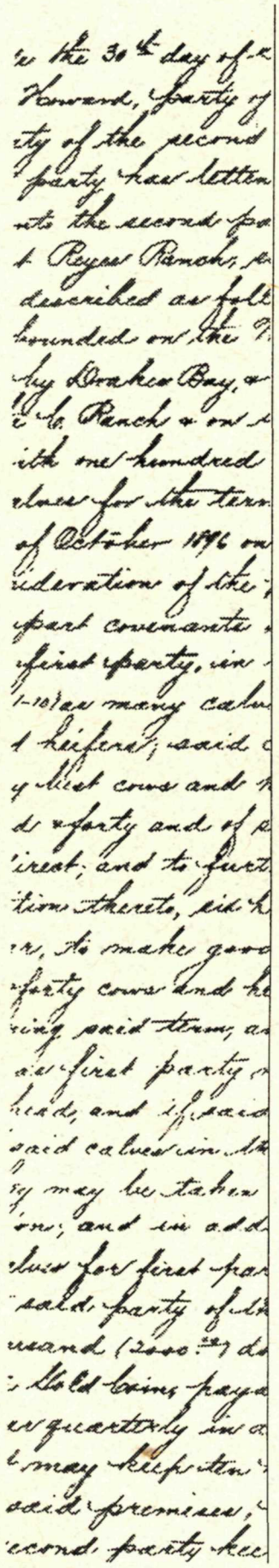

RANCHING ON THE POINT REYES PENINSULA

A History of the Dairy and Beef Ranches Within Point Reyes National Seashore, 1834-1992

by D. S. (Dewey) Livingston
HISTORIAN, POINT REYES NATIONAL SEASHORE

HISTORIC RESOURCE STUDY
NATIONAL PARK SERVICE
POINT REYES NATIONAL SEASHORE

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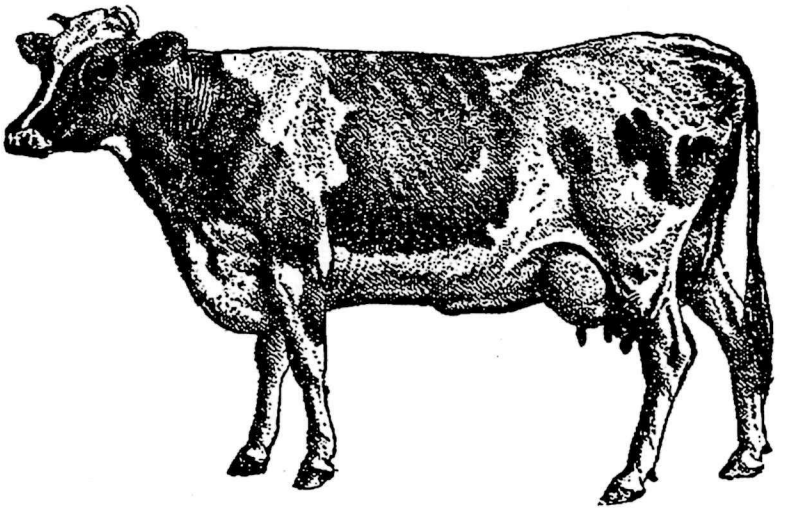

by D. S. (Dewey) Livingston
HISTORIAN, POINT REYES NATIONAL SEASHORE

HISTORIC RESOURCE STUDY
POINT REYES NATIONAL SEASHORE

NATIONAL PARK SERVICE
POINT REYES STATION, CALIFORNIA
JULY 1993

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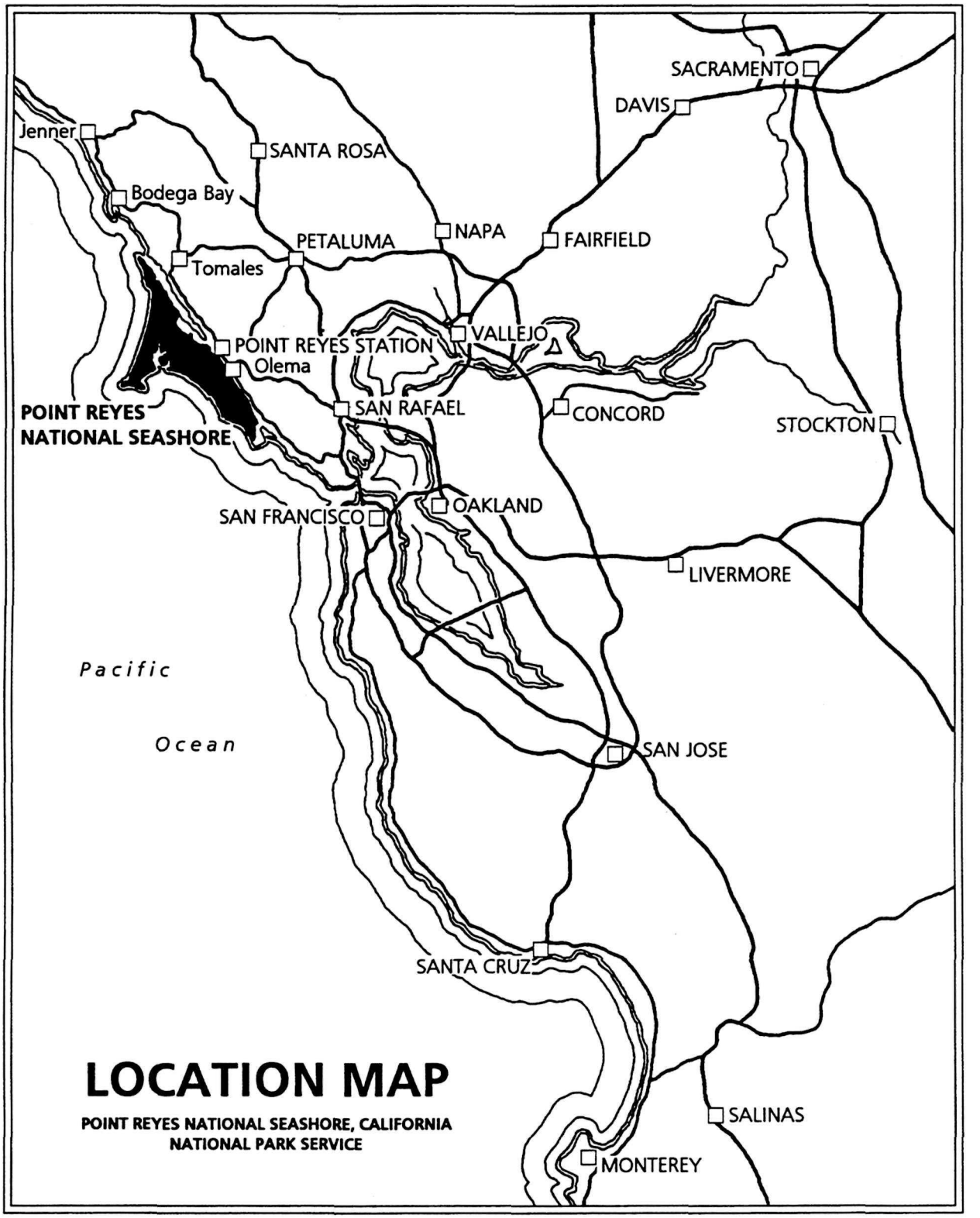

SACRAMENTO
DAVIS
Jenner
SANTA ROSA
Bodega Bay
PETALUMA
NAPA
FAIRFIELD
Tomales
VALLEJO
POINT REYES STATION
Olema
POINT REYES
NATIONAL SEASHORE
SAN RAFAEL
CONCORD
STOCKTON
OAKLAND
SAN FRANCISCO
LIVERMORE
Pacific
Ocean
SAN JOSE
SANTA CRUZ
SALINAS
MONTEREY
LOCATION MAP
POINT REYES NATIONAL SEASHORE, CALIFORNIA
NATIONAL PARK SERVICE

ADMINISTRATIVE SECTION

Point Reyes National Seashore, authorized by Congress in 1961-1962 and signed into legislation by President John F. Kennedy on September 13, 1962, covers approximately 70,000 acres of the Point Reyes Peninsula and adjacent waters in western Marin County, a 40-mile drive north from San Francisco, California. At the time of park authorization, approximately 27 working ranches existed on the peninsula; at the turn of the century there were about 40 dairy ranches, most of which were named with the letters A to Z. Today there are seven dairy ranches and five beef or replacement cow ranches remaining in operation on the Point, with three additional grazing permits on former ranch sites and one non-historic cattle/sheep ranch. These former privately-owned ranches that are the primary subjects of this study were purchased between 1963 and 1976 by the National Park Service, an agency of the United States Department of the Interior, and are now operated under various terms known as Reservations of Use and Occupancy, Leases, and Special Use Permits with the National Park Service. The ranches comprise approximately 21,000 acres of Point Reyes National Seashore, almost all in the North District of the park.

A previous Historic Resource Study, "A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California," prepared in 1980 by Anne Coxe Toogood, touched on the ranching history and provided fairly detailed histories of two ranches. That study, however, focused on the two parks in general and did not provide enough coverage of the ranching history and resources to adequately assist day-to-day management, planning and interpretation of the Point Reyes ranches. The purpose of this report is to fill those gaps with a detailed, ranch-by-ranch history and evaluation. Research methods included site inventories, interviews of current and former ranch occupants both on-site and off-site, and extensive archival research. While investigations into some of the individual ranches yielded great detail, others were more elusive; for instance, there exists much archival and anecdotal information on the Home Ranch, while the M Ranch history is comparatively lacking in detail. Hopefully, information will surface to supplement the data in this document.

This Historic Resource Study focuses on the A to Z ranches, of which 15 remain in some operable form, and four ranches that were not part of the A to Z tenant system but are today within park boundaries. Six ranches included in the

following study are no longer active in agriculture, but retain historic resources and varying levels of integrity: Laguna Ranch, of which only the house and a shed remains, is operated as a concession by American Youth Hostels; W (Bear Valley) Ranch is now the administrative headquarters for Point Reyes National Seashore; Pierce Ranch, listed on the National Register of Historic Places, has been restored for interpretation of the area's ranching past, with the dwelling in use as park housing; Hagmaier Ranch is used for park housing and storage; Teixeira Ranch is leased by the former owners for residential purposes, with one unit in use as park housing; and the major elements of the Commonweal (Nott) Ranch are used by that organization for housing. Nineteen cleared sites of the former historic ranches in the park are dealt with in this study briefly.

This Historic Resource Study has been funded and produced within the park, funding primarily coming from Special Use Permit fees during FY 1989-90 and Columbus Quincentennial funds during FY 1991-92. It was completed while the author was working as an LCS Historian at Golden Gate National Recreation Area.

Research has revealed that the entire area within the boundaries of Point Reyes National Seashore has had significant historic ranching activity, and therefore may be eligible for listing in the National Register of Historic Places as a regionally significant historic district and/or cultural landscape. Further study and inventory of the cultural landscape of Point Reyes is recommended.

This Historic Resource Study will fulfill the requirements of the National Park Service Management Policies and NPS-28, Cultural Resources Management Guidelines, concerning proposals to affect cultural resources. It accomplishes the inventory, identification, and evaluation of historical resources within the park's ranching zones to comply with Executive Order 11593, "Protection and Enhancement of the Cultural Environment." The study will also assist the National Park Service in compliance with Section 106 of the National Historic Preservation Act of 1966 and in the associated consultation process with the State Historic Preservation Officer. It is intended as a complete narrative history of ranching on Point Reyes, providing basic reference material for planners, resource managers, and interpreters to facilitate the proper care, interpretation and management of these cultural properties within Point Reyes National Seashore.

Research notes, materials, and photographs have been deposited in the files and archives at Point Reyes National Seashore.

ACKNOWLEDGEMENTS

Despite its status as a National Park, much of the Point Reyes Peninsula retains its historic rural ranching character. Dairy and beef ranches, many with pioneer structures evident, continue to operate in the North District of the park under the operation of families who have been here for generations. The proposal of a Point Reyes National Seashore in 1958-1962 created a great deal of controversy, felt most deeply on these ranches; at odds were the federal government, local naturalists and national public land proponents versus local landowners, tax groups, and ranchers. The latter had been enjoying the freedom of ownership after having witnessed their fathers struggle to throw off the bonds of tenancy. It was not an easy time for the families concerned. Now, thirty years later, the participants in the park debate have made peace and coexist remarkably well.

Since creation of the park, more than half of the ranching families remain, and to them I give my heartfelt thanks. Rarely does one find such old-fashioned hospitality and sincere interest in the subject. Of these families, who opened their homes, memories and photo albums to me, almost all were Point Reyes "oldtimers"; the newcomers in the bunch arrived over forty years ago. To these ranchers and their families I dedicate this book: George and Betty Nunes, Joe and Scotty Mendoza, Ernie and Nicola Spaletta, Vivian Horick, the Gallagher brothers, Joe and Joan Lunny, Alfred and Florence Grossi, Domingo and Mrs. Grossi, Ron and Bob McClure, Skip and Jeanne Kehoe, G. W. and Wyleen Lobaugh, Lee, Ann and Scott Murphy, and the Teixeira family.

