet long by 4 feet wide. The back yard contains two patios; the smaller measures 7 feet by 7 feet 6 inches, while the larger of the two is 16 feet by 13 feet and includes a 20 foot path. A small garden to the north is enclosed by a chain link fence and contains roses, rosemary, and succulents. The garden measures 22 feet 6 inches by 11 feet and includes a 3 foot gate. A flower bed on the east side of the building is defined by railroad ties and is 23 feet long.

House – Building 13 (contributing)
This building was constructed in 1914 and moved to its current location, approximately 70 yards north of the Cafeteria (building 7), during the 1950s. The rectangular, one-and-one-half story building sits on a concrete foundation and measures approximately 40 feet by 30 feet. Originally constructed as an administration building (for the rock quarry operation), the wood-frame building features a cross-gabled roof and porches on the south and north sides. The building was converted into a residence and refinished with stucco during the 1950s. The building's roofing was replaced in 2004. The backyard consists of a patio measuring 13 feet by 15 feet, a rear concrete walkway 19 feet by 4 feet, and a stone wall 8 feet by 5 feet. The front walkway is 39 feet long and 4 feet wide.

Chávez House – Building 14, LCS ID: TBD (contributing)
This house, the residence of César Chávez and his family, is located approximately 75 yards north of the Cafeteria (building 7). Constructed during the 1930s, the rectangular, single story building sits on a concrete foundation and measures approximately 32 feet by 20 feet (including an 8-foot addition attached to the north side of the building during the 1950s). The wood-frame building features a side-gabled roof, a front entrance on the east side, and large windows on the east, south and west sides, including a distinctive bay window at the southeast side. The building's roofing was replaced in 2004. In the northern corner of the property is the Chávez garden, defined by stone walls and a green lawn. The garden also includes an outdoor fireplace and ornamental plantings around the perimeter.

Storage Unit – Building 15 (contributing)
This building is located approximately 85 yards northeast of the Cafeteria (building 7). Constructed by the UFW during the 1970s, the rectangular building measures approximately 10 feet by 15 feet.

Garage – Building 16 (contributing)
This building is located approximately 90 yards northeast of the Cafeteria (building 7). Constructed during the 1930s, the rectangular building sits on a concrete foundation and measures approximately 50 feet by 15 feet. The wood-frame building features a side-gabled roof and two large doors (for automobile access). The building's roofing was replaced in 2004.

Garage – Building 17 (contributing)
This building is located approximately 100 yards northeast of the Cafeteria (building 7). Constructed during the 1930s, the rectangular building sits on a concrete foundation and measures approximately 70 feet by 15 feet. The wood-frame building features a side-gabled roof and four large doors (for automobile access). The building's roofing was replaced in 2004.

Administration Building – Building 18 (contributing)
The administration building is located approximately 150 yards north of the Cafeteria (building 7). Constructed in several phases during the 1970s and early 1980s, the rectangular, single story building sits on a concrete foundation and measures approximately 90 feet by 75 feet. The metal-frame building features metal siding, a front entrance on the south side, a flat roof (on the western portion of the structure), and a low-pitched, side gabled roof (on the eastern portion of the structure).

House – Building 20 (contributing)
This house is located approximately 100 yards west of the Cafeteria (building 7). Constructed during the 1970s, the rectangular, single story building sits on a concrete foundation and measures approximately 30 feet by 25 feet. The wood-frame building features a low-pitched, side-gabled roof. The building's roof was replaced in 2004.

Manufactured Housing Unit – Building 21 (contributing)
This manufactured housing unit is located approximately 140 yards northwest of the Cafeteria (building 7). One of more than twenty such units moved to the property during the 1970s, the rectangular, single-wide unit measures approximately 50 feet by 12 feet and features a porch attached to the south side. Around the porch on the south side, following the edge of the road, a garden bed is lined by rocks and railroad ties. The bed is approximately 4 feet wide and follows the road for 90 feet. The corners and center of the bed are marked by small boulders.

Manufactured Housing Unit – Building 23, LCS ID: TBD (contributing)
This manufactured housing unit is located approximately 160 yards northwest of the Cafeteria (building 7). One of more than twenty such units moved to the property during the 1970s, the rectangular, doublewide unit measures approximately 50 feet by 24 feet and features a side-gabled roof. Small clumps of iris and rose are found on the north side, while the south side contains a large cactus which can be seen in photos from the UFW period. The power hookup is located on the north side of the unit. A clothesline is located on the west side of the structure which can be seen in a 1993 aerial photo.

Water Tank – Building 24 (contributing)
The water tank, located on a hill north of the manufactured housing units, was installed during the 1970s.

Satellite Dishes – Building 25 (contributing)
Two large satellite dishes, located west of the manufactured housing units, were installed during the late 1970s.

Telecommunications Building– Building 26 (contributing)
The microwave telecommunications building is located near the southwest corner of the property. Constructed during the late 1970s, the rectangular, single story building sits on a concrete foundation and measures approximately 25 feet by 15 feet. The concrete-brick building has a front-gabled roof and a metal door on the north side but lacks windows. A fence encloses a small area north of the entrance.

North Unit– Building 28 (contributing)
The North Unit, recently renamed the Villa La Paz Conference Center, is located near the northeast corner of the property. It is situated amidst scattered oak trees on gently sloping terrain and separated from the main concentration of buildings by a half mile of hilly terrain. Designed by architect Charles H. Biggar of Bakersfield and constructed in 1929 as a 44-bed children's preventorium, the North Unit consists of four separate buildings. The main building is cross-shaped. The south and north arms measure approximately 40 feet by 50 feet, and each side arm measures approximately 100 feet by 35 feet. The center of this building has a second story, and the north arm includes a finished basement.

Two small buildings, each measuring approximately 40 feet by 30 feet, are sited in the northwest and northeast quadrants created by the arms of the main building; these buildings are connected to the main by covered walkways. A smaller fourth building, sited near the northwest building and constructed during the 1950s, housed a boiler. The three large buildings are constructed of reinforced concrete and sit on concrete foundations. These buildings reflect Spanish Colonial Revival influences, including side-gabled roofs covered with red, ceramic clay, curved roof tiles; exposed roof beams (inside the side arms of the main building); large windows; covered patios; and a square water tower designed to resemble a bell tower.

The UFW used this building for celebratory, educational, and administrative purposes during the 1970s and 1980s, but the building fell into disuse during the 1990s. A restoration project completed in 2010 now allows the building to be used as a full-service conference and retreat center. This project of an accessibility ramp, the addition of a staircase on the south side of the west arm, the addition of railings along the south side patios on the east and west arms, modest landscaping work south of the building, and the paving of a parking lot east of the building.

South Pump House – Building 31 (contributing)
This structure is located near the south entrance and dam, situated on a concrete foundation 22 feet long by 15 feet wide and 6 feet 5 inches high on the southwest side. It has a wooden frame and sheet metal siding painted white. The roof is also sheet metal, painted green. The door is located on the north side with three ceramic insulators installed above. The building was used the period of significance.

Boiler Room– Building 32 (contributing)
A small structure built of concrete blocks, sits on a concrete foundation to the west side of Building 4. A wood door, painted green, is located on the north side. The structure measures 10 feet 3 inches long by 7 feet 9 inches wide. The structure has a low-pitched shed roof with parapet wall on the north and south side. Vents are located on the north side, above the door, and south side, below the roof line.
The building was used during the period of significance.

Pond Pump House 1– Building 33 (contributing)
This structure measures 11 feet 7 inches long by 10 feet 11 inches wide. It has a wood frame and horizontal wood plank siding. The wood roof has remnants of composite roof shingles. There are two doorways on the north and south elevations and window openings located on all four sides. Some window openings are covered by sheet metal. No doors or windows remain. the cement foundation contains water. The building was used during the period of significance.

Pond Pump House 2– Building 34 (contributing)
This small structure measures 17 feet 6 inches long by 9 feet wide. It has a wood frame and corrugated metal siding and roof and sits on a cement foundation. Sections of metal siding have been removed on the front and back elevations. Pipes run in to the side of the building from the west and north. The building was used during the period of significance.

Hilltop Shack – Building 35 (contributing)
This square wooden structure is located near the water tower atop a central hill and measures 10 feet 3 inches on all sides, has two windows, and a door on the south elevation. The structure sits on a cement foundation. It has a wooden frame, horizontal wood siding, and wooden roof. The building was used during the period of significance.

Features:

Feature: Quonset Hut
Feature Identification Number: 175086
LCS Structure Name: TBD
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 1

Feature: Visitor Center (building 2)
Feature Identification Number: 175088
LCS Structure Name: TBD
Type of Feature Contribution: Non-Contributing, compatible
Alternate Structure Name: Building 2

Feature: Dormitory
Feature Identification Number: 175090
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 4

Feature: Financial Management
Feature Identification Number: 175092
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 5

Feature: Trust Funds Management
Feature Identification Number: 175094
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 6

Feature: Cafeteria
Feature Identification Number: 175096
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 7

Feature: House
Feature Identification Number: 175098
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 8

Feature: House
Feature Identification Number: 175100
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 9

Feature: Storage Unit
Feature Identification Number: 175102
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 10

Feature: House
Feature Identification Number: 175106
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 11

Feature: House
Feature Identification Number: 175108
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 12

Feature: House
Feature Identification Number: 175148
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 13

Feature: Chávez House
Feature Identification Number: 175110
LCS Structure Name: TBD
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 14

Feature: Storage Unit
Feature Identification Number: 175112
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 15

Feature: Garage
Feature Identification Number: 175114
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 16

Feature: Garage
Feature Identification Number: 175116
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 17

Feature: Administration
Feature Identification Number: 175118
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 18

Feature: House
Feature Identification Number: 175120
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 20

Feature: Manufactured Housing
Feature Identification Number: 175122
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 21

Feature: Manufactured Housing
Feature Identification Number: 175124
Feature Contribution: Contributing
Alternate Structure Name: Building 23

Feature: Water Tank
Feature Identification Number: 175126
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 24

Feature: Satellite Dishes (2)
Feature Identification Number: 175128
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 25

Feature: Telecommunications
Feature Identification Number: 175130
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 26

Feature: North Unit/ La Paz
Feature Identification Number: 175132
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 28

Feature: South Pump House
Feature Identification Number: 175134
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 31

Feature: Boiler Room
Feature Identification Number: 175136
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 32

Feature: Pond Pump House 1
Feature Identification Number: 175138
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 33

Feature: Pond Pump House 2
Feature Identification Number: 175140
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 34

Feature: Hilltop Shack
Feature Identification Number: 175154
Type of Feature Contribution: Contributing
Alternate Structure Name: Building 35



Buildings and Structures: The location of the Quonset Hut (building 1), looking north, is amongst the vegetation and the entry road (PWR, CL Program, 2014).