In addition, people with Point Reyes dairy roots have been found all over California and the United States; they generously and enthusiastically shared their knowledge with this stranger, usually with only a phone call as an introduction. I thank them all, for the report would be only a skeleton without their participation. Also, a number of people loaned photographs to the project, including John Cushing, Mrs. Thomas Drew, June Gibbon, D. M. Gunn, Roy Farrington Jones, and M. Woodbridge Williams.

Libraries and archives, local and regional, played a large part in research for this report. The archivists and librarians in the many institutions that I visited in quest of Point Reyes facts are too many to mention, but I thank them all. Dave Mitchell of the *Point Reyes Light* provided facilities for last-minute graphics. The

archive that acted as the foundation of this research was the Jack Mason Museum Collection, from which many photographs and much information has been culled over the years. Local historians added to the project as well, including Bill Allen, Fred Sandrock, Suzanne Baty, and especially, the late Point Reyes historian Jack Mason, who got me going on all this years before entering the Park Service.

At Point Reyes National Seashore, Chief of Interpretation/Visitor Services Don Neubacher deserves credit for creating this project, finding funding, and seeing it through to its near-completion, and I thank him deeply; it truly wouldn't have happened without him. John Dell'Osso picked up where Don left off, finding money in these tight times for a first printing; Margaret Pearson-Pinkham held things together in John's office. Terry Edinger, curator, librarian, secretary, computer magi, and friend, kept my spirits up throughout this seemingly endless task. I also thank the administrative staff and seasonal interpreters at the park for their support and interest, as well as Superintendent John Sansing for his advice and patience.

At the National Park Service's Western Regional Office, Regional Historian Gordon Chappell was especially helpful, scouring two drafts and offering help as the project went along. Also, special thanks to Thomas L. Mulhern, Chief, Park Historic Preservation, Regional Historical Architects Richard Borjes, Craig Kenkel, and Hank Florence, and Anthony Veerkamp for his hard work on the preliminary National Register forms. In Washington, D.C., Chief Historian Edwin C. Bearss offered comments and support, as did his staff.

This book, documenting the history of the Point Reyes ranches and the families who have come and gone over the last one and a half century, took more than four years to complete; during that time many other major projects were accomplished, resulting in a sporadic work schedule and frustrating delays on the ranch book. All involved have shown a great deal of patience and understanding, and I can only hope that all will enjoy and be enlightened by the following work.

STATEMENT OF CONTEXT:
Dairy and Beef Ranches on the Point Reyes Peninsula, 1834-1945

Mexican land grantees brought cattle to Point Reyes beginning in the 1830s. A regionally significant dairy industry developed starting in 1857 and thrived for over 100 years; a number of the original dairy ranches continue to operate within the boundaries of Point Reyes National Seashore.

As a region, Point Reyes played an instrumental part in the development of the dairy industry in California. Point Reyes dairies were among the first large-scale and high-quality dairies in the state, and at one time the Shafters' butter district was considered to be the largest in the world. Before 1857, dairy products for consumption in San Francisco were shipped from the East Coast or produced locally by very small dairy operations of questionable quality.

The pioneer dairymen of Point Reyes proved to be the foundation of California's dairy industry. The Steele brothers, Carlisle S. Abbott, Rufus T. Buell, Charles Laird, and others went from their beginnings at Point Reyes to other areas in the state to become the state's other major dairy producers, moves that established California as a leader in dairy production in the United States.

Vital dairy production equipment and methods were developed at Point Reyes dairies that would be adopted nationwide. Local dairymen stayed at the forefront of industry modernization, and still do.

Marin County, dominated by the Shafter family's Point Reyes dairies, led the state's counties in dairy production (volume) into the 1890s. Point Reyes dairies produced what was widely considered to be the highest quality butter in the state for the last half of the 19th century.

Point Reyes dairies attracted immigrants from Ireland, Switzerland, the Azores, Scandinavia, and many other counties, bringing a rich ethnic mix to the area that remains to this day. Marin County was a primary destination for immigrants from Switzerland and the Azores in the 1860s-1900. Many of these immigrant families eventually purchased their own property and are the foundation of today's population in Marin County.

Many Point Reyes dairies have survived the pressures of the 20th century, including economic reversal, sanitation and environmental regulations, competition from large dairies in the Central Valley, and public (park) takeover.

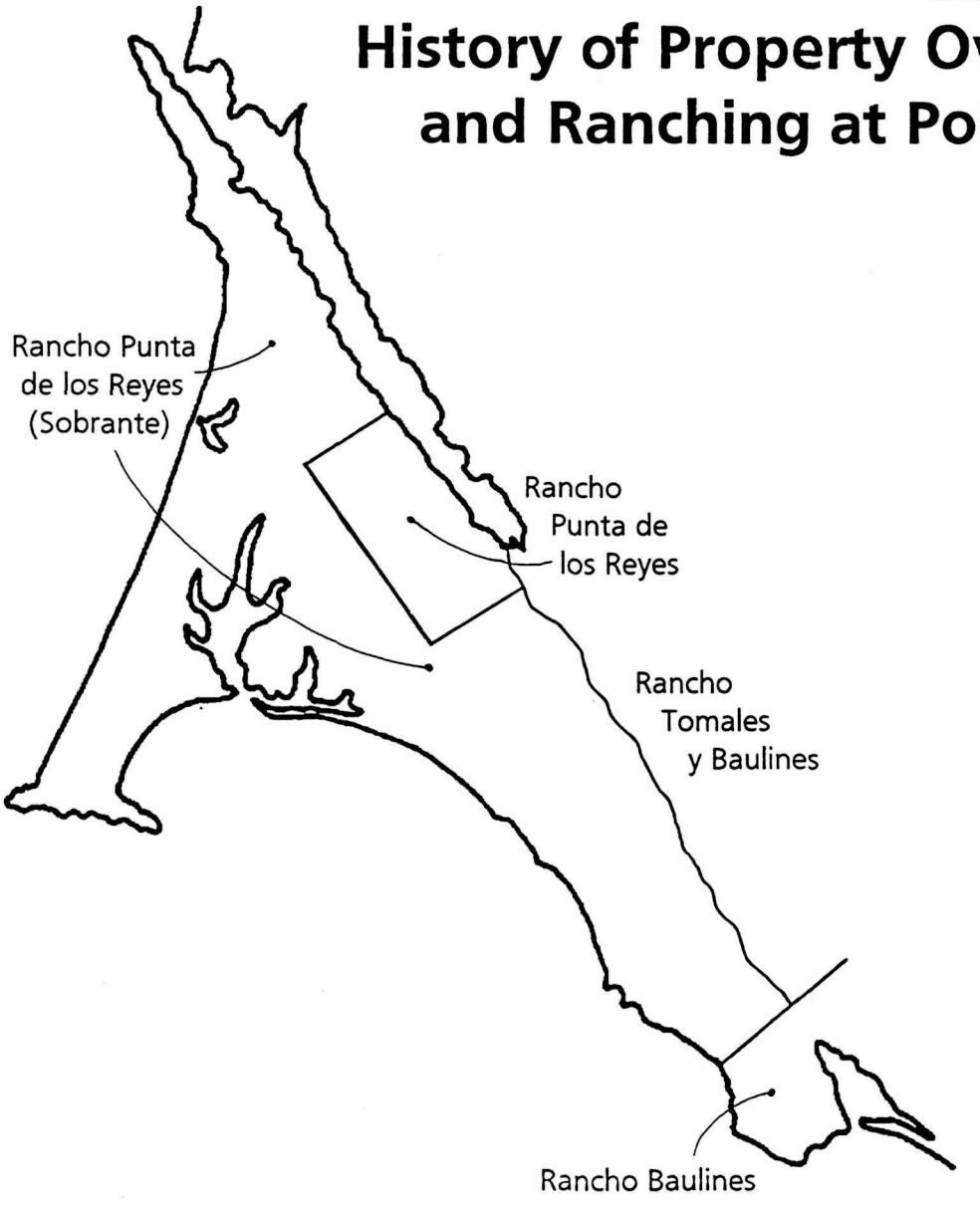
This study intends to show that the system of dairy ranches at Point Reyes

National Seashore is regionally significant for its contribution to the state's dairy industry and the commerce of San Francisco. With 13 of the ranch complexes remaining in use, all dating from 1857-1880, and with a number of these complexes retaining their historic integrity, the ranches as a whole or in part appear to be eligible for nomination to the National Register of Historic Places with local and regional historic significance.

The heart of dairy country–Point Reyes Peninsula from the air, 1959. Barries Bay is in the foreground, with ranches D, C, and B marked by groves of trees. Point Reyes National Seashore Collection.

SECTION ONE:

History of Property Ownership and Ranching at Point Reyes



I. HISTORY OF OWNERSHIP AND RANCHING AT POINT REYES

A. Land Grants

1. Rancho Punta de los Reyes

After centuries of occupation by Coast Miwok Indians, the Point Reyes Peninsula came under the jurisdiction of the Spanish Franciscan Mission at San Rafael, founded as an *asistencia* or branch of Mission San Francisco de Asis in 1817. The mission fathers reached as far as Point Reyes for converts and by 1820 most if not all of the aboriginal inhabitants had been taken to the mission or had fled. Evidently, the mission's large herd of longhorn cattle, used almost exclusively for tallow and hides, grazed as far as Point Reyes. This, then, became the first ranching activity at Point Reyes. After the Mexican revolution of 1821 and the subsequent secularization of the missions, Point Reyes fell open to claim by Mexican citizens.[1]

Although the mission fathers at San Rafael controlled the lands until 1834, the Mexican Colonization Laws of 1824 and 1828 spelled out the rules of future settlement. Under these terms a potential settler could petition the governor for a grant of a specific parcel, roughly mapped with what was called a *diseño,* or a rough drawing of the boundaries. After an investigation of both the potential grantee's background and the availability of the property, and approval by the territorial legislature, the governor could then issue a grant. The grantee was then to have an official survey map made and to obtain juridical possession from a competent judicial authority. Unfortunately, the local grantees rarely met the latter two requirements, the result of which was some amount of chaos to come.[2]

The first to lay claim to a part of Point Reyes was Rafael Garcia, a corporal who had seen duty both at San Francisco and San Rafael. Garcia received what he called Rancho Tomales y Baulines in March 1836, having moved to this area surrounding Bolinas Lagoon about two years earlier.

About the same time, on March 17, 1836, James Richard Berry applied for

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[1]Robert H. Becker, "An Historical Survey of Point Reyes," Land Use Survey, Proposed Point Reyes National Seashore (San Francisco: National Park Service, Region Four Office, 1961), p. 41; Jack Mason, Point Reyes, The Solemn Land (Third Edition. Inverness: North Shore Books, 1970), p. 20.

[2]Becker, Point Reyes, pp. 41-42.

and was granted 35,000 acres. Berry, a Mexican nationalist of Irish descent who had served Mexico as a colonel during the Spanish War, named his domain Rancho Punta de los Reyes. Berry visited Point Reyes with Captain of the Port of San Francisco, William L. Richardson, who related many years later:

> He came to me in the early part of 1836 with recommendations from the then commandant of California, Don Nicolas Gutierrez, to pass him over to the north side of the Bay of San Francisco . . . in order to select some land granted to him for his services as a Colonel in the Mexican Army and I did so. He returned to my house at Yerba Buena [San Francisco] about three weeks afterwards on his road to Monterey. He came back again about a month after with his grant to take possession of his land at Punta de Reyes, which is in what [is] now Marin County.[3]

Berry chose property comprising practically the entire Olema Valley from Garcia's grant north, including what would eventually become the town of Olema. The northern section of two leagues extended up the shores of Tomales Bay, including the area that would become the town of Inverness fifty years later. Berry brought cattle and heifers to the ranch and built a one-story house in the northern Olema Valley, at a location reportedly a short distance north of the future town of Olema, possibly on Olema Creek. Berry filed a juridical possession and survey with the military commander at Sonoma which was later found to be invalid.[4]

Berry sold the two leagues on Tomales Bay in 1838 to Joseph E. Snook, a naturalized Mexican citizen and veteran sea captain and merchant of the Pacific Coast trade routes. However, sale of granted property was not allowed under the terms of Berry's grant. On September 18, 1838, Snook wrote to Mariano Guadalupe Vallejo, at that time Military Commander of the Northern Frontier, for advice:

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[3]Testimony of William A. Richardson in Land Case 418 ND, copies at National Park Service, Western Regional Office, San Francisco.

[4]Mason, Point Reyes, p.21; Anna Coxe Toogood, A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California. Historic Resource Study. (Denver: Historic Preservation Branch, Pacific Northwest/Western Team, Denver Service Center, National Park Service, Department of the Interior, 1980) pp. 40-41; Becker, Point Reyes, p. 42-43.

> You know that on the voyage past I bought from Don James Berry 2 leagues of his rancho, situated on Point Reyes . . . and the other day I put there 56 head of cattle by Mr. Rafael Garcia, whom I am paying $12 per month . . ., but I do not have papers for the rancho. I hope that you will be my counsel as to the manner in which I can secure the necessary papers . . . .[5]

Snook chose or was advised to denounce the portion of the grant he had purchased from Berry. In this process a citizen could challenge the ownership of property if the terms of the grant were unfulfilled; in Snook's case the denouncement was based on the fact that Berry's grant was unoccupied, and the denouncement was no doubt applied for with Berry's approval. In fact, Berry probably would have lost the land entirely had the governor known that he had illegally sold a portion of it. Snook won title to the 8,878 acres under a ruling by the Mexican governor in June of 1839. As one historian interpreted the transactions:

> Snook officially denounced the land he had unofficially bought from Berry. Berry officially acceded to the denouncement of the land he had unofficially sold to Snook. In June of 1839, the land was officially regranted to Snook, and Berry officially retained the remainder of his land, with Snook's money unofficially in his pocket.[6]

About 1937 Snook had built a small house at the northwestern corner of the rectangular parcel (on today's Rogers Ranch) for his ranch foreman. Situated on the north side of a small creek draining into Schooner Bay, the house was built of logs as thick as a man's thigh, plastered with clay, with a thatched tule roof, measuring about 15 by 12 feet and seven feet high.[7]

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[5]Joseph E. Snook, letter dated September 18, 1838, in Vallejo, Mariano Guadalupe, Documentos para la Historia de California, V, doc. no. 172, mss. at Bancroft Library, University of California, Berkeley.

[6]Becker, Point Reyes, p. 42.

[7]Toogood, Civil History, pp. 41-42; Mason, Point Reyes, p. 22-23; G. W. Hendry and Jacob N. Bowman, "The Spanish and Mexican Adobes and Other Buildings in the Nine Bay Area Counties, 1776 to about 1850," unpublished manuscript, 1940, pp. 96-97.

2. Rancho Punta de los Reyes Sobrante

Within months after winning title, Snook mortgaged his Rancho Punta de los Reyes and traded it to Antonio Maria Osio, on September 28, 1839. Osio, the administrator of the custom house in Monterey and grantee of Rancho Isla de los Angeles (Angel Island) on San Francisco Bay, soon petitioned the governor for the remaining eleven leagues, or *sobrante,* on Point Reyes. After three years of administrative delays Governor Manuel Micheltorena awarded the 48,829-acre grant on November 20, 1843, to Osio, who moved his family to Point Reyes that year.[8]

Osio soon found himself in a dispute over proper boundaries of the rancho, setting the stage for later events. Berry, who had retained six leagues of his grant in the Olema Valley, began to run his cattle on Osio's *sobrante.* Berry had been pushed out of his own land by Rafael Garcia, grantee of Rancho Tomales y Baulines to the south; in early 1843 Garcia gave his Bolinas land to his brother-in-law Gregorio Briones and moved north onto Berry's ranch, where he built a house near the present town of Olema and settled in comfortably, calling his new property Rancho Al Punta El Estero. Until Osio received his vast *sobrante,* the apparent feeling in the area was that there was plenty of land to spare, hence the informal mode of use and settlement.[9]

Osio sued Berry in 1844, an action that brought to light Garcia's move north. Jose Maria Castanares, the govenment attorney in Monterey, ruled in Osio's favor and recommended that Garcia return the land to Berry by moving back to Bolinas. But Berry pulled out of the fray abruptly, transferring his property to his friend Stephen Smith of Bodega, "being debtor to Don Estevan [Smith] for various sums with which he has aided me." Berry died soon after. In the end, Garcia stayed on Berry's property and Osio was satisfied that his rancho was not being encroached upon.[10]

While Osio lived at Point Reyes beginning in 1843, he continued to work in Monterey, as justice of the superior court from 1840 to 1845, as a substitute

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[8]J. P. Munro-Fraser, History of Marin County, California. (San Francisco: Alley-Bowen & Co., 1880), pp. 190, 194.

[9]Becker, Point Reyes, p. 42; Mason, Point Reyes, pp. 42-43; Toogood, Civil History, p. 38.

[10]Mason, Point Reyes, p. 25; Toogood, Civil History, pp. 42-44.

congressman in 1843, as captain of the defenses in 1844, and as judge at San Rafael in 1845. He had hired a "Spaniard" named Pakito as his *major domo,* according to an 1880 account. After the American takeover in 1846, Osio moved his family to Hawaii, then settled in Baja California. Osio mortgaged the property to a man named G. W. Bird, then sold it to Andrew Randall in 1852. Meanwhile, Smith sold his Berry ranch to cattleman Bethuel Phelps on September 25, 1848, for $15,000.[11]

When California gained statehood and the first legislature created Marin County in 1850, the new county government found nothing but confusion at Point Reyes. Few of the landowners lived there and the true acreage of their properties was unknown. Tax assessments of 1851 indicated that Osio owned only two leagues, while his eleven leagues of the *sobrante* received no notice. Berry's tract, transferred to Smith then sold to Phelps, was described as, "The tract of land formerly owned by Berry containing six leagues owners unknown lying between Punta Reyes and Garcia also running on said tract of land is 200 head of cattle belonging to said farm." The fact that Bethuel Phelps recorded his purchase in Sonoma County may explain some of the confusion.[12]

3. A Fiesta at Garcia's Rancho

While Berry and Osio lived for a time at Point Reyes, the only known permanent residents were their ranch foremen and the oldest "ranchero" of all, Rafael Garcia. Garcia's hacienda near Olema grew into a comfortable home and headquarters for his rancho with its thousands of livestock and what may have been a steady stream of visitors. A writer in 1880 described the old Garcia ranch:

> He built a very large adobe house for the use of his family, which stood on the present site of Thomas Crandall's house [W Ranch]. The work was done by Indians, and an Indian was foreman and had full charge of the work. He afterwards built two more adobe houses for the use of his servants and *employes;* also several

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[11]Toogood, Civil History, pp. 41-43; Munro-Fraser, Marin County, p. 302.

[12]Toogood, Civil History, pp. 69-70.

> frame buildings. In the olden and balmy days of the Spanish-Mexican regime, the *Summa Summarum* of the *dolce far niente* style of life of that age could be found at this ranch.[13]

Garcia reportedly had 3,000 head of cattle, "one of which was slaughtered daily to supply the demands of the *establecimiento*"; 400 horses that "bore the ranch brand"; and "extensive flocks of sheep and herds of swine [that] formed a part of the princely possessions of the Garcia estate." Garcia's servants processed the wool and wove it into cloth, and made shoes from the leather provided by the cattle. Wild game roaming on Garcia's (and probably Osio's and Berry's) land attracted guests who came to hunt and visit with the Don.[14]

Joseph Warren Revere, an American lieutenant stationed at Sonoma, visited Garcia's ranch during its heyday. Revere described a fiesta he attended as a guest of Garcia at his Bear Valley headquarters in August 1846. Revere's party had been salvaging a rich array of articles from a shipwreck nearby and returned in a festive mood. When Revere and his associates arrived, a feast was prepared. "Fat muttons and beeves were slaughtered by Don Rafael; and the *cocina* was alive with women preparing the various dishes affected by native Californians . . . ." According to Revere, the staple at Garcia's was tortillas and "beefsteaks broiled on the coals,--called *carne asado.*"

Garcia's house had apparently been stocked with the treasures of the wrecked ship:

> The long, low, one-storied house, with its spreading eaves, was profusely illuminated with the best wax-candles in bronze or plated candelabra of artistic patterns, adorned with artificial flowers of every hue; while the rugged walls were concealed with framed engravings: and beneath them was arranged elegant furniture in buhl and *marquetrie,* on which stood crowds of bottles, from which the company regaled themselves

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[13]Munro-Fraser, Marin County, p. 277.

[14]Ibid., pp. 277-278.

with unlimited champagne, and the delicate wines of the Rhine and Burgundy . . . .[15]

Garcia treated Revere to a party not to be forgotten, complete with "exhibitions of skill with the lasso" and a duel between a bear and a bull. Early on, "the rancheros, who had brought their guitars and fiddles strapped on their backs, soon struck up merry tunes; and the light-hearted Spanish girls and their cavaliers danced the *jarabe,* the waltz, and other national dances, all night long; while the elders sat about amusing themselves with monte and euchre."[16]

Revere accompanied an elk hunt, at which the American observed the fine techniques of the *vaquero* in action. On swift horses and using only the *riata* (rope), *luna* (a crescent-shaped stone used for hamstringing the elk) and knife, the Mexican horsemen brought down six large elk, from which they extracted tallow and hides. The elk fat, which after processing exhibited a "superior hardness, whiteness and delicacy," was a staple in the local cooking. Its availability was apparently not taken for granted, as Revere overheard one of Garcia's vaqueros address his captured prey as "*cunado*" (brother-in-law), assuring him that his death would give the man a little lard for his tortillas. Revere also commented on the dwindling number of elk on the point, where "mouldering horns and bones attested to the wholesale slaughter which had been made in previous years by the rancheros of the neighborhood." Within a decade or two, the herds would disappear entirely.[17]

B. Andrew Randall on Point Reyes

Antonio Osio sold his holdings at Point Reyes, including Snook's two leagues on Tomales Bay and the vast *sobrante,* to Dr. Andrew Randall of San Francisco on January 8, 1852. Randall, a geologist with medical training, came to California in late 1849, and soon became customs inspector and postmaster at Monterey. He

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[15]Revere, Joseph W., Keel and Saddle, A Retrospect of Forty Years of Military and Naval Service. Boston: James R. Osgood and Company, 1872. pp. 184-185.

[16]Ibid., pp. 184-185.

[17]Joseph Warren Revere, Naval Duty in California (Reprint, Oakland: Biobooks, 1947),pp. 64-69.

won a seat on the first California legislature and founded the California Academy of Sciences. Upon purchasing the Point Reyes ranch he hired a foreman, Josiah Swain, and built a house for his wife and four children at what became the site of F Ranch.[18]

Within a year Randall apparently had a flourishing cattle ranch, although it is doubtful that he spent much time there. His property assessment for the year 1854 listed land and improvements valued at $178,365:

Rancho Punta de los Reyes including the Berry Rancho, 35,520 acres at $2	$71,040
Houses and improvements	4,500
Tame California Horses and Mares 75 at $40	3,000
Wild Horses, Mares and Colts, 400 at $36	6,400
American Cows 30 at $65	1,950
Other American Cattle Oxen 30 at $62.50	1,875
Tame California Cattle 400 at $30	12,000
Wild Cattle 3,500 at $20	70,000
Sheep and Goats 1,000 at $5	2,000
Wagons and Carriages 3 at $100	300
Library	300
	$178,365[19]

Earlier in 1854 Randall had purchased the remainder of Berry's ranch from Phelps with $150,000 he had borrowed. Having already purchased Osio's Point Reyes property and other parcels of land across the state, Randall soon found himself deeply in debt. His problems were exacerbated by a financial depression all over the country and he soon found himself pursued by creditors. The Point Reyes ranch was foreclosed, setting the stage for a confusing and costly battle over the property.[20]

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[18]Mason, Point Reyes, p. 24, and Jack Mason, Point Reyes Historian, (Inverness: North Shore Books, Vol. I-VIII, 1976-1984),pp. 726-735.

[19]Marin County Tax Assessments Vol. 2, 1854, p. 314, Bancroft Library, University of California, Berkeley.

[20]Mason, Historian, pp. 731-733.

One creditor, Joseph Hetherington, sued Randall; the Doctor refused to answer questions from the judge during a debt hearing and fled to Sacramento where he was arrested for contempt of court. Finally, on July 24, 1856, Hetherington approached Randall in a San Francisco hotel and shot him to death. After Hetherington's arrest, the city's vigilance committee seized him and hanged him two days later in front of a large cheering crowd.[21]

Elizabeth Randall found herself not only a widow pregnant with her fifth child but saddled with Andrew's debt of $237,000. Randall's credit troubles not only led to his murder, but as Jack Mason wrote, "out of the turmoil was to come a series of events that helped to write California legal history."[22]

C. Title Litigation

Osio's mortgage to Bird had by 1853 grown from $3,000 to $8,400, with the Point Reyes land put up as collateral. At a foreclosure sale, Thomas G. Cary purchased it, obtained a deed from the sheriff, then sold it to John G. Hyatt, who in turn sold it to Thomas G. Richards and Samuel F. Reynolds. All received deeds from the sheriff. At the same time, on January 5, 1855, Dr. Robert McMillan obtained a judgment against Randall and recorded the judgment a week later which created a lien against the estate. Jesse Smith had also obtained a judgment against Randall, even before McMillan had, but failed to record it until February 20, 1855. McMillan and Smith were also issued deeds by the sheriff. And Randall, still alive at this point, mortgaged the premises to William I. Shaw.[23]

It was Marin County Sheriff G. N. Vischer who had foreclosed the property to each of the claimants, apparently pocketing the $2,000 he had collected from them. The claimants, McMillan, Smith, Hyatt, Reynolds and Richards, soon found that they had been conned by the sheriff. With the exception of McMillan, the

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[21]Ibid., pp. 731-733.