Buildings and Structures: The Visitor Center (building 2), looking west, was completed in 2004, but was built ontop of the original building's 1914 foundation (PWR, CL Program, 2012).



Buildings and Structures: The Chávez burial site, looking east, is directly east of the Visitor Center (building 2) and incorporates a water feature, lawn, and a variety of ornamental vegetation (PWR, CL Program, 2014).



Buildings and Structures: The Dormitory (building 4) building, looking southwest, shows the formal entry and the adjacent, paved vehicular road (PWR, CL Program, 2014).



Buildings and Structures: The Financial Building, looking north, shows the building layout in the shape of a cross and it's position on a slope (PWR, CL Program, 2014).



Buildings and Structures: Looking west, the Trust Funds Management Building (building 6) incorporates covered, wrap around porches on the south side. Originally it functioned as a residence, but then converted by the UFW in the 1970s (PWR, CL Program, 2012).



Buildings and Structures: The Cafeteria (building 7) Building, looking south, shows the 1950's architecture, the ornamental vegetation in the foreground and one of the original lamp posts (PWR, CL Program, 2014).



Buildings and Structures: Residence 8, looking west, shows the California bungalow influences with the ow-pitched roof and wrap around porch (PWR, CL Program, 2014).



Buildings and Structures: Residence 9, looking southwest, shows the California bungalow influences, as well as the board-and-batten siding that was replaced with stucco in the 1950's (PWR, CL Program, 2014).



Buildings and Structures: Storage Unit Building 10, looking south, was built in the 1950's and shows it's relationship with residence 9 in the background(PWR, CL Program, 2014).



Buildings and Structures: Residence 11, looking east, shows the original board-and-batten siding (PWR, CL Program, 2014).



Buildings and Structures: Residence 12, looking north, shows formal vegetation in the foreground and the 1950's expanded front porch with Three Peaks in the background (PWR, CL Program, 2014).



Buildings and Structures: Residence 13, looking east, was moved from its original location, near what is now the picnic area, to its present location in the 1950's (PWR, CL Program, 2012).



Buildings and Structures: The Chávez house, looking west, is a single story structure that was home to the Chávez family and where Helen Chávez still resides (PWR, CL Program, 2012).



Buildings and Structures: Three garages, looking north, are located along the primary paved road that parallels the railroad. Three Peaks can be seen in the background (PWR, CL Program, 2012).



Buildings and Structures: The Administration building, looking northwest, shows the metal siding and the front entrance on the south side (PWR, CL Program, 2012).



Buildings and Structures: House 20, looking east, is one of the last remaining structures within the manufactured housing area (PWR, CL Program, 2014).



Buildings and Structures: This manufactured house (building 21), looking northeast, is the last remaining single-wide trailer of twenty that once resided in the manufactured housing area (PWR, CL Program, 2014).



Buildings and Structures: This manufactured house (building 22), looking northeast, is one of two last remaining double-wide trailers within the monument (PWR, CL Program, 2014).



Buildings and Structures: The satellite dishes are located west of the manufactured housing area (PWR, CL Program, 2012).



Buildings and Structures: The north unit, La Paz, is situated at the base of Three Peaks with its formal entry on the south end of the building (PWR, CL Program, 2012).



Buildings and Structures: The back side of the South Pump House (building 31), looking northwest, showing the location in relation to Tehachapi Creek (PWR, CL Program, 2014).



Buildings and Structures: The Boiler Room, located on the southwest side of the Dormitory (building 4), stands on a leveled surfaced formed by the existing stone retaining wall (PWR, CL Program, 2014).



Buildings and Structures: The first settling ponds Pump House 1 (building 33), looking north, at the southern entrance of the pond area (PWR, CL Program, 2014).



Buildings and Structures: The second settling ponds Pump House 2 (building 34), looking north, at the southern entrance of the pond area, north of Pump House 1 (PWR, CL Program, 2014).



Buildings and Structures: The Hilltop Shack (building 35) located at the top of the hill, and adjacent to the water tower (PWR, CL Program, 2014).

Small-Scale Features

Small scale features are the elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. The primary contributing small scale features are the gardens, stone retaining walls, and minor ruins located throughout the site.

Peace Rocks – Feature 36, LCS ID: TBD (contributing)
The Peace Rocks, located west of the North Unit, were established as a memorial by César Chávez during the period of significance to honor the memories of the first three martyrs of the movement, whose religious affiliations are represented by the Star of David, the Crescent Moon, and the Christian Cross. The materials included in the memorial include: rocks, wood stumps, collections of glass and mementos, and metal. The mementos included medicine bottles, glass pieces, and tokens that were spread on the ground and upon the wood stumps, but were removed from the site in 2014.

Cast-iron light posts (contributing)
Four light posts are located within the entrance. They are cast-iron post topped with glass lampshade. Some are missing their lampshade and may not be operable. These lamps were used during the period of significance.

Contemporary light posts (non-contributing)
Four contemporary light posts are located along the entrance drive, constructed of wood and metal. They were constructed after the period of significance.

Fences – LCS ID TBD (contributing)
There are several types of fencing within the site, used to exclude animals from gardens and settling ponds.

A chain link fence surrounds the entire yard of the Chávez House (building 14). Two gates are located on the west side and one gate is located on the north side. They were installed during the period of significance and are significant reminders of the danger that Chavez faced during the height of the UFW movement, as he kept guard dogs with the fence as a home security measure.

A chain link fence encloses the backyard of Building 9. It measures 28 feet long by 36 feet long, with the side opposite the house 70 feet long. There is a 3 foot gate. The fence delineates a residential yard.

Northeast of the North Unit, Building 28, is a fence that forms the boundary of the UFW's community garden. The fence is a combination of barbed wire, chicken mesh, page wire, and chain link fencing, on wood fence posts.

On the western edge of the monument, surrounding the settling pond pump houses (buildings 33 and 34) is a wire fence with wooden fence posts and a metal gate. The settling pond area is enclosed by barbed wire and wooden post fence. Sections of the fence are pushed over or removed.

Handrail (contributing)
A metal handrail is located along the west side of the road approaching the Dormitory (building 4). The handrail is utilitarian and measures 83 feet long with light posts incorporated periodically into the design. The light posts include conduit boxes. The metal handrail from historic photographs it can be determined that it was constructed during the period of significance.

Barbed-wire Fence (non-contributing, compatible)
A barbed wire fence delineates the monument boundary. It was installed by the National Park Service in 2012 and is non-contributing. It may follow parts of the original boundary fence alignment.

Retaining walls
Freestanding and retaining stone walls are common throughout the site. These walls are constructed out of granite and quartz, the two most commonly found rock types within the site. The walls are both cobble and roughhewn, and some are mortared. The walls can be found along the primary entrance drive, within the entrance and Residential Area. Large retaining walls surround the Dormitory (building 4). The walls' function varies by location and scale, but common uses include: retaining soil for planters, terracing within a steeply sloped backyard, and forming stairways and foundations. Based on the construction method and condition of the walls it can be inferred that most were used during the period of significance.

Stone retaining walls – LCS ID TBD (contributing)
Located throughout the monument are many walls that are built with cobbles that were most likely collected from the adjacent Tehachapi Creek. These walls most commonly are dry stacked, and are found within the Residential Area, constructed as terracing for lawns or planters. Small-scale walls can be in found in the backyard of the residences, and more extensive walls can be found next to the Cafeteria (building 7) building, as well as within the picnic area just south of the Visitor Center (building 2). In the La Paz Area, are a rock road-liner that extends from the Peace Rocks (feature 37) to the road intersection at the creek crossing. The rock line measures 80 feet long. Northeast driveway of La Paz, a stone retaining wall runs along the west side of the drive. The retaining wall measures 155 feet long. Located at the southwest corner of La Paz, adjacent to the parking area, is a rock retaining wall tree well with a 55 foot circumference. At the east side of the wall is an additional wall measuring 12 feet long.

Stone and concrete retaining walls – LCS ID TBD (contributing)
Walls that were constructed of both stone and concrete can be found within the manufactured housing area consisting as retaining walls and stairs, on the west side of the Dormitory (building 4) building, and within the picnic area. The retaining walls within the manufactured housing area provide a more level surface for where the trailers were sited, and are commonly rough cut stone and concrete mortar with a poured concrete cap. Freestanding stone walls are located within the Chávez property, on the north end within the garden area. These walls are constructed of cobbles, dry stacked with a poured concrete cap. These walls form the perimeter of the garden. There is also a free standing fireplace that is constructed in the same manner. This area was a social hub for the Chávez family as well as the UFW, therefore it withstood a lot of use.

Stone and concrete retaining walls (non-contributing, compatible)
Some of the walls that were built after the period of significance, but used similar construction methods include: the stone retaining wall that forms the roundabout in front of the Quonset Hut (building 1), as well as the walls within the Visitor Center (building 2) area, memorial garden, and immediately surrounding La Paz.

Playground – Feature 19 (non-contributing, compatible)
This site, located approximately 100 yards northwest of the Cafeteria (building 7) building, was developed into a small playground featuring a play structure, park bench, and boundary marked by recycled rubber tires. While the land use is the same as during the period of significance, the physical features have been replaced in 2003 and therefore the playground is non-contributing.

Plaque (non-contributing)
Located approximately 25 feet south of building 21 is a small plaque with a stone base, placed under an oak tree that is no longer there. The plaque is screwed into the stone and mortar base, and faces east. The plaque reads “This tree was planted Arbor Day March 7, 1935 in memory of Luther Burbank.” This plaque is not associated with the period of significance.

Storm Water System (contributing)
A storm water system of ditches and inlets collect water within the entrance and the Residential Area. Located in the center of the driveway for Building 20 is a concrete storm drain, with the outfall going into Tehachapi Creek. The drain is filled with gravel and sand. System of drainage ditches converge at this inlet.

Ruins (contributing)
Just north of Building 1 is a rectangular, concrete slab measuring 35 feet by 14 feet with a square concrete water tank located at the northwest corner of the slab. The ruin is comprised of exposed aggregate, possibly taken from Tehachapi Creek, with a skim coat surfacing. On the north side of the water tank there is a metal pipe. The top of the tank measures 45 inches wide by 51.5 inches tall by 7 inches deep. The bottom of the tank measures 54 inches wide by 21.5 inches tall by 3.5 inches deep. It can be determined from historic photographs and plans that a shop building existed at this location prior to 1995.

Located northeast of La Paz, within the community garden area, are two crumbling structures. The southern structure ruin is made of cement blocks with wood joists stacked on the side. The ruin can be identified easily by the graffiti that covers the remaining walls. To the north of the first structure ruin is another ruin, also made of cinder block and contains piles of debris. This ruin also has graffiti covering its remaining walls.