[22]Mason, Point Reyes, p. 29.

[23]Ibid., p. 27; Toogood, Civil History, 74; Delos Lake, U.S. Attorney, District of California, to United States Lighthouse Board, "The Title of O. L. Shafter, James McM. Shafter, and Charles Webb Howard to La Rancho Punta de los Reyes Sobrante . . .", circa 1869, copy at Point Reyes National Seashore (hereinafter cited as PRNS); Deeds Book B, pp. 69, 147, 179, 286, 300, Book C, p. 183, Book D, pp. 13, 15, 16, 18, 20, 28, 30, Marin County Recorders Office (hereinafter cited as MCRO).

group hired a lawyer; the wealthy McMillan, however, hired Shafter, Shafter, Park and Heydenfeldt, one of the most respected law firms in San Francisco. The firm's senior partner, Oscar L. Shafter, was a powerful figure in California title litigation. Historian Mason wrote:

> McMillan was the only one with enough money to clear Randall's property of the liens against it. His attorney Shafter went to Sheriff Vischer's office twice--first to ascertain what the liens were; again on December 13, 1856, with the cash in hand. He counted it out on the desk--$24,146.08--and told the sheriff to deposit it in McMillan's bank "to save the interest during litigation." The sheriff instead put it in two banks of his own choosing. Indignantly Shafter got out an injunction and impounded the funds. Richards, Hyatt and the others took their case into district court where they argued that McMillan and Shafter by impounding the money were admitting they had no intention of parting with it--that in reality it had not been paid at all. The judge agreed and found for Richards et al. Shafter prepared an appeal to the state supreme court.[24]

As Richards, Hyatt, Reynolds and others lived on Point Reyes, McMillan sued in ejectment, in addition to appealing the district court's decision. The supreme court decided in McMillan's favor on May 31, 1858. Meanwhile, John and Samuel Reynolds had conveyed the land to Stephen Marshall, creating further problems for the litigants, and McMillan sold away part of the property.[25]

On January 14, 1857, before receiving the final judgment, McMillan conveyed a two-thirds interest in his Point Reyes holdings to the law firm that represented him, Shafter, Shafter, Park and Heydenfeldt; the firm paid McMillan $50,000. Then, on April 7 of the same year, they bought the Snook parcel of the original Rancho Punta de los Reyes from Randall's widow at auction for $14,700, or one-tenth of what Randall had paid for it in 1854. The partners then bought out McMillan's third interest for $20,000, and owned almost the entire Point Reyes Peninsula. As Mason wrote: "The total price paid for Point Reyes was $84,700. How much cash the lawyers were out of pocket has fed the fires of speculation on

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[24]Mason. Point Reyes, p. 30-31.

[25]Lake, "La Punta de Los Reyes"; Deeds Book C, pp. 122, 125-126, MCRO.

Point Reyes for a century. A good part of the purchase price was undoubtedly written off as legal fees owed by McMillan. How much, who knows?"[26]

The Shafter firm then successfully beat down challenges by Shaw, holder of Randall's mortgage, and the Reynolds' purchaser, Marshall. Oscar Shafter wrote:

> After a series of tremendous fights we have beaten our adversaries at all points and what is more have humbled the strongest and the proudest of them.[27]

The Shafters also personally evicted six or seven people still occupying the point, including Richards and probably Hyatt and Reynolds as well. This action cleared the way for the Shafters' development of what would become the largest dairy operation in California, in which the partners divided the peninsula into more than 30 ranches occupied by tenants.[28]

D. Pioneer Dairies at Point Reyes

1. California Dairy Development to 1857

> *Dairy farming is one of the most important industries in the civilized countries of the world, and health, wealth, and prosperity of a country is largely denoted by the extent and condition of its activity.*[29]

The effect of the 1849-50 Gold Rush on the once-sleepy territory/state of California has been well documented, as thousands of people converged on the San Francisco Bay area seeking their fortunes. Along with the immigrants came a need for dairy products. According to the 1850 census, only 705 pounds of butter and 150 pounds of cheese were produced in the state that year. Miners in the

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[26]Mason, Point Reyes, pp. 33-34; Lake, "La Punta de Los Reyes"; Deeds Book C, pp. 125-129, 349, MCRO.

[27]Oscar L. Shafter, Life, Diaries and Letters of Oscar Lovell Shafter, Flora H. Loughead, ed. (San Francisco: The Blair-Murdock Company, 1915), p. 203.

[28]Mason, Point Reyes, pp. 36-37; Lake, "La Punta de Los Reyes".

[29]R. G. Sneath, "Dairying in California" (Overland Monthly, January-June, 1888), p. 387.

Sierra foothills relied on small dairies based in the San Joaquin Valley, who in the spring would drive their cows to the mountains, bringing along the necessary dairy utensils to make butter and cheese. These nomad dairies stayed until the October frosts, when the herds and wagons returned to the valley. The dairies reportedly made products of good quality, as the demand (and prices) were high.[30]

San Franciscans, on the other hand, initially made do with butter imported from the east coast or Chile, salted and packed in firkins and, in the case of the Chilean product (according to a contemporary correspondent), "partaking strongly of the character of hog's lard, which we always believed to be one of its principal ingredients." The East Coast butter was not much better, as it often emitted a "most ancient and fish-like smell."[31]

By 1854 dairies in Sonoma and Santa Clara counties provided fresh butter and cheese to San Francisco. Milk, highly perishable, could only be produced in or near the city itself, whereas butter could withstand a day's journey and cheese even more under reasonable conditions. Sonoma County proved to be the city's major supplier of butter and cheese until 1862, when Marin County surpassed its northern neighbor in production. It was in Sonoma County, however, that the Point Reyes dairy industry had its roots.[32]

2. The First Point Reyes Dairies: Steele Brothers

The three brothers George, Isaac, and Edgar Steele and their cousin Rensselaer Steele came to Sonoma County separately and by various routes from their home state of Ohio during the mid-1850s. George and Rensselaer arrived in 1855, first working in the eastern mines, then in San Francisco. Within a year they had found a farm to rent at Two Rock near Petaluma, and were joined in

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[30]Compendium of the Ninth Census, compiled by Francis A. Walker, Sup't of Census. Washington: Government Printing Office, 1872, p. 711; Sneath, "Dairying in California," p. 387.

[31]Toogood, Civil History, p. 94; San Francisco Daily Alta California, May 25, 1854, p. 2.

[32]Toogood, Civil History, pp. 94-96; John S. Hittell, Commerce and Industries of the Pacific Coast of North America (San Francisco: A. L. Bancroft and Co., 1882), p. 261; California, Surveyor General, Annual Report of the Surveyor-General of the State of California for the Year 1862, (Sacramento: P. Avery, State Printer, 1863), pp. 62-63. That year, Marin County produced 200,000 pounds of butter to Sonoma's 191,400; Marin's cheese output was 300,000 pounds to Santa Clara's 250,000, San Mateo's 75,000 and Sonoma's 66,700 pounds.

June of 1856 by George's parents, brother Edgar, and Rensselaer's family. Edgar found work harvesting oats and bought five cows with his wages. The family began making butter, and planted eighty acres of grain and potatoes.

A third brother, Isaac, brought his family to Two Rock at the end of March, 1857. Isaac Steele later wrote of the situation he found in California:

> A large proportion of the people here at that time had come to make a fortune and return to their old homes to enjoy it. The word "home" meant some locality beyond the limits of California. Land titles were unsettled. A bitter contest raged between squatters and grant holders. Squatters contended with each other and grant holders filled the courts with litigation. The legal fraternity seemed in a fair way to gain the whole country for services.
>
> To the stranger the hospitality of the people was unbounded. He was ever welcome to hang his horse to a stake and share the board and blanket of any shanty in the land.
>
> The dairy business was getting out of favor at that time; the price of butter declined to 75c per pound and cheese to 35c. These prices were not considered remunerative by many of the dairymen, and cows had declined to $75.00 to $100.00 per head and dairymen wished to sell out to engage in more profitable business.[33]

Meanwhile, Rensselaer's wife Clara made a cheese from a recipe she found in a book, and sent the product to a commission house in San Francisco. Her recipe was well-received and found an immediate demand in the city. Despite the industry downturn, and inspired by Clara Steele's successful experimentation with cheesemaking, the Steeles expanded their small dairy business by purchasing 25 head of dairy cows. They adopted the brand of the previous owners, Tustin and Lewis, a simple "C.T." (for Columbus Tustin). The Steeles then began to look for suitable grazing land in the area.

While exploring Point Reyes as a possibility, the Steeles' business partner

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[33]Ms. notes of Isaac Steele, quoted in Catherine Baumgarten Steele, "The Steele Brothers, Pioneers in California's Great Dairy Industry," (California Historical Society Quarterly, September, 1941), pp. 260-261.

Colonel Lewis exclaimed that the place was "cow heaven!" Edgar Steele's biography continued the story:

> There appeared an abundance of rich bunch grass and clover, with many springs of cold water, and the prevalent fogs gave encouragement of maintaining fresh feed. Some people discouraged the enterprise, saying the cold fogs kept the grass in such a condition that it would support only the lank Spanish cattle, and that butter-making at Point Reyes was utterly out of the question.[34]

Isaac Steele, from Catherine B. Steele, "The Steele Brothers."

[34]History of San Luis Obispo County California With Illustrations (Reprint, Berkeley: Howell-North Books, 1966), no page numbers.

On July 4, 1857, the Steeles leased one square league of the Point Reyes peninsula from Thomas G. Richards, one of the owners currently in litigation. The land stretched from "Berrie Point" (Drake's Head) on the west to Inverness Ridge on the east and Drakes Bay to the south, and rented for $25.00 per month, to be paid only when title was settled. The partners had the option to buy the property at $3.00 per acre once the title was firmly in Richards' hand. However, Richards soon lost the land to the Shafters, who then wrote a new four-year lease with the Steeles on July 28, 1858. The Shafter lease called for payment of one-sixth of the yearly increase of the livestock, "one third part of the nature of all improvements made by them [Steeles] during said term, the amount . . . not to exceed one thousand dollars," and the taxes on the land. The land covered the area that later became the New Albion, Laguna, and Muddy Hollow Ranches:

> All that portion of the Punta de los Reyes Ranch commencing at a point on the shore of Sir Francis Drakes Bay at the south side of the inlet first south of the Berrie Point so called [Drakes Head], thence northerly up the said inlet, and the gulch into which it leads to the timber east of the ridge dividing Drake's Bay from Tomales Bay, thence southwardly along said ridge and Timber to where a fence and gate formerly stood upon the trail above the Grasie[r] place so called, thence to the head of the gulch leading westerly to the Foster place [Laguna Ranch?] now occupied by Geo. H. Higgins, and down said gulch to Drake's Bay, thence along the shore to the place of beginning . . . .

The lease was redrawn on September 1, 1862, to a flat rental of $2,000 per year paid quarterly in cash. Neither of the leases contained reference to eventual sale.[35]

Indeed, the Steeles found themselves in "cow heaven," but they faced a great deal of work in developing a dairy industry from scratch. Isaac Steele later described their first months at Point Reyes:

> We had a dairy house in course of construction which lacked a roof, doors and windows when we commenced

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[35]Richards lease in Steele Ranch Papers, Box 46 Folder 258, Stanford University; Leases Book A, pp. 25-27 and 73-74, MCRO.

> cheese making. There were no barriers to restrain our stock save ocean, marsh, and mountain crag. No roads except the Old Spanish Trail; but of wild, wierd, beautiful grandeur, the appreciative soul could get its fill. Grass was abundant beyond desire, with pure streams of never failing water flowing over sands of gold (mica). No vehicle common to civilized life had ever passed the mountain height and deep ravine to our promised land.[36]

During the first year in business Colonel Lewis received one-half of the butter and cheese produced by the Steeles; he apparently then dropped out of the business. After two years the Steeles reported to the California State Agricultural Society that they had made $6,000 worth of improvements on the ranch, milked 163 cows during the season, and hired nine men to work in the dairy. During the previous year the Steeles had made more than 55,000 pounds of cheese at a value of almost $15,000. The operation had expanded into three dairies at this time, one at Limantour Estero (at the later site of New Albion Ranch), one at Muddy Hollow, and one possibly at either Glenbrook or Laguna ranches. Edgar Steele's biography described the situation:

> The Steeles then increased their number of cows to 355, and maintained three dairies. Butter and cheese were made, the cream being taken for the first and the buttermilk returned to the cheese vats, adding enough value to pay for all the hired help employed. Butter was sold readily at $1.00 per pound, and cheese at twenty-seven cents, the demand for them being greater than they could supply. The wages of dairymen and manufacturers then were the same as at present [1883].[37]

Each dairy supported four to five laborers in addition to the Steeles themselves. The U. S. Census of 1860 listed the following employees: for Isaac Steele, J. K. Lyon, R. B. Delphin, Lawrence Larson, T. N. Heanam and family; for Edgar Steele, Loomis Curtis, John Donlen and family, James Seeley, J. Langston;

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[36]Notes of Isaac Steele, quoted in Steele, "The Steele Brothers", p. 264.

[37]San Luis Obispo, n. p.

for Renssalaer Steele, Joseph Jameson, William Brandon, Michael Kirk, John Doyle and Frank (illegible). No doubt housing was provided for the employees and their families.[38]

By 1861, 600 head of cows grazed the Steele lease and the brothers had $10,000 cash profit. That year writer John Quincy Adams Warren visited the dairies of Point Reyes and described Edgar Steele's operation at Muddy Hollow:

> It is situated in a hollow, at the foot of and surrounded by a high range of hills. He occupies about 6,000 acres. This is the most prominent and extensive establishment in the county, and they manufacture more cheese than any dairy in the State. They made during the season 640 *pounds per day* of cheese, and 75 pounds of butter. The crop of cheese the present season (for 1861) will amount to 45 *tons*!! The cheese made here is of excellent quality and commands a good price and a ready market. . . . There are on the ranch about 500 head of dairy stock--all American--also a few horses and brood mares, and one fine stallion. . . . The appearance of the rancho and buildings, from the hills adjoining, was quite attractive, and the fresh green forage refreshing to the eye, forming a most grateful contrast to the dry hills.[39]

The Steeles' success was evident, as told by Catherine Baumgarten Steele in the family's history:

> With their herds increasing, larger quantities of cheese were shipped by steamer to San Francisco, which in turn brought to the Steeles the comforts of life from that city. No commission, apparently, seemed too trivial or too great to entrust to the steamer captain, but in shipping cheese it was always expected that one of the best quality should be designated for the crew, otherwise the entire shipment was apt to reach the city in an unsatisfactory condition. Too, if the steamer at Point Reyes did not

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[38]Population Schedules, 10th U. S. Census, 1860.

[39]John Quincy Adams Warren, California Ranchos and Farms 1846-1862 (Paul W. Gates. Ed., Madison: The State Historical Society of Wisconsin, 1967), pp. 199-200.

have a full load, the "boys" went out and got enough elk to fill the boat.[40]

The steamer, which no doubt landed at the wharf at the end of New Albion Head, was piloted variously by the Captains Nelson and Conner, who received about $25.00 per trip to San Francisco. The steamer made a round trip about every ten days. During 1861 the boat delivered the Steele dairy and meat products to T. H. Hatch and Company, commission merchants at 320 Front Street in San Francisco, and butter to Gushee and Elder in the City. Cash accounts revealed the nature of much that was brought back to Point Reyes, such as smoked salmon, brandy, vegetables, clothing, "sassaparilla," coffin trimmings, and in 1866, a Steinway piano.[41]

Life at one of the Steeles' Point Reyes dairies was illustrated in a letter to Edgar Steele from one of his dairy managers, probably Ed St. John:

Muddy Hollow
February 29, 1863

Mr. E.W. Steele,

Dear Sir:

We received your letter last Wednesday and it found us enjoying good health and prospering tip top. We are milking about 55 cows and are making 180 lbs. cheese per day. The cows are gaining quite fast. We have hired a man by the name of Doris that has worked for Laird for about two years. He is a first rate hand. I don't know as you will be suited with the wages we are paying him but we think that good milkers are cheaper at $30.00 per month than green hands at $25.00. We have been lucky in getting good men so far.

We are raising about 20 heifer calves. Some of them are old enough to wean. Do you want them branded C.T. or are you going to have a private brand?

I am making cheese now and Seeley is ploughing. We ordered two presses from the city last boat, but

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[40]Steele, "The Steele Brothers", pp. 263-264.

[41]Steele Ranch Papers, Box 37, Stanford University.

Nelson has been gone over a week now.

We are using rennet that we cured ourselves and I don't see but they are as good as the German rennets. We have learned a new way of curing them and if you have not learned it already you try it. We take them out and put them in a pan and leave the curd in them for 24 hours and then we just squeeze the curd out, and tie the big end up and take a quill and blow them up and tie them and hang them by the stovepipe until they are nearly dry and then cut the string on the big end, or they will hurt where they are tied. We dip them in brine after we have blown them up.

Ed, you were talking of sending us a heating apparatus. Seeley and I have been talking it over and have come to the conclusion, that if you want to run this dairy with as little expense you can, that we can get along with this heater and these vats.

We will make cheese night and day—we would like to have you a little more on this dairy than the other boys do off from theirs. We are ahead now on cheese, and we are making very firm cheese, too.

I have never seen everything move off as smoothly since I have been on the ranch as it does this winter. We are just as happy as clams. All that is lacking is two or three nice women to make it heaven at Muddy Hollow. [unsigned][42]

Edgar Steele had a hands-on involvement in the dairies, milking his own string of cows daily, as well as making cheese, doing the books and attending to the daily needs of the ranches. George Steele, trained as a lawyer, ran for California state assembly in 1860 but was defeated; he served as county judge of Marin County in 1863 until leaving the area in 1866. The Steeles' gained national fame in 1864 when they produced a "monstrous" cheese at their southern dairies measuring 20 feet around and weighing 33,850 pounds, to benefit the Sanitary Commission.[43]

Apparently unsatisfied with the fact that the Point Reyes land was not available for purchase, the Steeles had leased and eventually purchased the 18,000-

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[42]Letter in Steele Ranch Papers, Stanford University.

[43]San Luis Obispo; Steele, "The Steele Brothers," p. 270.

acre Pescadero Rancho in San Mateo County; they later purchased a larger ranch in San Luis Obispo County. A devastating state-wide drought in 1863 and 1864 did not affect the Point Reyes dairies as the Steeles continued to prosper. Their Point Reyes dairies operated until 1866, when the Shafters took over the ranches and adapted them to their own newly developed tenant system.[44]

After leaving Point Reyes for the south coast, the Steeles' became the second largest dairy operation in the state after the Shafters. By January of 1870 they milked two herds of 700 cows apiece, and by 1886 reportedly milked more than 1,500 cows at their cheese dairies in San Mateo and San Luis Obispo Counties.[45]

The Steele family pioneered the dairy industry at Point Reyes and in California in general. They proved that there was a growing demand for dairy products in San Francisco, and that large dairies could thrive in the state. Following the Steele example, hundreds of dairies were founded and expanded during the decade following the Steeles' discovery. At Point Reyes, dairymen followed within months of the Steeles, and like the Steeles, many left and bought land elsewhere to operate dairies unencumbered by the upcoming Shafter tenant system.

3. Josiah Swain, Lairds, Carlisle Abbott, and Others

Former ship's captain Josiah H. Swain had been hired by Andrew Randall about 1853 to oversee his ranch and livestock. Apparently Swain stayed on at Point Reyes, in the vicinity of Randall's house on Bull Point. The area was called Swain's Flat for many years, and became the site of F Ranch by 1870. Swain remained at Point Reyes after Randall's murder and during the property litigation. One of the litigants, John Reynolds, leased 2,000 acres to Swain on April 16, 1857. Swain signed a five-year lease with Shafter, Shafter, Park and Heydenfeldt commencing on June 1, 1858. Swain's rent involved giving the landlords one-fifth of the increase in stock per year and one-fifth of all agricultural products of the

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[44]San Luis Obispo, n. p.

[45]Commercial Herald and Market Review, January 1870; Hittell, Commerce and Industries, p. 267.

ranch. Swain appears on the 1860 census and his house is named on an 1860 map of Marin County at the later site of F Ranch.[46]

James McMillan Shafter's son Payne spent some of his summers at Swain's house as a boy. He later recalled "his old ranch house, built largely from the wreckage of ships whose bones whitened the neighboring sands of the ocean." Swain disappeared from the area before 1870.[47]

The first of the Shafter lessees, before the partners had developed their tenant system, included Christopher Medbury, who settled on a ranch near Point Reyes at an unknown date, and the brothers George and Charles Laird who occupied what later became K Ranch on Tomales Point. While they may have been on Point Reyes before 1858, the Laird brothers signed an eight-year lease with the Shafters on June 1 of that year. Terms of the lease stipulated that the Laird brothers pay 1/6 part of the increase in stock per year and to pay the taxes on the land.[48]

The Lairds' dairy rivaled the Steeles' in size and output (they beat the Steeles by winning first place for cheese in the 1859 State Fair), and received a glowing review by Warren after his visit in 1861:

> Lairds Brothers, Tomales Point, have a large and extensive cheese dairy. They occupy for grazing purposes 3,000 acres, and own 200 head of American dairy stock. They manufacture during the season from 100 to 350 pounds per day. The crop for the season is about 25 *tons* of cheese. This is all shipped to the San Francisco market,--a ready sale and remunerative price,--commanding from 14 cts. to 25 cts. as the season may be.
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> In a walk through the extensive dairy establishment, I was much pleased at the general neatness and order which pervaded it. The apparatus for making cheese are of the latest patterns (Rowe's), two having been lately imported for the wants of their

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[46]Leases Book A, pp. 8, 17-19, MCRO.

[47]Marin Journal, December 1, 1893.

[48]Leases Book A, pp. 22-24, MCRO. The Lairds' name appears on an August 1858 map of Rancho Punta de los Reyes in the vicinity of what became the Lower Pierce Ranch near the tip of Tomales Point at the northern extremity of the Point Reyes Peninsula.

> increasing business. The buildings comprise dairy house, store house and two dwellings; also a large barn and outbuildings. There are also 600 head of other stock on the place, and about a dozen horses for the use of the ranch. This ranch is about a mile and a half from Young's, situated between Tomales Bay and the ocean, and occupies an extensive and fertile tract of land, all inclosed by fence. The grass is good the year round, being fresh and green in the sloughs, where the clover is found, later, after the grass on the hills is gone. It will be seen that excellent facilities are afforded for the prosecution of the dairy business, in this section.[49]

The Laird brothers shipped their cheese out of a cove on Tomales Bay known since the 1860s as Lairds Landing.[50]

South of the Lairds, Carlisle S. Abbott built a dairy above today's Abbott's Lagoon. Marin County pioneer Oliver Allen established a dairy between Swain's and Medbury's, signing a lease with the Shafters on October 1, 1859 (these dairies are described in detail in chapters following).[51]

Like the Steeles', these pioneer Point Reyes dairymen went on to continued success and fame in California. George P. Laird settled in Tomales and gained fame in the 1860s for a 1600-pound cheese; he then went on to operate one of the largest dairies in Santa Cruz County. C. S. Abbott developed the third largest dairy in the state after leaving Point Reyes, milking 1000 cows on his Salinas River ranch. Rufus T. Buell left Point Reyes to purchase a huge ranch near Santa Barbara, where he founded the town of Buellton.[52]

Oliver Allen and his son Charles moved to their own ranch at nearby Marshall to operate a 400-cow dairy, carrying with them fame from Oliver's inventiveness while on the Point:

> The large butter dairies near San Francisco generally use

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[49]Warren, California Ranchos, pp. 204-205.

[50]Maps: Preliminary Survey of Tomales Bay, U. S. Coast Survey, 1863; U. S. Geological Survey, Point Reyes Quadrangle, 1916; etc.

[51]Leases Book A, pp. 35-37, MCRO.

[52]Henry DeGroot, "Dairies and Dairying in California" (Overland Monthly 4, April 1870), p. 358.

> ALLEN'S square-box churn to make the butter, ALLEN'S table to work it, and ALLEN'S mold to shape it for the market--all invented by OLIVER ALLEN of Marin County.[53]

The legacy of the original Point Reyes dairymen is remarkable, as practically all went on to be among the most prominent producers in the state, behind only the Shafters.[54]

E. Shafter and Company

The aforementioned families can be credited with pioneering the Point Reyes dairy industry, but the brothers Shafter, both prominent and energetic businessmen with eyes to the future, developed the local dairy industry into a leader in California and the West. The Shafters' Point Reyes ranches became famous as examples of well-organized, clean, and successful dairies producing the highest quality products. Writers like Charles Nordhoff and numerous newspaper correspondents singled out the Shafter enterprise as a trendsetter, and worthy of detailed examination and praise.

The key players in the development of the Shafter law firm's new Point Reyes properties were the brothers, Oscar and James Shafter. The Shafters were from a prominent eastern family; their grandfather was revolutionary war hero James Shafter, and their father served in the Vermont courts and legislature. Oscar Lovell Shafter, born in Vermont on October 19, 1812, came to California in 1854 after an unsuccessful bid for the governorship of Vermont. He joined old friend Trenor Park's successful and influential law firm, Halleck, Peachy, Billings & Park, specializing in land cases. Soon Shafter and Park started their own firm with Solomon Heydenfeldt, a California Supreme Court justice. It was this firm's work with client Robert McMillan that led to the ownership of Point Reyes.[55]

Oscar's younger brother James McMillan Shafter, born in Vermont on May 27, 1816, entered politics in his home state at age 20 after graduating from

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[53]Hittell, Commerce and Industries, p. 264.