A rectangular pit is located near the south entry gate post of the community garden, in the north east corner of the property. The pit measures 6 feet 10 inches by 6 feet 3 inches, and is made of concrete and wood. Adjacent to this pit there is a bathtub located by the north fence post of the community garden fence.

Picnic benches (non-contributing)
Just south of the parking lot and Building 2 is a picnic area defined by stone retaining walls that control the steep grade of the monument, picnic tables located on flattened areas as well as stone-lined drainage ditches that are sculpted into the hillside. A paved pedestrian path, parallel to the entrance road, connects Building 1, the picnic area, and parking lot to the south.

Chavez Fireplace – LCS ID TBD (contributing)
Within the garden at the north corner of the Chávez house property there is a freestanding, mortared-stone fireplace built inside the perimeter stone walls. The fireplace measures 6 feet 9 inches by 4 feet 2 inches, and functioned as a social gathering place during the height of the UWF period.

Fireplace behind House 8 (undetermined)
Located within the backyard of Building 8 is a stone fireplace placed upon a green, irrigated lawn, and adjacent to a paved path. The fireplace is built of round river rock and concrete. The fireplace is oriented east. It is unknown if the feature was built during the period of significance.

Culvert (contributing)
At the east end of the stone retaining walls behind Building 7 there is a culvert and a concrete headwall that measures 7 feet long.

Culverts (non-contributing)
On the north side of Building 6 there is a culvert measuring 72 inches long. It consists of concrete and a black plastic pipe.

Approximately 100 feet west of La Paz there is a culvert and retaining walls at the creek crossing. On the north side of the road there is a cement retaining wall measuring 69 feet long with a metal culvert. On the south side of the road there is a cement retaining wall with a stone face measuring 46 feet long. The south side also has a metal culvert, and the interior pipe is made of corrugated metal. The culvert was constructed after the period of significance.

Peace Garden Obelisk (non-contributing, compatible)
The wood obelisk in the Peace Garden was added during the garden's construction after the period of significance.

Features:

Feature: Peace Rocks
Feature Identification Number: 175156
Type of Feature Contribution: Contributing
Alternate Structure Name: Feature 36

Feature: Cast-iron light posts
Feature Identification Number: 175158
Type of Feature Contribution: Contributing

Feature: Fences
Feature Identification Number: 175160
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Handrail
Feature Identification Number: 175162
Type of Feature Contribution: Contributing

Feature: Stone retaining walls
Feature Identification Number: 175164
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Stone and concrete retaining walls
Feature Identification Number: 175166
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Storm Water System
Feature Identification Number: 175168
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Ruins
Feature Identification Number: 175170
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Satellite dishes
Feature Identification Number: 175172
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Chavez Fireplace
Feature Identification Number: 175176
Type of Feature Contribution: Contributing
LCS ID: TBD

Feature: Culvert
Feature Identification Number: 175178
LCS ID: TBD
Type of Feature Contribution: Contributing

Feature: Fences
Feature Identification Number: 175180
Type of Feature Contribution: Non-Contributing

Feature: Stone and concrete retaining walls
Feature Identification Number: 175182
Type of Feature Contribution: Non-Contributing, compatible

Feature: Playground
Feature Identification Number: 175184
Type of Feature Contribution: Non-Contributing, compatible

Feature: Plaque
Feature Identification Number: 175186
Type of Feature Contribution: Non-Contributing

Feature: Picnic Benches
Feature Identification Number: 175188
Type of Feature Contribution: Non-Contributing

Feature: Planters
Feature Identification Number: 175190
Type of Feature Contribution: Non-Contributing

Feature: Culverts
Feature Identification Number: 175192
Type of Feature Contribution: Non-Contributing

Feature: Fireplace behind House 8
Feature Identification Number: 175194
Type of Feature Contribution: Undetermined

Peace Garden Obelisk
Feature Identification Number: 175196
Type of Feature Contribution: Non-Contributing, compatible



Small-Scale Features: The Peace Rocks (feature 37), looking northwest, are located to the west of La Paz and directly adjacent to the railroad tracks. The three religious signs can be seen at the top (PWR, CL Program, 2014).



Small-Scale Feature: The broken glass and mementos from the sanitorium period there were scattered infront of the Peace Rocks (feature 37) were recently removed (PWR, CL Program, 2012).



Small-Scale Features: Ruins, looking northwest, show the remaining pieces of the structures Within the community garden area (PWR, CL Program, 2014).



Small-Scale Features: A concrete pad is located to the north of Villa La Paz, where a vehicular garage once stood. It was constructed in the 1930's (PWR, CL Program, 2014).



Small-Scale Features: The dry-stacked stone retaining walls define the picnic area just south of the Visitor Center (building 2) (PWR, CL Program, 2014).



Small-Scale Feature: This stone retaining wall, looking south, is located on the north side of the Dormitory (building 4) building, and provides a leveled are at the terminus of the adjacent paved driveway (PWR, CL Program, 2012).



Small-Scale Feature: Looking west, the stone wall running the perimter of the Chávez garden area is a combination of round river rock and concrete (PWR, CL Program, 2012).



Small-Scale Features: Looking north, an example of a stone retaining wall wthin the manufacutred housing area (PRW, CL Program, 2014).



Small-Scale Features: The memorial plaque to Lurther Burbank is located approximately 25 feet south of structure 21 (PWR, CL Program, 2014).



Small-Scale Features: Looking west at the fence that surrounds the community garden area (PWR, CL Program, 2014).



Small-Scale Features: Looking southwest, the chain-link fencing that surrounds the Chávez residential property can be seen just beyond the potted plants (PWR, CL Program, 2014).



Small-Scale Features: Looking south, the chain-link fence that forms the backyard for residence number 9 can be seen in the background. The fence includes a metal gate on the east side (PWR, CL Program, 2014).



Small-Scale Features: The playground, looking west, is located within the residential area and was constructed in 2003 (PWR, CL Program, 2012).



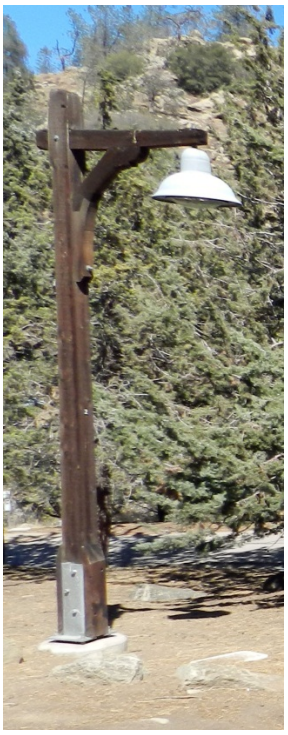
Small-Scale Features: Looking east, the stone fireplace and stone wall within the Chávez garden created a social gather area during the UFW (PWR, CL Program, 2014).



Small-Scale Features: Looking northwest residence 8 includes an outdoor stone fireplace within the backyard (PRW, CL Program, 2014).



Small-scale Features: One of the light posts added during the period of significance, near Cafeteria (building 7) (PWR, CL Program, 2012).



Small-scale Features: A contemporary light post along the entrance drive (PWR, CL Program, 2013).



Small-Scale Features: The obelisk at the center of the Peace Garden (feature 36) (PWR, CL Program, 2014).

Constructed Water Features

Constructed water features are any built features and elements which utilize water for aesthetic or utilitarian functions in the landscape. The monument has a series of constructed water features, ranging from purely utilitarian to purely aesthetic use.

Pool (non-contributing, compatible)
An open swimming pool exists approximately 400 feet southwest of Villa La Paz, on a crest of a hill, overlooking Villa La Paz. A chain-link fence is located around the pool's perimeter. 'Three Peaks' dominates the northern vista from the pool. The swimming pool was installed during the 1950s but fell into disuse during the 1960s. The pool was not used during the property's period of significance (per the NHL nomination).

Tehachapi Creek Dam / Reservoir (contributing)
Adjacent to the South Pump House (building 31), within Tehachapi creek, is the dam and reservoir. The dam is made of concrete and is faced with stone on the north side. The dam measures approximately 55 feet long, and is experiencing scour as well as erosion on both sides of the dam. In October 1932, during the period of Stony Brook Retreat, there was a large flood that overflowed the creek and dam and flooded the basement of the sanatorium. The dam was used during the period of significance.

Water tank – Feature 24 (contributing)
The water tank stands about 20 feet tall and is located on a prominent hill, just north of the Residential Area. Water is drawn from Tehachapi Creek via a pipeline to the water tank. After its construction in the 1970's, the water tank served as a measure of the water intake as well as an accurate reading of amount of rainfall.

Settling ponds (non-contributing, compatible)
Located on the northwest portion of site are multiple ponds, now filled with grasses, which were functional prior to the period of significance. The permit of sewage removal by the sanatorium was applied for during 1948. The sewage system included an outfall sewer from the hospital, Imhoff tank with skimming and gas collection, oxidation lagoons, and sludge drying beds. Any discharge to the creek was chlorinated. The area is surrounded by a barbed wire fence and two pump houses (buildings 33 and 34) are located to the southeast. The ponds were used during the period of significance and continue to be used today.

Fish Pond (non-contributing, compatible)
The remnants of a fish pond made of a three-tier mortared stone wall is located at the northeast corner of the Dormitory (building 4). A large pine tree is growing from the top tier, leaning towards the Dormitory building, and is creating major upheaval of the pond remnants as well as causing pine needle build-up. The top tier wall at the north measures 7 feet, middle tier measures 25 feet, and the third measures 22 feet. This pond is one of two, or possibly three, fish ponds on site that date to the sanatorium period. The ponds were created on rocky areas that were poor for gardening. The ponds were historically stocked with a variety of donated fish. The pond was used during the hospital period but not during the period of significance.

Features:

Feature: Tehachapi Creek Dam / Reservoir
Feature Identification Number: 175200
Type of Feature Contribution: Contributing

Feature: Water tank
Feature Identification Number: 175202
Type of Feature Contribution: Contributing
Alternate Structure Name: Feature 24

Feature: Pool
Feature Identification Number: 175204
Type of Feature Contribution: Non-Contributing, compatible

Feature: Settling ponds
Feature Identification Number: 175206
Type of Feature Contribution: Non-Contributing, compatible

Feature: Fish pond
Feature Identification Number: 175208
Type of Feature Contribution: Non-contributing, compatible



Constructed Water Feature: The swimming pool, looking northwest, was constructed during the 1950s (PWR, CL Program, 2014).



Constructed Water Features: The settling ponds, looking south, are located in the western half of the monument and were functional during the Sanatorium period and continue to be used today (PWR, CL Program, 2014).



Constructed Water Features: The Tehachapi creek dam, looking east, is located directly adjacent to the South Pump House (building 31) is constructed of concrete and lined with stone on the northern side (PWR, CL Program, 2014).



Constructed Water Features: Looking north, what remains of the fish ponds includes three tiers of stone and concrete walls and metal water pipes (PWR, CL Program, 2014).

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 8/25/2014

Condition Assessment Explanatory Narrative:

Through the analysis and evaluation of landscape characteristics and features, it has been determined that the La Paz is in "Fair" condition. The landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to poor condition. The historic district could benefit from an Interim Treatment Plan (ITP) that addresses all of the impacts identified in the list below. This plan can also clarify vegetation management issues (pruning, conifer encroachment, speciation, and Naturalist's Residence landscape), signage consistency, and the historic compatibility of utility barriers.

Impacts

Type of Impact: Deferred Maintenance

Impact Description: Due to the large numbers of historic features within La Paz, in addition to shortages of materials and manpower to care for them, many of the buildings, structures, roads, sidewalks, paths, walls, vegetation, drainage, and fences are deteriorating. If action is not taken within the next year or two, some of these features could be lost. Many of the wood buildings are susceptible to damage by rain and pests. Rock walls are also deteriorating due to pests.

Type of Impact: Impending Development

Impact Description: Redevelopment of areas both within and adjacent to the monument have the potential to diminish the integrity of the historic district.

Type of Impact: Adjacent Lands

Impact Description: BNSF Railroad double track project has the potential to increase noise due to significant increases in the number of trains per day traveling adjacent to the property.

Type of Impact: Erosion

Impact Description: Erosion around the financial management building (building 5), dormitory (building 4), and house 8 is causing damage to the buildings. Additional erosion is damaging the entrance road creek crossing, and the area to the north of the North Unit (building 28). Hillside is eroding from under buildings 5 and 8.

At the dormitory, severely clogged drainage on the northeast side of the building, which also drains towards the building instead of away; broken windows through the building; the row of cypress on the east side of the building are growing into the gutters and fascia boards at the eaves of the building; there are hole under the eaves; there is evidence of moisture in the walls from the surface mildew; erosion.

Type of Impact: Fire

Impact Description: Potential for fire is high during the summer due to grasses and lack of water on site.

Type of Impact: Inappropriate Maintenance

Impact Description: Removal of historic artifacts around the Peace Rocks (feature 37) and grading of unpaved roads is causing damage to historic features and diminishes the integrity of the features.

Type of Impact: Neglect

Impact Description: Contributing buildings need to be mothballed to prevent pest and weather damage. Foundation plantings around the dormitory (building 4) and the cafeteria (building 7) are in poor health. Trees along roads need to be assessed by an arborist and replaced as needed. Retaining walls need to be repaired to maintain their integrity.

Type of Impact: Pruning Practices/Deferred Maintenance

Impact Description: Pruning of the vegetation along the west side of the visitor center (building 2) should be done in a uniform way to maintain the integrity of the plantings along the sidewalk. The cypress along the east of the dormitory (building 4) need to be pruned back and/or removed to prevent further damage to the building.

Type of Impact: Pests/Diseases

Impact Description: Woodpeckers, ground squirrels, wild rabbits, badgers, and wild boar are causing damage to foundation plantings, lawns, gardens, and retaining walls.

Type of Impact: Poor Security/Lighting

Impact Description: Areas outside of the entrance and Visitor Center (building 2) are not well lit.

Type of Impact: Structural Deterioration

Impact Description: There is structural deterioration of the Quonset Hut (building 1), Dormitory (building 4), and house 11.

Type of Impact: Vandalism/Theft/Arson

Impact Description: There is continued vandalism to the dormitory (building 4), and to the ruins located at the northeast corner of the property.

Type of Impact: Vegetation/Invasive Plants

Impact Description: There are four vegetation management issues: 1) Several large trees in proximity to buildings and public areas appear to be in poor condition and present potential hazards to people and buildings. A number of trees have the potential to drop limbs or uproot sidewalks and building foundations. An example of this is the pine tree that is partially uprooted and leaning over the Dormitory (building 4); 2) There are foundation plantings that either have been planted too close to buildings or have grown unmaintained, causing damage to buildings and structures. An example of this problem is in front of the Dormitory (building 4) building where a row of cypress rest against the building's foundation, walls, and eaves; 3) The are invasive Trees of Heaven that are sprouting to the west of the dormitory (building 4) causing damage to the retaining walls in the area; 5) There are areas of consistently wet soil within the dripline of the oaks adjacent to lawns and gardens, causing the oaks to rot at their base.

Stabilization Measures:

Buildings: Historic buildings should be assessed and repaired to prevent further deterioration and protect them from the elements and pests. Replace rotted portions of wood structures. Damaged siding should repaired and all siding should be painted. Major structural deficiencies should be repaired. Rain gutters and downspouts should be inspected annually, and leaking joints repaired, all gutters cleaned of vegetation and other debris, and ensure that animal burrows do not undermine foundations.

Circulation: Pedestrian paths need to be repaired where it has failed due to weather and/or vegetation. Clear vegetation and soil from paved circulation. Clean and repair gutters along entry road.

Retaining walls: Repair damage to historic retaining walls by resetting existing stones with new mortar ensuring the appropriate color mortar is used in the repair. Reset stones in walls that are not mortared. Address pest and erosion to ensure walls stay in existing alignment.

Vegetation: Have arborist assess health of trees along roads. Remove pine between Dormitory (building 4) and Administration (building 18). Remove cypress in front of Dormitory (building 4). Investigate the effects to the oaks by the walkways within their dripline.

Treatment

Approved Treatment: None

Approved Treatment Document: None

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Appendix A: Plant Lists

Villa La Paz 1975 Planting Plan (with numbers of proposed and existing trees)

Existing Trees:

Oak (*Quercus douglasii)*	(6)
Deodar Cedar (*Cedrus deodara)*	(7)

Proposed Trees:

Black Locust (*Robinia pseudoarcacia)*	(1)
Tulip Tree (*Liriodendron tulipifera)*	(1)
Purple Plum (*Prunus cerasifera)*	(4)
Mulberry (*Moris alba)*	(7)
Arizona Smooth Bark Cypress (*Cupressus glabra)*	(1)
Olive (*Olea europaea)*	(1)
Persian Silk Tree (*Albizia julibrissin)*	(1)
White Walnut (*Juglans cineerea)*	(5)

Species Identified During September 2013 Fieldwork

California Blue Oak (*Quercus douglasii)*: located throughout the monument

Foothill Pine (*Pinus sabiniana)*: located on hilltops

Moonflower (*Datura wrightii)*: located throughout the monument

Oregon White Oak (*Quercus garryana)*: located throughout the monument

Tree of Heaven (*Ailanthus altissima)*: located on north facing hillsides

Desert Fan Palm (*Washingtonia filifera)*: located in residential area

Western Sycamore (*Platanus racemosa)*: located in creek bed

Lombardi Poplar (*Populus nigra)*: located in Desert Garden

Arizona Cypress (*Hesperocyparis arizonica)*: located in entrance and residential area

Desert Willow (*Salix geyeriana)*: located in creek bed

Appendix B: 11x17-inch Site Plan

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Existing Conditions Site Plan - 1 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



Contributing and Non-Contributing Resources

1	Quonset Hut (C)
2	Visitor Center (NC)
3	Chavez Memorial Garden (C)
4	Dormitory (C)
5	Financial Management (C)
6	Trust Funds Management (C)
7	Cafeteria (C)
8	House C)
9	House (C)
10	Storage Unit (C)
11	House (C)
12	House (C)
13	House (C)
14	Chávez House (C)
15	Storage Unit (C)
16	Storage Unit (C)
17	Storage Unit (C)
18	Administration (C)
19	Playground (NC)
20	House (C)
21	Manufactured Housing (C)
22	Manufactured Housing (C)
24	Water Tank (C)
25	Satellite dishes (2) (C)
27	Swimming Pool (NC)
28	North Unit (C)
29	Garage ruin (C)
30	Road system (C)
31	South Pump House (C)
32	Boiler Room (C)
33	Pump House 1 (C)
34	Pump House 2 (C)
35	Hilltop Shack (C)
36	Peace Garden (NC)
37	Peace Rocks (C)

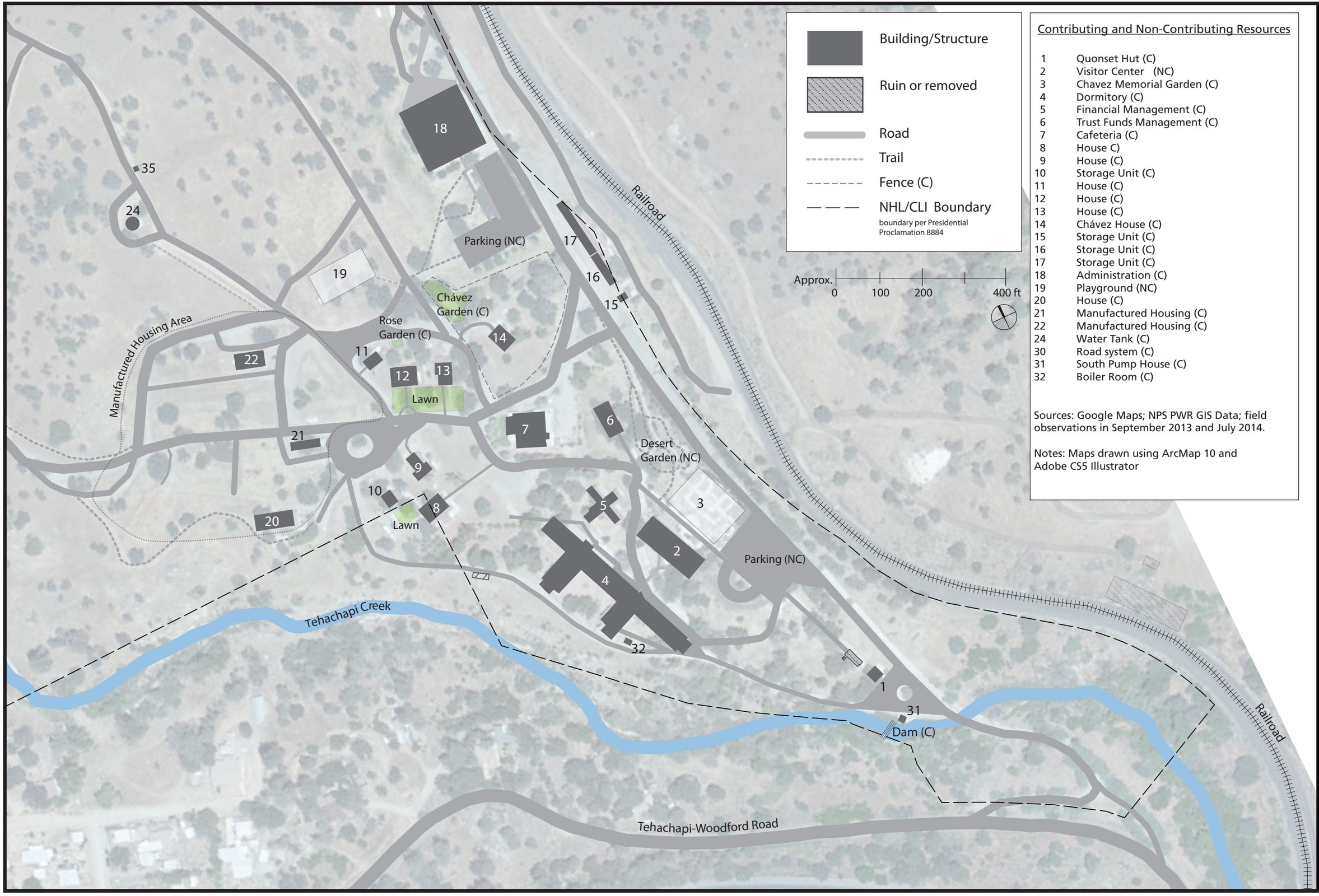
Sources: Google Maps; NPS PWR GIS Data; field observations in September 2013 and July 2014.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Existing Conditions Site Plan - 2 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program |November 2014