[54]DeGroot, "Dairies and Dairying," p. 358.

[55]Mason, Point Reyes, pp. 31-32. Trenor Park was John C. Fremont's attorney.

Wesleyan University in Connecticut. As a member of the House of Representatives, Shafter served as Secretary of State in Vermont from 1842 to 1849. then migrated to Wisconsin served in the state assembly as speaker. Shafter served one term in congress, but declined reelection and moved to California on December 15, 1855. Considered to be a "big legal gun" on his arrival, Shafter joined E. B. Mastick's law firm, but soon left to join his brother's firm. James Shafter was elected to the state senate in 1862, and served as its president pro-tem. Eventually Shafter would be a regent of the University of California, a trustee of Stanford University, a superior court judge and, as Mason wrote, "a leading voice in the California Constitutional Convention of 1878." Shafter's interest in agriculture, which he proved through his management of Point Reyes, led him to become an expert on livestock and up-to-date agricultural policies and techniques.[56]

Even before title had been settled the Shafter brothers explored Point Reyes and began making plans for the ranch. Oscar Shafter wrote to his father in early 1857:

> Jim [Shafter], [Trenor] Park myself and two others [Heydenfeldt and McMillan] have recently become owners of the best cattle ranch in the State, containing about 50,000 acres . . . . Jim and I went over there about a month since and are entirely satisfied with our investment . . . .

Shafter wrote of the prolific game at Point Reyes, where he "had great sport among the ducks and wild geese." So numerous were the waterfowl that "there is little for the sportsman to do but load and fire . . . ."[57]

In February of 1857 the partners contracted for 20,000 fence pickets and had men on the job to build "a couple" of new houses. One was to be placed near the center of the ranch, "the point most favorable for general oversight." This became the Home Ranch, the first the Shafters built on Point Reyes. Oscar and James Shafter's brother--John--arrived to manage the "numerous and somewhat troublesome details of construction." Two months later Oscar wrote, "The ranch claims our attention, more and more. A small steamer of about 20 tons burden is

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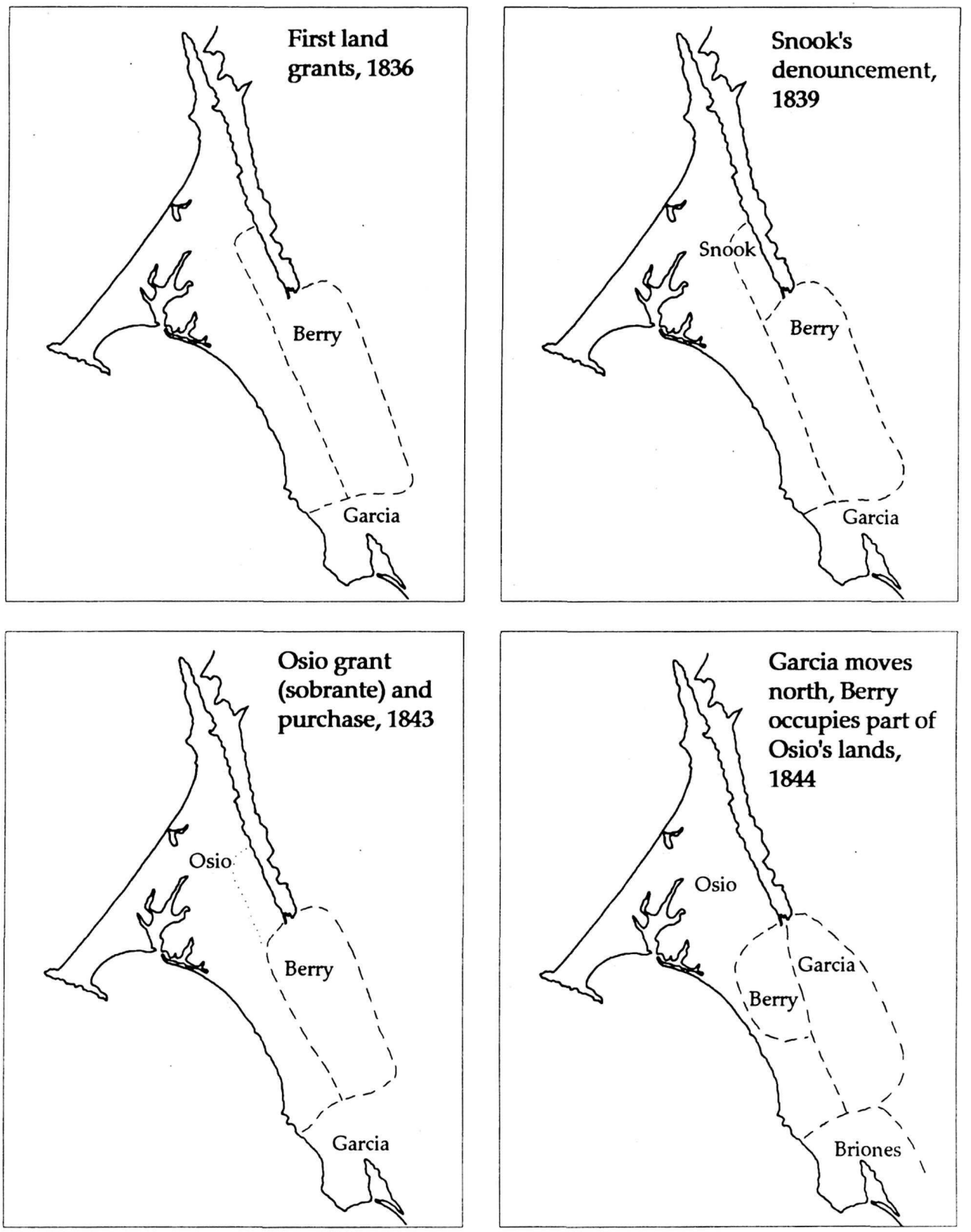
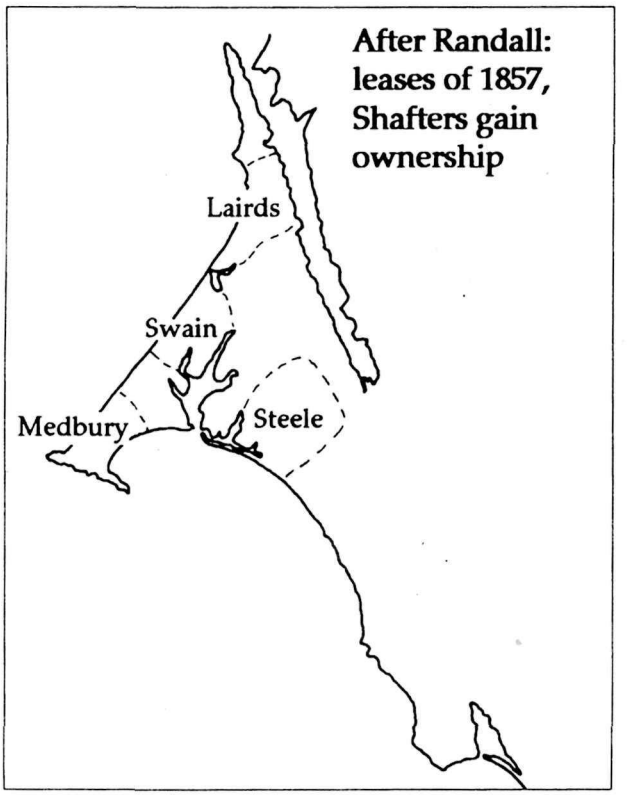
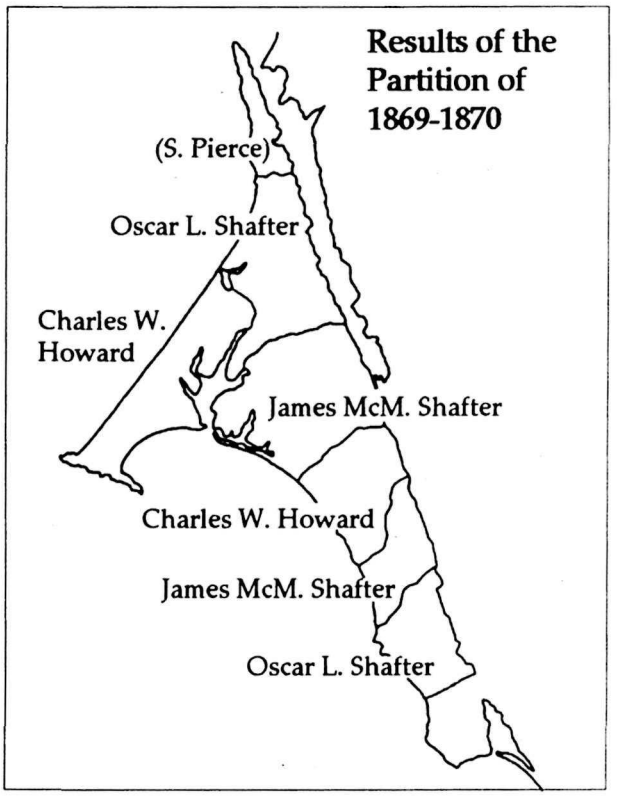
[56]Ibid., pp. 32-33; Munro-Fraser, Marin County, pp. 515-516.

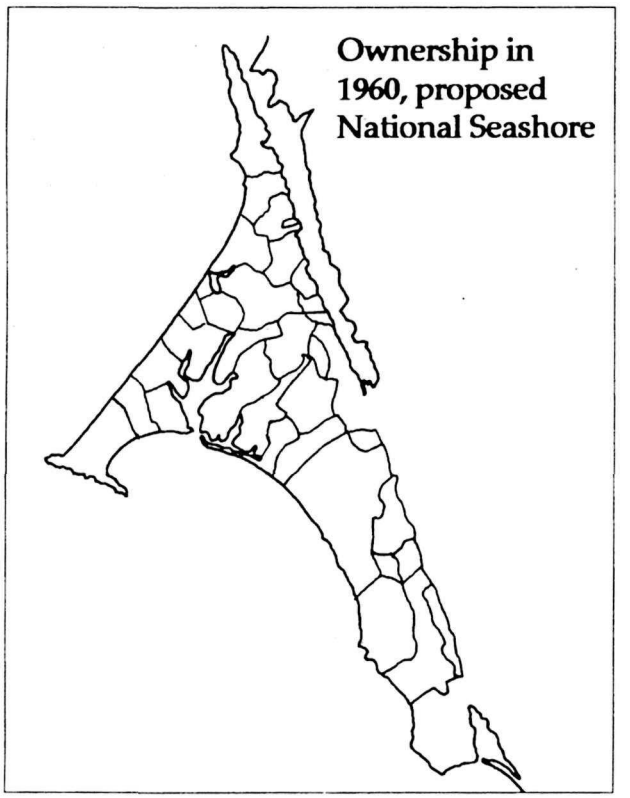
[57]Shafter, Life, Diary, pp. 187-188.

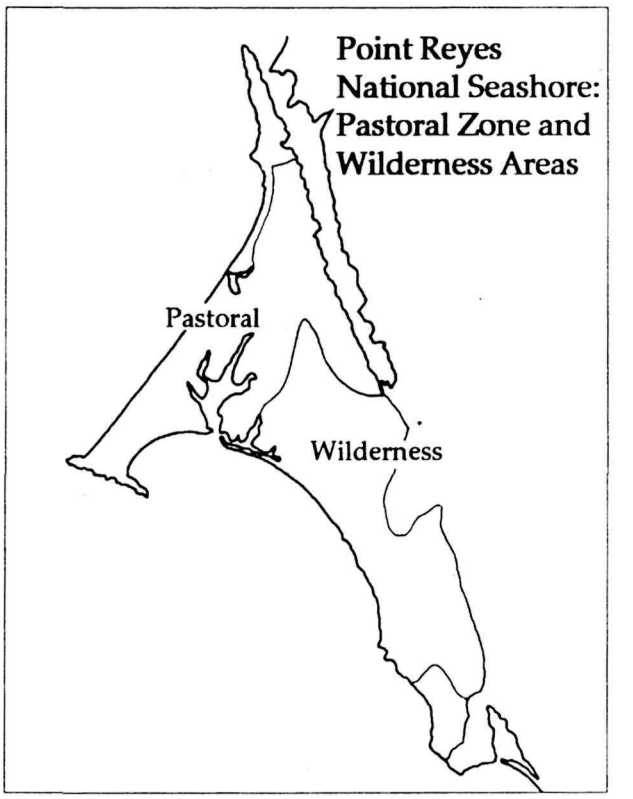


Succession of land grants, 1836 to 1844.









Succession of lessees and landowners, 1857 to the present time.

to commence running between the City and various points on the ranch. This arrangement will serve to enhance the values of the property." By the next year sheep worth $2,000 had been put on the ranch and the partners were ready to invest $4,000 more in livestock.[58]

Oscar Shafter wrote a fascinating description of the ranch in a letter to his father in the fall of 1858:

> Three weeks ago I left town on a business trip to our Point Reyes Ranch and have just returned. It may perhaps interest you if I were to give you an account of my trip. A steamer took me from the city to Point San Quentin where the State Prison is located . . . . From the Point to San Rafael, a distance of about three miles, we were carried in a covered wagon drawn by four California mustangs. We have two saddle horses with a full set of accoutrements at San Rafael. I found one of the two in the stable looking very much as if he had been drawn through a knot hole. The day before I arrived had been an election day, and the horse had been used incontinently by an enthusiastic acquaintance in hunting --*voters*. I sent accordingly for the other horse that was about three miles off at pasture, and started early the next morning on my further travel. Shall I give you a sketch of the horse and his rider? The horse was a milk-white Indian pony, small, a little lazy but plucky. All of his appointments were according to the style of the country,--Mexican saddle, bridle, lariat and saddle bags. I sported a white hat that couldn't be jammed, a white woolen coat bought at a slopshop, buckskin pants and Mexican spurs on my heels that would weigh the better part of a pound each. After settling myself fairly in the saddle, the word was given and enforced by a slight touch of the spur and I was off.
>
> The animal struck at once into the country gallop and on we went at that pace up the valleys and over the "divides" through a succession of gulches and canyons to the foot of Tomales Bay, a distance of 16 miles. I was now on our Berri [sic] Ranch of 8 square leagues. The rest of the day was spent riding round on this ranch,

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[58]O. L. Shafter to his father, February 1857, and undated (circa late 1858), in Shafter, Life, Diary, p. 198.

visiting points upon it that I had not seen before. The next morning I hired the son of old Mexican ranchers to guide me over the mountains that separate the Berri from the Point Reyes Ranch, to the camp of a herdsman who with our license had established himself on a secluded part of the latter Ranch among the spurs that lead from the mountains referred to and at right angles with them, down to the shore of the ocean. There was a driving wind from the sea. The whole country round about was enveloped in a fog so dense that the eye could not penetrate it more than a dozen rods. For about two miles there was a clearly defined trail, but when we broke over the ridge it branched off into any number of cattle paths neither of which appeared more plausible than the others. The guide admitted on close questioning that he had never been to the camp but maintained that he was familiar with "the ground."

After we had beat about at a smart pace for about an hour we heard the bleating of sheep and following the sound we in a few moments were at the hut of the Nomad. It was in a deep black canyon, well protected from the ocean winds, but what had chiefly induced this cossack of the Pacific to pitch his tent at this particular spot was a spring that afforded an ample supply of water for his family and herds. He was there with his wife and four daughters and all were employed in looking after his cattle and sheep.

That business is chiefly done on horseback. The cattle, left to themselves, are inclined to keep together, and the horsemen divide them into bands and keep them on separate ranges during the day. At night a signal is given by a yell or a blast on a horn and the cattle at once all start for the corral, where they are secure for the night from the attacks of bears and California lions. The above was the daily routine of my Tartar friend. After finishing my business we started back, and a wild scamper we made of it. The young Mexicano undertook to show off his horsemanship and give me a telling specimen of the mad riding of his people. Running horses uphill is not unknown at home, but riding down hill at an angle of something like 45 degrees on a sharp gallop and along the edge of precipices at the same rate is not customary there . . . .

Regardless of my peril and mindful only of the

honor of my country I kept the nose of my mustang within about two feet of the hind quarters of the horse of my Mexican acquaintance until we drew rein at the place where we started out in the morning. The next day I arrived at the principal Ranch house on Point Reyes, taking with me a man whom we had employed as a shepherd to look after our sheep. The next day I and the man took down a house and shed and for four days thereafter were employed in moving the material a distance of about five miles. Then we went to work and put up the buildings. They are to be occupied by the shepherd and stand on a part of the Ranch which we have reserved for sheep. The sheep have improved greatly since we took them over there . . . . The ranch is undoubtedly the best grazing ranch in the State, and is now very valuable and will become immensely so in time. I was over there about a fortnight longer than I expected to be when I left home. My linen came short, and I was compelled to make a shift by turning a dirty shirt inside out; had I been compelled to stay a week longer I might have been obliged to make another shift by turning that shirt the other end up.

I witnessed an interesting spectacle while I was there. Some men who have some 400 wild horses pasturing on the ranch, held their annual marking of colts. They employed 3 Indian vaqueros of horsemen. The first step was to drive the animals, say 100 at a time, into the corral. The next step was to lasso the colts. This the Indians did from the saddle, throwing the riata on the jump and with all the precision of a rifle bullet. While one threw his riata over the colt's head, another would catch him by the hind leg while at full speed, and by skilful twitching the colt would be speedily thrown, and then followed the branding. The exhibitions of the circus are nothing to the displays of horsemanship that are witnessed every day on the California ranches. But the time came for leaving, and I left greatly invigorated in mind and body by my two weeks' labor, and arrived at home two days ago, the dirtiest specimen of humanity that has been seen in San Francisco since the memorable year 1849. I found my family all well. The baby did not

know me, but she recovered the lost idea, however, without much difficulty . . . .[59]

In the only major sale of land outside of the Shafter family until 1919, the partners sold a section of the ranch for $7,000 on December 14, 1858, to Solomon Pierce. Pierce, a Vermonter like the Shafters, developed his 2,200 acres on Tomales Point into a dairy that would rival those of Shafters and Howard in production and quality during the next decades. According to Warren, the partners had "resolved to keep this property together" and pursue their tenant system. The partners also sold a number of small parcels in the Olema Valley and Bolinas area, mostly to previous occupants who held invalid titles; a number of these had to repurchase their properties from the Shafters after previously having paid either Garcia or his brother-in-law Gregorio Briones for their land.[60]

The Shafters wrote leases to Laird, Abbott, the Steeles, and Allen in July, 1858, and October, 1859. These may have operated on existing dairies, or possibly on what would be among the first dairy complexes built by the Shafters. By 1861 tenants included the above mentioned dairymen as well as Henry Stanley on Drakes Head, the Young brothers on Tomales Point, Tanner and Medbury on Drakes Bay, and Buell and Fay on the extreme tip of Point Reyes. The next decade would be the time of greatest growth of the dairies at Point Reyes, as the Shafters worked at developing plans for an ambitious system of tenant-operated dairies.[61]

The Shafters concentrated on experiments at the Home Ranch, where a fine herd of cattle had been developed through breeding of the partners' first imports. In 1859 two Durham bulls arrived at the ranch from Vermont by steamer, later to be joined by a Durham heifer that cost the partners $500.[62] Sheep, grazing on

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[59]Oscar L. Shafter to his father and mother, September 19, 1858, in Shafter, Life, Diary, pp. 194-198.

[60]Mason, Point Reyes, p. 37; Warren, California Ranchos, p. 208; Munro-Fraser, Marin County, p. 447; see Deeds Book B, p. 312, Book C, pp. 220, 380, 408, Book E, pp. 628, 649, etc., MCRO; Richard Borjes and Gordon Chappell, "There is No More Extensive Dairy in the Township," The History and Architecture of Pierce Ranch 1856-1986 (San Francisco: National Park Service, 1986). See section V for more on the Pierce and other non-Shafter ranches within Point Reyes National Seashore.

[61]Leases Book A, pp. 17-37, MCRO; Warren, California Ranchos, pp. 199-206.

[62]Shafter, Life, Diary, pp.200-202.

land south of Home Ranch, played an important part in the early plans. Warren described the sheep operation as it was in 1861:

> There are . . . upon the ranch 2,500 sheep, nearly all of which are improved by crosses with choice bucks, vis:--5 French Merino, 2 Leicester, 2 Southdown. The flock was originally commenced with 800 native sheep, and, with the improvements made, good crosses have been obtained. The half breed ewes and lambs were looking in excellent condition, and well sustained the merits of the different breeds.
>
> Their aim is to produce both wool and mutton, by a proper selection of stock to breed from, and care in the management, having men of experience employed, who examine carefully the sheep and their fleece-bearing properties, while the ranch, in point of location, offers excellent facilities for water and forage for the stock.[63]

Because of disinterest on the parts of Heydenfeldt and Park, the Point Reyes operation was handled by the Shafters and Charles Howard, husband of Oscar Shafter's daughter Emma. In 1865 both Heydenfeldt and Park sold out their shares, Heyenfeldt selling his quarter interest to Howard for $35,000 on January 17 and Park, after some negotiation, selling his quarter to the new partners for $40,000 on May 13. According to his wife's diary, Howard received financial help from his father-in-law "under promise to make [the ranch] his life's work."[64]

Howard became the most active member of the team at the ranches, spending a great deal of time in hands-on management of construction and dairy operation. Under his stewardship the dairies at least doubled in number. The partners developed a system by which each ranch was given a letter of the alphabet. Starting at the tip of Point Reyes, with A Ranch, the letters advanced to the north until, at J Ranch, the line turned to the south at Pierce's property and continued until Z Ranch, being a small dairy near the summit of Mt. Wittenberg.

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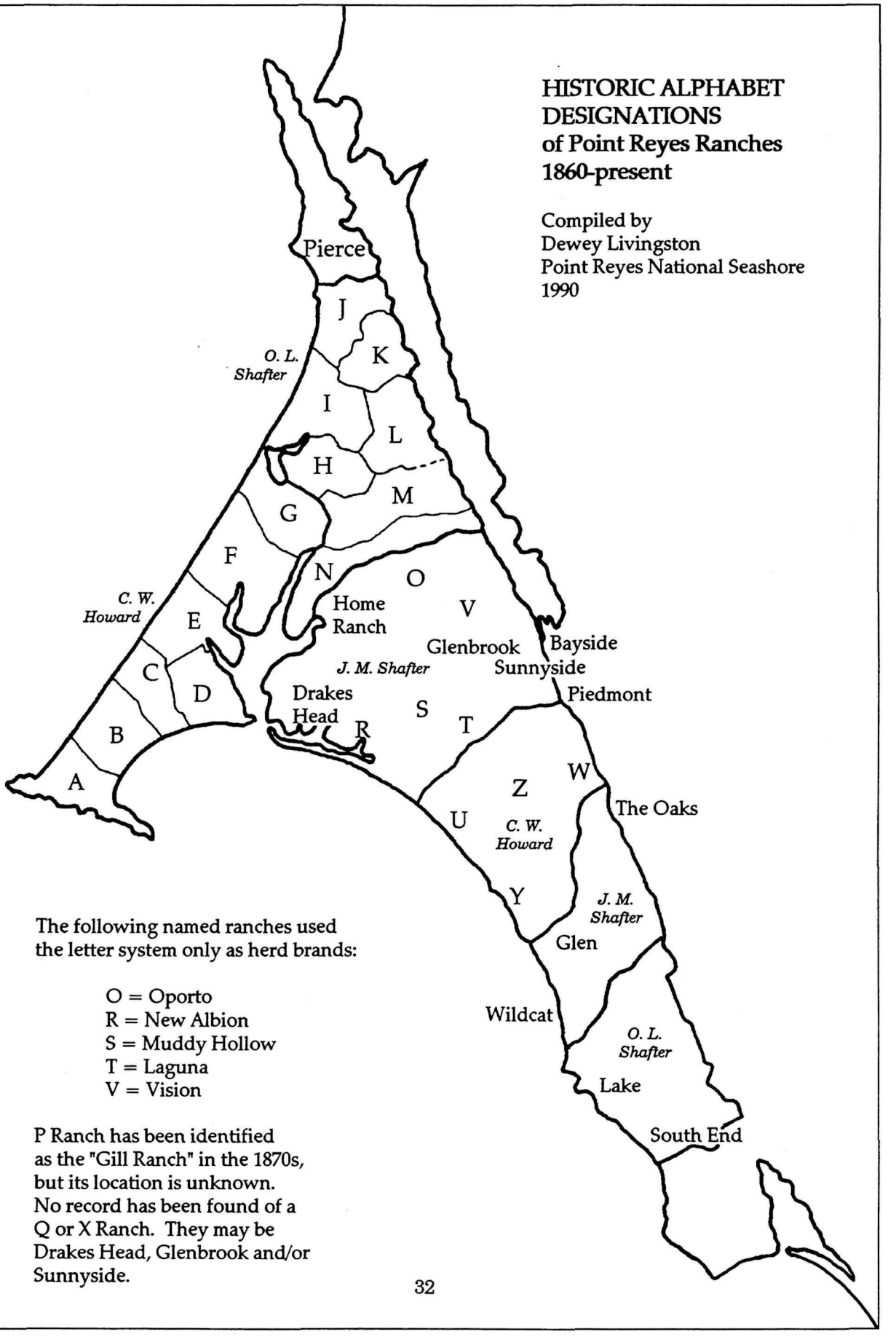
[63]Warren, California Ranchos, p. 203.