Contributing and Non-Contributing Resources

1	Quonset Hut (C)
2	Visitor Center (NC)
3	Chavez Memorial Garden (C)
4	Dormitory (C)
5	Financial Management (C)
6	Trust Funds Management (C)
7	Cafeteria (C)
8	House C)
9	House (C)
10	Storage Unit (C)
11	House (C)
12	House (C)
13	House (C)
14	Chávez House (C)
15	Storage Unit (C)
16	Storage Unit (C)
17	Storage Unit (C)
18	Administration (C)
19	Playground (NC)
20	House (C)
21	Manufactured Housing (C)
22	Manufactured Housing (C)
24	Water Tank (C)
30	Road system (C)
31	South Pump House (C)
32	Boiler Room (C)

Sources: Google Maps; NPS PWR GIS Data; field observations in September 2013 and July 2014.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Existing Conditions Site Plan - 3 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014

Contributing and Non-Contributing Resources

27	Swimming Pool (NC)
28	North Unit (C)
29	Garage ruin (C)
30	Road system (C)
36	Peace Garden (NC)
37	Peace Rocks (C)

Sources: Google Maps; NPS PWR GIS Data; field observations in September 2013 and July 2014.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Building/Structure

Ruin or removed

Road

Trail

Fence (C)

NHL/CLI Boundary

boundary per Presidential Proclamation 8884

Approx. 0 100 200 400 ft

Community Garden (C)

Tweedy Creek

Railroad

29

28

36

37

27

Lawn

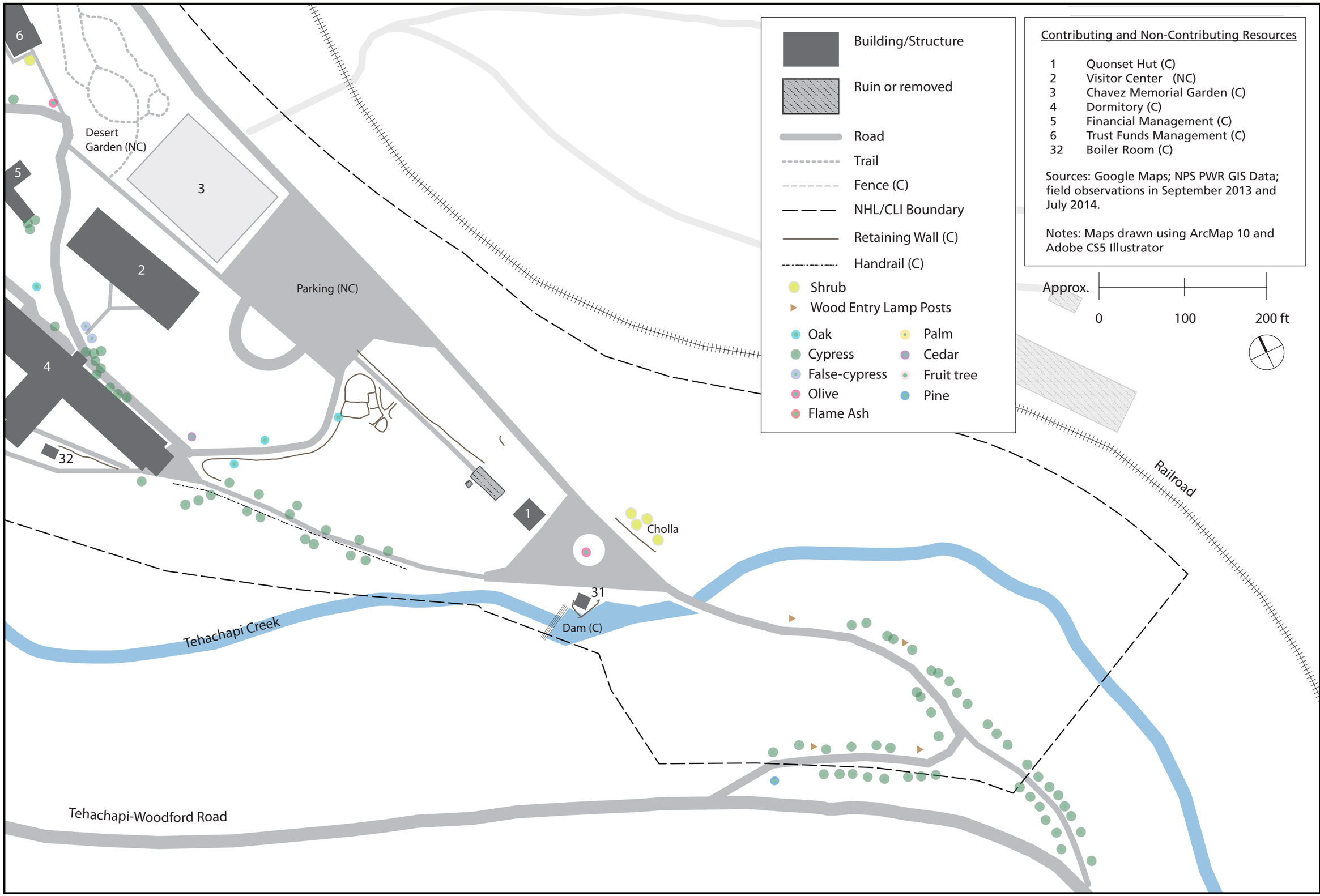
Lawn

Parking (NC)

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Existing Conditions Vegetation Plan - Entrance Area

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



Contributing and Non-Contributing Resources

1	Quonset Hut (C)
2	Visitor Center (NC)
3	Chavez Memorial Garden (C)
4	Dormitory (C)
5	Financial Management (C)
6	Trust Funds Management (C)
32	Boiler Room (C)

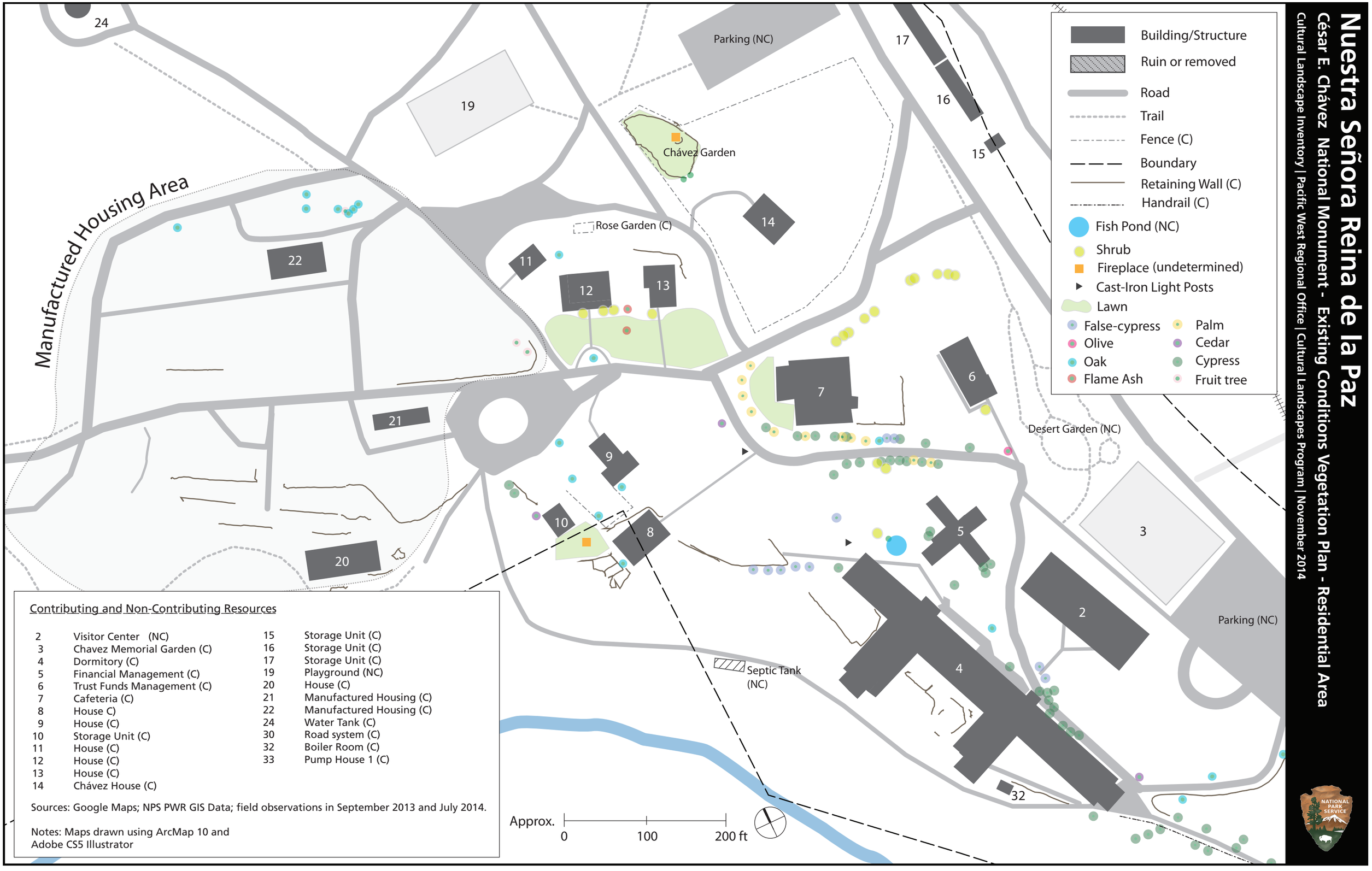
Sources: Google Maps; NPS PWR GIS Data; field observations in September 2013 and July 2014.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Existing Conditions Vegetation Plan - Residential Area

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



Contributing and Non-Contributing Resources

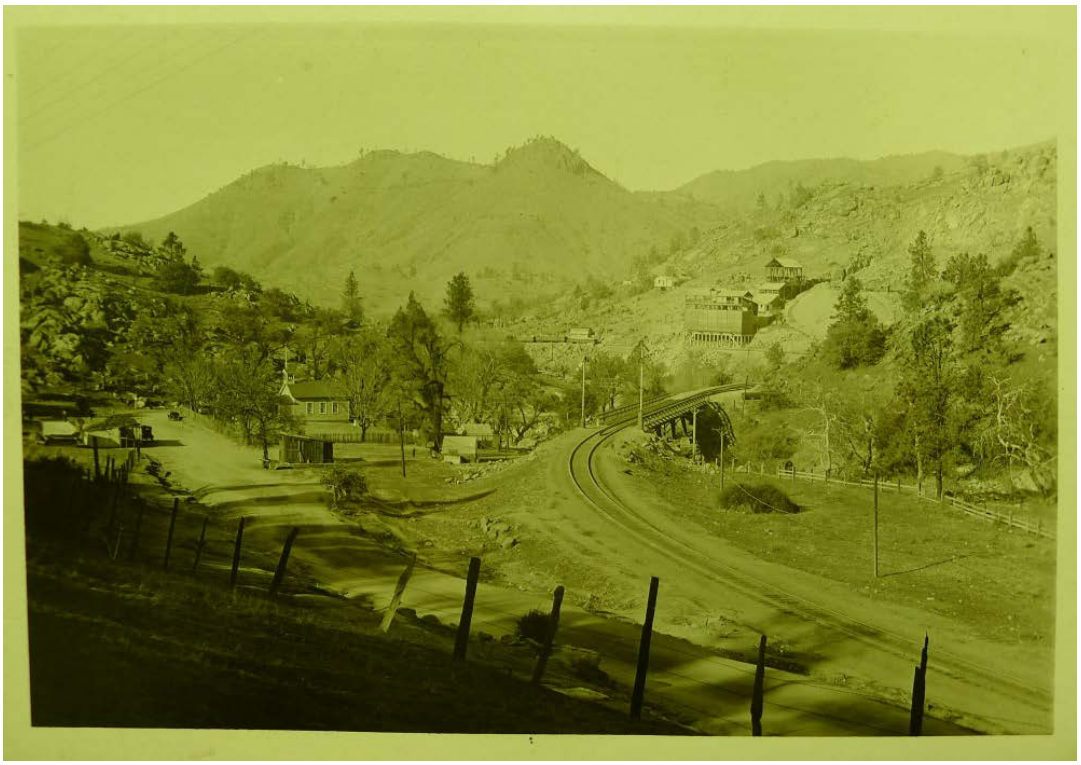
2	Visitor Center (NC)	15	Storage Unit (C)
3	Chavez Memorial Garden (C)	16	Storage Unit (C)
4	Dormitory (C)	17	Storage Unit (C)
5	Financial Management (C)	19	Playground (NC)
6	Trust Funds Management (C)	20	House (C)
7	Cafeteria (C)	21	Manufactured Housing (C)
8	House C)	22	Manufactured Housing (C)
9	House (C)	24	Water Tank (C)
10	Storage Unit (C)	30	Road system (C)
11	House (C)	32	Boiler Room (C)
12	House (C)	33	Pump House 1 (C)
13	House (C)		
14	Chávez House (C)		

Sources: Google Maps; NPS PWR GIS Data; field observations in September 2013 and July 2014.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Appendix C: Historic and Contemporary Photograph Analysis

Appendix C: Historical and contemporary comparison photos



No Date (Town and Communities, Keene, Kern County, Box 130, Kern County Museum).



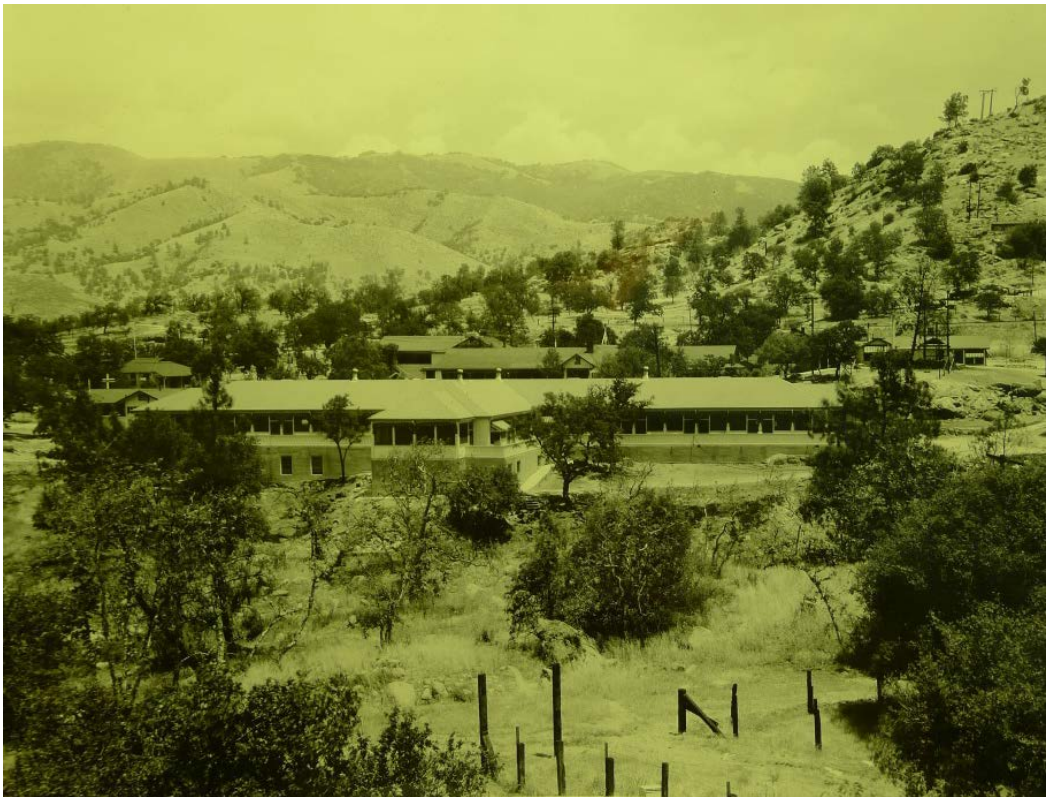
2014 (NPS).



1926 (Town and Communities, Keene, Kern County, Box 130, Kern County Museum).



2014 (NPS).



1928



2014



1941(San Joaquin Valley Library System collection).



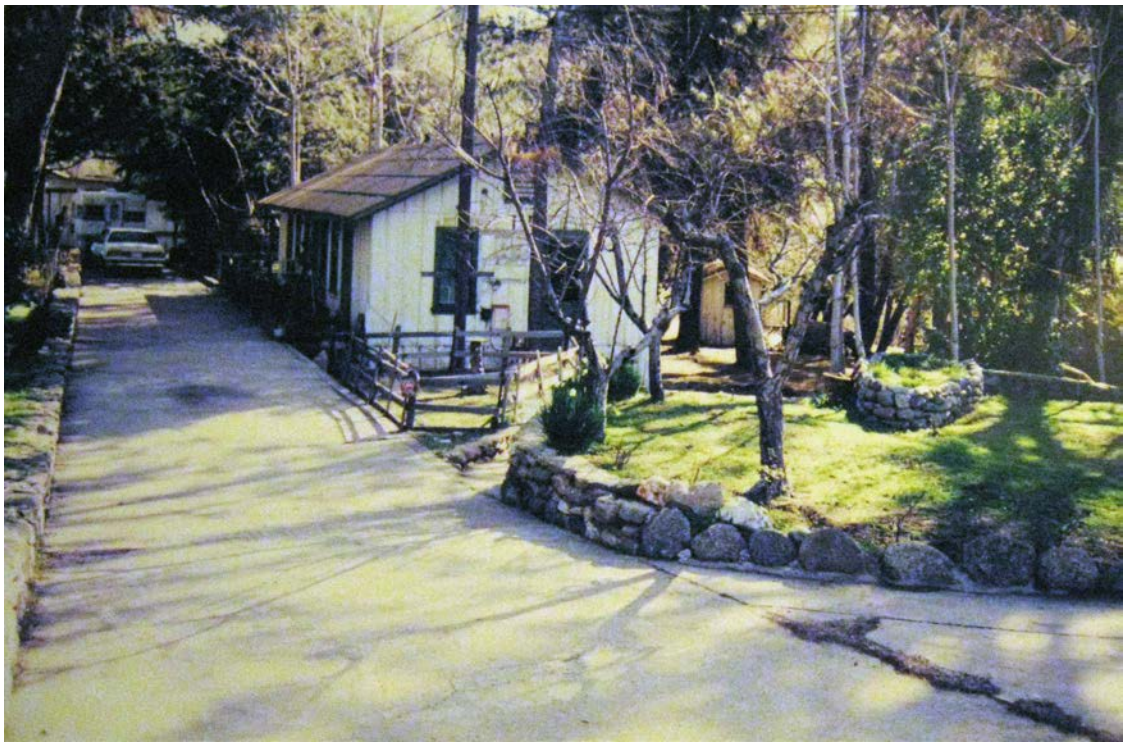
2014



1942 (Kern County Library Online Archives).



2014 (NPS).



1991 (Dolores Velasco).



2014 (NPS).



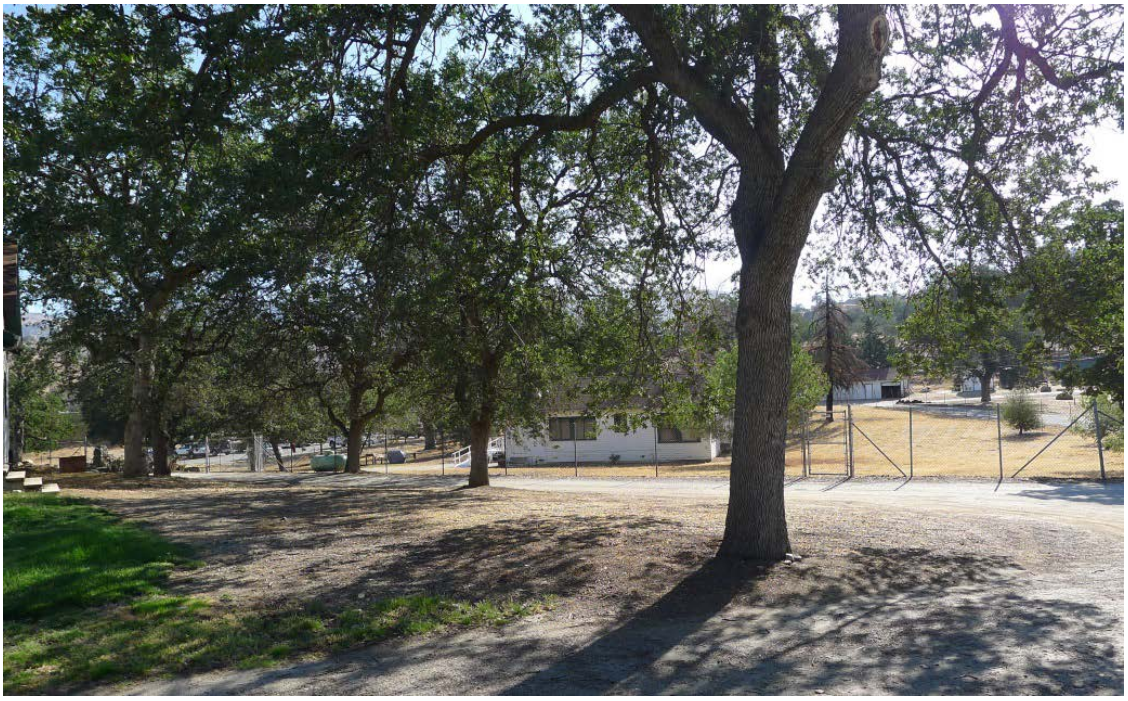
1991 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



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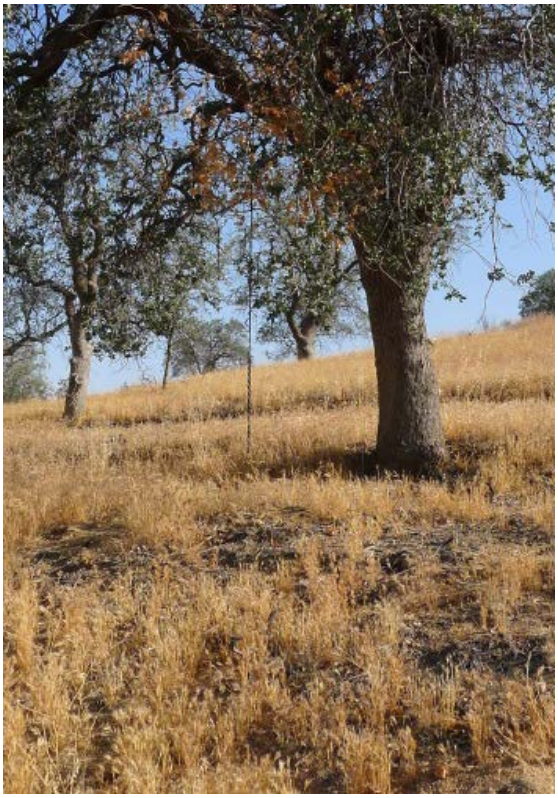
1993 (Mary Mecartney).



2014 (NPS).



1993 (Mary Mecartney).



2014 (NPS).



February 1995 (Dolores Velasco).



2013 (NPS).

Appendix D: Preservation Maintenance Recommendations

Appendix D: Preservation Maintenance Recommendations



Resource Name: **Financial Building (Building 5)**

Deficiency: Wood board and batten siding and base structural components have deteriorated due to deferred maintenance, weathering, and pest infestation. The foundation appears to be unsound.

Deferred Preservation Maintenance need: The goal is to preserve the buildings' foundation and structural components, preventing further deterioration and protecting it from the elements and pests. Replace rotted portions of wood structure, damaged siding should be repaired and all siding should be painted. Rain gutters needs to be reattached and repaired where leaking joints occur. Consult with architect about structural integrity of building.

Recurring Preservation Maintenance need: Annually inspect building foundation for deterioration and repair as needed to maintain a structurally sound building. Major structural damages should be repaired. Repaint exterior as needed with approved paint color. Rain gutters and downspouts should be inspected annually, and all gutters cleaned of vegetation and other obstructions.



Resource Name: **CECH Entry Road Drainage**

Deficiency: Concrete road drains are deteriorating within the entry are, due to hillside erosion and weathering. The goal is to preserve the structure and functionality of the drains.

Deferred Preservation Maintenance need: Remove soil and debris from drain. Where concrete is failing entirely and interfering with draining function, remove and replace section with paved concrete. Hillside bank must be stabilized to prevent further erosion to drain and road. Consult with engineer or architect for best stabilization approach for the entry area before modifying existing conditions.

Recurring Preservation Maintenance need: Annually inspect drainage and remove any additional debris and soil. Inspect hillside stabilization for structural integrity, and record any changes. Annually assess functionality of drainage system and repair as needed.



Resource Name: **Cypress (located on east side of dormitory building)**

Deficiency: Cypress appears in declining in health. Individual limbs appear dead and may be hazardous. The goal is to stabilize the structural integrity of the trees and increase the conditions that promote healthy growth.

Deferred Preservation Maintenance need: Consult with a horticulturalist or certified arborist to inspect and assess the Cypress trees, and make recommendations for immediate stabilization and long term maintenance. Remove tree if necessary.

Recurring Preservation Maintenance need: Regular watering and mulching to prevent similar future conditions among the vegetation.



Resource Name: **Cypress (located on west side of visitor center)**

Deficiency: Two cypress have been pruned incorrectly. The goal is to restore shape and structure of trees to reflect historic character of the vegetation, which entails more symmetrical shapes, while preventing any decline in vegetation health.

Deferred Preservation Maintenance need: Consult with a horticulturalist or certified arborist to inspect and assess the Cypress trees. Develop a pruning plan that includes consistent assessment and reassessment of the vegetation, and proper pruning techniques. Begin proper pruning technique.

Recurring Preservation Maintenance need: Annually inspect trees to assess growth and areas for more or less pruning. Continue developed pruning plan until vegetation reaches historic character goals.



Resource Name: **CECH Dormitory drainage (Building 4, northeast side)**

Deficiency: Existing drainage system has allowed all stormwater to drain to foundation of building 4 and has produced significant erosion as well as water damage to the building.

Deferred Preservation Maintenance need: The goal is to preserve the existing structure by creating drainage that diverts water from building foundations and exterior walls. Existing erosion needs to be stabilized, and debris and excess soil needs to be removed. Consult with expert for new drainage system location, design and construction. Structure needs to be assessed for integrity, and needs to be stabilized. Consult with architect for exact procedures, but major structural damages should be repaired. Assess for animal burrows that undermine structural foundations.

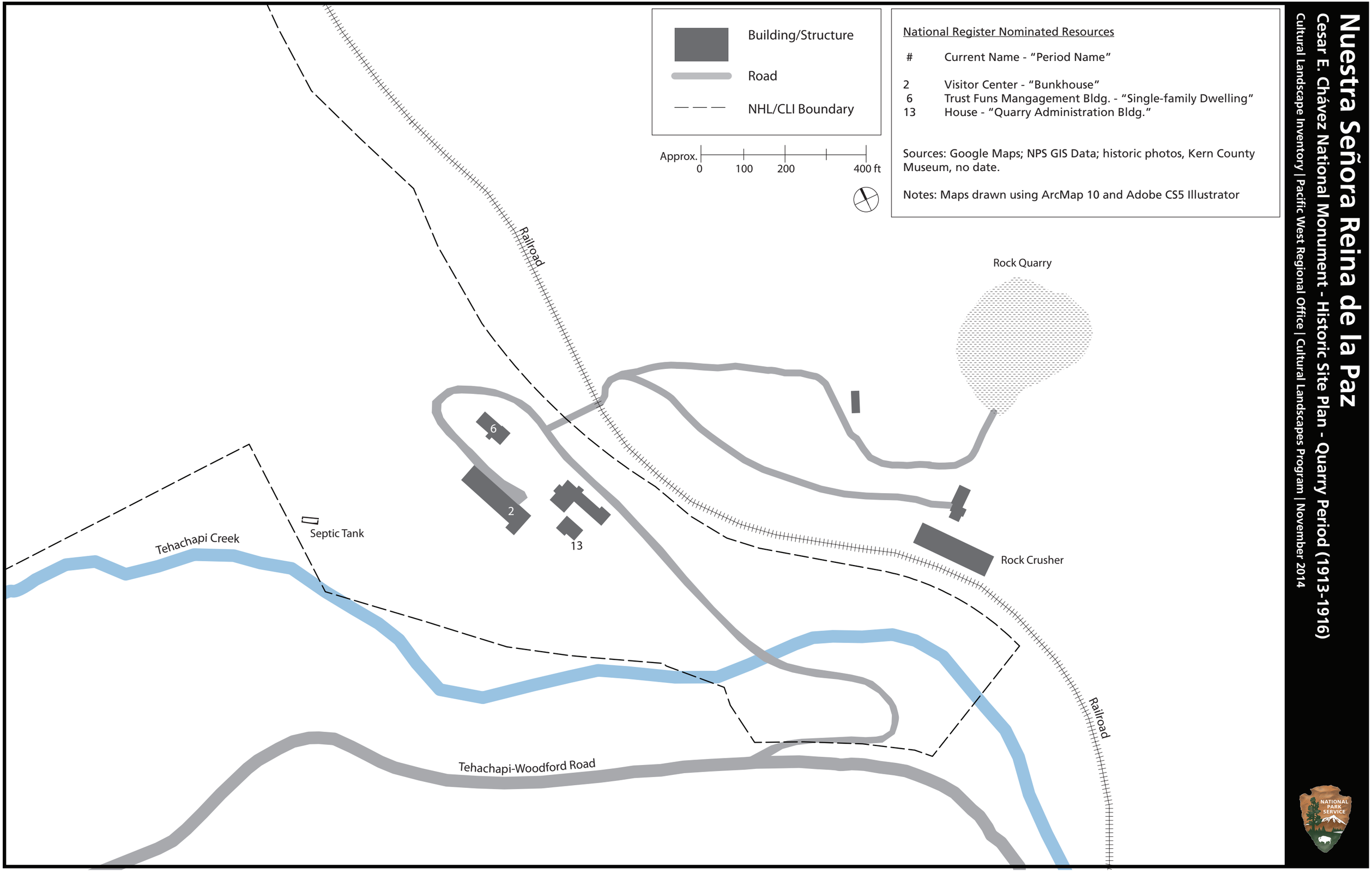
Recurring Preservation Maintenance need: Annually inspect building foundation for soil build up and remove as needed. Annually assess new drainage system for functionality and condition assessment.

Appendix E: Period Plans

Nuestra Señora Reina de la Paz

Cesar E. Chávez National Monument - Historic Site Plan - Quarry Period (1913-1916)

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



National Register Nominated Resources

#	Current Name - "Period Name"
2	Visitor Center - "Bunkhouse"
6	Trust Funs Mangagement Bldg. - "Single-family Dwelling"
13	House - "Quarry Administration Bldg."

Sources: Google Maps; NPS GIS Data; historic photos, Kern County Museum, no date.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument -Historic Site Plan -Stony Brook Retreat Period (1917-1969)

1 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014

See Stoney Brook Period Plan 3

See Stoney Brook Period Plan 2

Tweedy Creek

Tehachapi Creek

Tehachapi-Woodford Road

Railroad

Swimming Pool

Septic Tank

Quarry

28

National Register Nominated Resources

#	Current Name - "Period Name"
2	Visitor Center - "Infirmary"
4	Dormitory - "Hospital"
5	Financial Management Bldg. -"Children's hospital"
6	Trust Funds Management Bldg. - "Nurse's Quarters"
7	Cafeteria Bldg. - "Kitchen"
8	House
9	House
10	Storage Unit
12	House - "Schoolhouse"
13	House
14	Chavez House - "Residence"
16	Storage Unit
17	Storage Unit
28	North Unit - "Preventorium"

Sources: Google Maps; NPS GIS Data; NHL Nomination; historical photos, Kern County Museum; historic plans, 1932 and no date.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Building/Structure

Addition to structure

Ruin or removed

Previous location of relocated structure

Road

NHL/CLI Boundary

Approx. 0 200 400 ft

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Historic Site Plan - Story Brook Retreat Period (1917-1969) - 2 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014

Building/ Structure

Addition to structure

Ruin or removed

Previous location of relocated structure

Road

NHL/CLI Boundary

National Register Nominated Resources

#	Current Name - "Period Name"
2	Visitor Center - "Infirmary"
4	Dormitory - "Hospital"
5	Financial Management Bldg. -"Children's hospital"
6	Trust Funds Management Bldg. - "Nurse's Quarters"
7	Cafeteria Bldg. - "Kitchen"
8	House
9	House
10	Storage Unit
12	House - "Schoolhouse"
13	House
14	Chavez House - "Residence"
16	Storage Unit
17	Storage Unit

Sources: Google Maps; NPS GIS Data; NHL Nomination; historical photos, Kern County Museum; historic plans, 1932 and no date.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Approx.
0 100 200 400 ft

Railroad

Septic Tank

Tehachapi Creek

Tehachapi-Woodford Road

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Historic Site Plan - Story Brook Retreat Period (1917-1969) - 3 of 3
Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014

Building/Structure

Road

NHL/CLI Boundary

National Register Nominated Resources

#	Current Name - "Period Name"
28	North Unit - "Preventorium"

Sources: Google Maps; NPS GIS Data; NHL Nomination; historical photos, Kern County Museum; historic plans, 1932 and no date.

Notes: Maps drawn using ArcMap 10 and Adobe CS5 Illustrator

Approx. 0 100 200 400 ft

Tweedy Creek

28

Swimming Pool

Railroad

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Historic Site Plan - UFW Period (1970-1993) - 1 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



Building/Structure

Ruin or removed

Manufactured Housing

Road

Trail

Fence

NHL/CLI Boundary

National Register Nominated Resources

1	Quonset Hut
2	Visitor Center
4	Dormitory
5	Financial Management Bldg.
6	Trust Funds Management Bldg.
7	Cafeteria Bldg.
8	House
9	House
10	Storage Unit
12	House
13	House
14	Chavez House
15	Storage Unit
16	Storage Unit
17	Storage Unit
18	Admin. Bldg.
20	House
21	Manufactured Housing
22	Manufactured Housing
23	Manufactured Housing
24	Water Tank
26	Telecom. Bldg.
28	North Unit
31	South Pump House
32	Boiler Room
33	Pump House 1
34	Pump House 2
35	Hilltop Shack
37	Peace Rocks

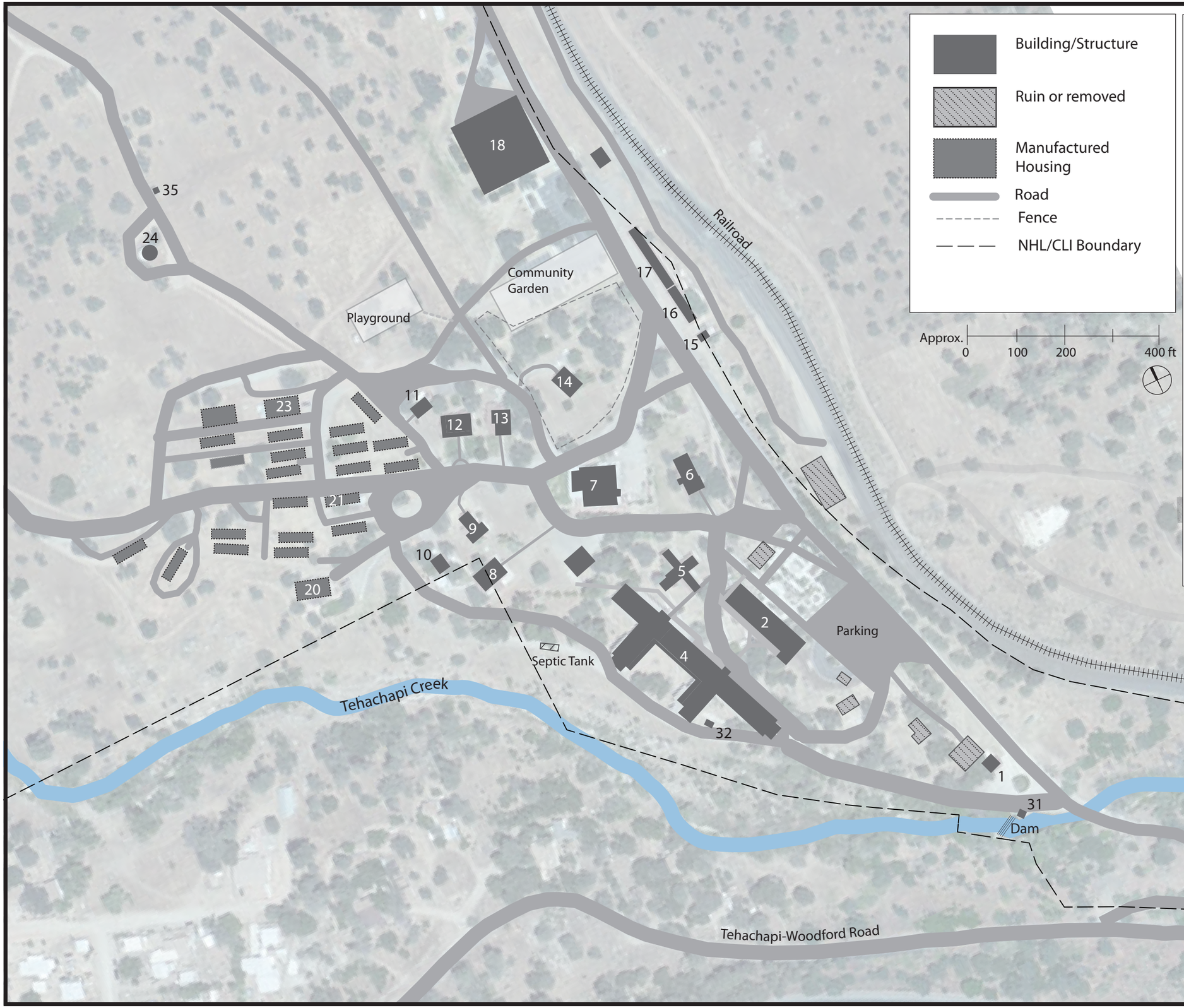
Sources: Google Maps; historic photos, Mary McCarthy, 1990's; historic plans, 1976, 1984, no date.

Note: Map drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Historic Site Plan - UFW Period (1970-1993) - 2 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014



National Register Nominated Resources

1	Quonset Hut
2	Visitor Center
4	Dormitory
5	Financial Management Bldg.
6	Trust Funds Management Bldg.
7	Cafeteria Bldg.
8	House
9	House
10	Storage Unit
12	House
13	House
14	Chavez House
15	Storage Unit
16	Storage Unit
17	Storage Unit
18	Admin. Bldg.
20	House
21	Manufactured Housing
23	Manufactured Housing
24	Water Tank
31	South Pump House
32	Boiler Room
35	Hilltop Shack

Sources: Google Maps; historic photos, Mary McCarthy, 1990's; historic plans, 1976, 1984, no date.

Note: Map drawn using ArcMap 10 and Adobe CS5 Illustrator

Nuestra Señora Reina de la Paz

César E. Chávez National Monument - Historic Site Plan - UFW Period (1970-1993) - 3 of 3

Cultural Landscape Inventory | Pacific West Regional Office | Cultural Landscapes Program | November 2014

Railroad

Community Garden

Tweedy Creek

28

37

Swimming Pool

Building/Structure

Ruin or removed

Road

NHL/CLI Boundary

National Register Nominated Resources

28 North Unit
37 Peace Rocks

Sources: Google Maps; historic photos, Mary McCarthy, 1990's; historic plans, 1976, 1984, no date.

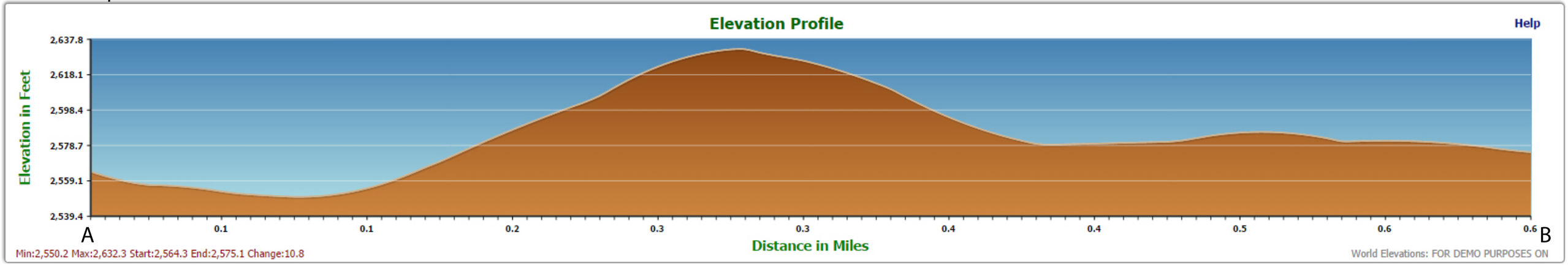
Note: Map drawn using ArcMap 10 and Adobe CS5 Illustrator

Approx.
0 100 200 400 ft

Appendix F: Profiles



Elevation profile from southwest to northeast





Elevation profile from southeast to northwest