[64]Mason, Point Reyes, pp. 37-38; Emma Shafter Howard letter, May 7, 1865; diary of Emma Shafter Howard, entry of March 5, 1865, transcript at Jack Mason Museum; Deeds, Book E, p. 358.


HISTORIC ALPHABET
DESIGNATIONS
of Point Reyes Ranches
1860-present
Compiled by
Dewey Livingston
Point Reyes National Seashore
1990
Pierce
J
K
O. L.
Shafter
I
L
H
M
G
F
N
O
C. W.
Howard
E
Home
Ranch
V
Glenbrook
Bayside
J. M. Shafter
Sunnyside
C
D
Drakes
Head
S
Piedmont
B
R
T
W
A
Z
The Oaks
U
C. W.
Howard
Y
J. M.
Shafter
Glen
Wildcat
O. L.
Shafter
Lake
South End
The following named ranches used
the letter system only as herd brands:
O = Oporto
R = New Albion
S = Muddy Hollow
T = Laguna
V = Vision
P Ranch has been identified
as the "Gill Ranch" in the 1870s,
but its location is unknown.
No record has been found of a
Q or X Ranch. They may be
Drakes Head, Glenbrook and/or
Sunnyside.

The ranches south of Bear Valley, used for beef cattle and replacement cows, went by names such as Wildcat and South End Ranches.[65]

In the early spring of 1866 the Shafters and Howard purchased about six hundred head of dairy cows from a ranch in Humboldt County and drove the herd some 250 miles to the Point Reyes ranch. Within the year the value of the cows had doubled. The partners also traded away their huge herd of sheep for 335 head of cattle and about $8,000. Wild animals and exposure had taken their toll on the sheep, and wool prices were dropping. Howard expressed gladness at their departure: "Point Reyes is entirely cleaned of sheep. Not a Bah!! is heard to break the silence occasioned by the removal of the Nine Thousand that once made night hideous with their bleatings."[66]

In 1866 Oscar and James Shafter decided to develop a large experimental cheese factory of 1,000 cows capacity at a central location on the point. Charles W. Howard traveled to New York, Massachusetts and his home state of Vermont, researching and inspecting cheese factories. Apparently Howard purchased equipment for the factory but then sold it when the brothers abandoned the idea "because it was so good that we could not attend to it properly--and because our land was better adapted to butter than cheese . . . ."[67]

F. The Partition of 1869-70

After the original law partners Solomon Heydenfeldt and Trenor Park sold out their interests in the Point Reyes ranches a three-way partnership was formed between Oscar L. Shafter, James McMillan Shafter and Oscar Shafter's son-in-law, Charles Webb Howard. The partners planned a division between them in early 1868, as evidenced in this letter from Howard:

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[65]Numerous references are available to document the letter locations, including Geological Survey maps, deeds and leases, and Shafter records in the Jack Mason Museum at Inverness. Three letters of the alphabet are unaccounted for at this writing: P, Q and X.

[66]Charles Webb Howard to Theron Howard, December 27, 1866.

[67]Diary of Emma Shafter Howard, entry of May 7, 1866, Jack Mason Museum; unidentified clipping quoting the St. Johnsburg (Vermont) Caledonian of October 20 (1866), Bancroft Library; Charles Webb Howard to Theron Howard, December 27, 1866.

> Eight months ago or more, we undertook to divide our entire property with the exception of the Berry Ranch, and succeeded after six months constant work (on my part) in making a division, all but signing the papers conveying each to the other his 1/3d--but in consequence of the ill health of Judge [Oscar] Shafter, which for two months, was very a serious matter with us, we abandoned the partition and are at present going on together, making all sorts of improvements, which absorbs more than the income at present from the ranch. Six months more however, and the thing will be reversed, & by that time I am in hopes that the partition will be a thing accomplished, & that the Berry Ranch will have been sold.[68]

In mid-1869 the partners decided to split the land six ways, with each obtaining two parcels. Charles Howard and James Shafter gave Oscar Shafter $7,500 and one-third of the Point Reyes property on July 14, 1869. One year later Howard and James Shafter split their remaining two-thirds, with Howard giving Shafter $6,500 in the transaction on July 19, 1870. Each ended up with about 18,000 acres of Point Reyes, and a joint interest in the newly-defined Berry Ranch (Rancho Tomales y Baulines) to the southeast of Point Reyes Peninsula, occupying much of Bolinas Ridge, Lagunitas Canyon, and the north side of Mt. Tamalpais.[69]

Oscar Shafter's portions took up the northernmost and southernmost parcels on the peninsula, including ranches H through N in the north section of 11,135 acres and the Lake and South End Ranches near Bolinas. The 6,712-acre southern section contained large fir forests and brushy areas, leaving only two locations on the coast suitable for dairying.

James Shafter took two parcels central to the peninsula, the first, of 13,660 acres overlooking Limantour Bay and including the headquarters, or Home Ranch, with its surrounding dairies O through T (usually referred to by names such as New Albion or Muddy Hollow Ranches), and a 5,257-acre wooded parcel south of Bear Valley containing Wildcat and Glen Ranches near the coast and extending eastward to the village of Olema.

Perhaps Charles Webb Howard ended out owning the best of the peninsula:

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[68]Charles Webb Howard to Theron Howard, October 24, 1868, Howard Family Collection.

[69]Mason, Point Reyes, pp. 50-51; Deeds Book G, pp. 529-531, and Book I, p. 204.

the rich pastures of Point Reyes itself, 9,647 acres containing ranches A through G, and the spectacular 7,739-acre Bear Valley Ranch stretching from Drakes Bay to Olema, containing U, W, Y, and Z Ranches. Howard took the lead in improving his section, hiring a Swedish immigrant carpenter/dairyman, Hinrik Claussen, to oversee the completion of his dairies. In addition, Howard took charge of Oscar Shafter's dairy ranches under an agreement with his ill father-in-law.[70]

In 1875 the Shafter ranches were valued at $776,450 by the assessor, or $244,938 for O. L. Shafter's parcel, $258,718 for Howard's and $272,794 for James McMillan Shafter's parcel, in addition to $65,000 for the remainder of their Rancho Tomales y Baulines (Berry Ranch) to the southeast.[71]

G. Shafter Dairy Development

1. Growth of the "Butter Rancho"

Despite the partition the Shafter/Howard ranches continued to be the largest dairy operation in the state for decades. In 1870 the number of dairy cows in the eight central coast counties that constituted the chief dairying region of California was about 25,000; Shafters and Howard owned almost one sixth of these. The groundwork for reaching this status as state's, and perhaps the country's, most prominent dairy business had been laid during the decade before the partition, from 1859 to 1869, when most of the dairy planning and construction had been completed. Oscar Shafter wrote to his father in 1860:

> We have been for the last two years improving our ranch by building houses and fences and have put considerable money into flocks and herds. Everything had to be bought here [San Francisco] and sent over, even the hay used for horses and working oxen. The drain has been constant on our resources. Last year we paid taxes to the amount of $5000 in gold. This year they will be

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[70]Mason, Point Reyes, p. 61; Official Map of Marin County, 1873; Marin County Journal, December 16, 1875, p. 3.

[71]George W. Gift, Something About California: Marin County (San Rafael: San Rafael Herald, 1875).

> $3000 more, and they will probably remain at that point for years to come. But the tide already begins to turn. Cattle and sheep not only begin to multiply but to mature. We sold 14 cows the other day for $40 each and 117 sheep for $7 each. We have this year plowed and sowed and planted everything that can be obtained in that way for consumption on the ranch. Fruit trees of great variety have been set out, and in 24 or 36 months we shall have apples maturing all the year round.[72]

The tide continued to turn. By 1866 the Point Reyes dairies led the field in production, and the owners pursued their goal of providing the best butter in great quantities to San Francisco. At the time a great deal of butter continued to be imported from South America and the East. In 1866 the partners expected to be milking 4,000 cows by the end of the decade. An article published on the east coast about the Shafter/Howard dairies in 1866 illustrated the point:

> With such an example before them as a butter dairy of 3,000 cows, we should suppose that the people of the young and growing State of California would not long import one-half the butter they consume, as at present, but would soon supply their own market, for Mr. Howard informs us that they make as good butter there as is made in the best dairies in Caledonia County.[73]

The Shafters and Howard, by the time of the partition, seemed to have reached their goal. Not only were they indisputably the top producers in the state, they gained fame and stature. The *Agricultural Review* of January, 1870 reported:

> In point of magnitude, some of our California dairies probably surpass those in any other part of the world. The largest in the state--that of Shafter & Howard, in Marin County--contains 3,600 milch cows, not including a large number of cattle, kept on another portion of their ranch, which latter embraces a tract of 66,000 acres, upon which they have constructed eighty miles of post and board fence.

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[72]Shafter, Life, Diary, p. 203. Shafter's fruit tree experiment proved to be a failure because of the heavy fogs. 1870 dairying figures from Report of the Commissioner of Agriculture for the Year 1870 (Washington: Government Printing Office, 1871), pp. 326-327. The chief dairy counties at that time were Lake, Sonoma, Marin, San Mateo, Santa Cruz, Santa Clara, Monterey and San Luis Obispo.

[73]St. Johnsburg, Vermont Caledonian, October 10, 1866.

By 1870 Point Reyes supported twenty Shafter-Howard dairies, each with 150-170 cows belonging to the owners, mostly Devon and Durham. Experimentation had proved that the best milkers were crosses of Devon and common American cows. That summer the partners planned to add six or seven other dairies, those being the ones that had been previously leased; the lessee's cows would be replaced with Shafter-owned stock. It was estimated that the owners had put about half a million dollars into the ranch since purchasing it twelve years before, and that it could bring up to two million dollars on the market.[74]

In 1872 Marin County produced 4,387,500 pounds of butter, most of which came from Point Reyes. Sonoma County's butter production fell behind to 762,300 pounds. In cheese production Marin ranked fifth in the state with 132,600 pounds produced; Monterey County led the field in cheese with 1,282,300 pounds.[75]

The high quality of the local product resulted, in the words of a contemporary journalist, from the advantages of the Point Reyes climate, "coupled with the evident enterprise and liberality of the owners of the land in improvements, and the wide-awake spirit of the tenants in efforts to out-vie each other in the quality of their products have given to the Point Reyes butter a most enviable reputation in the markets."[76]

The local press reflected on the improvements at Point Reyes in 1875:

> Four years ago there were fourteen thousand acres without fences. Now this tract is cut up into twenty fields requiring forty miles of fence and employing an average force of forty men. In order to get in the fencing material it was necessary to build forty miles of private road through many rough places and over mountains. Another work which is now being vigorously prosecuted, is the reclamation of the salt marshes which lie within the limits of the estates, and the work will result in the securing of thousands of acres of rich bottom lands.[77]

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[74]DeGroot, "Dairies and Dairying," p. 356; Commercial Herald and Market Review, January 1870.

[75]General Report of the Surveyor-General, 1871-73 pp. 34-35.

[76]Marin County Journal, December 16, 1875.

[77]Ibid., December 16, 1875, p. 3.

2. Sites and Construction

Adequate supplies of feed and water determined the locations of the Point Reyes dairies. Pioneers found both along the coastline and in some areas on the east side of the rancho in the Olema Valley. Forests of Douglas fir, oak, bishop pine, and other trees covered much of the east slope of the peninsula, providing firewood and a limited amount of lumber. Some clearing occurred, especially in the brushy areas on the south peninsula and around Bear Valley.[78]

The dairymen chose a reasonably flat site, central to the grazing area and with a spring nearby, which provided both for the ranchhouse and for the cows in the corral. The spring would be boxed and the water conveyed in pipes to the various outlets as needed.

Construction began in 1857, when the house at Home Ranch was built. During the next two or three years Home Ranch developed as an experimental ranch, as if a prototype for the mass-produced ranches to come. The first Shafter lessees, 1858-1860, apparently built their own structures; it was rumored that the Steeles took their buildings with them when leaving Point Reyes for Pescadero in 1866. Construction of the Shafter dairies probably began in the early 1860s and culminated about 1872, although at least one dairy ranch (Glenbrook) was constructed as late as 1884 and at least two of the Howard dairies on the Bear Valley Ranch were constructed after 1875.[79]

One individual known for construction of the ranches is Hinrik Claussen, a Swedish carpenter/dairyman (see chapter on G Ranch). According to descendants, Claussen managed the construction of the Howard ranches, A through G between 1869 and 1872, when he died from complications from an insect bite. After Claussen's death his post was taken by a Mr. Randall, probably William Randall of the pioneering Olema Valley family, who reportedly completed the construction projects that Claussen had nearly completed. Randall later leased the Pierce Ranch from that family and the L Ranch from the O. L. Shafter Estate.[80]

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[78]Ibid., December 16, 1875 and November 16, 1883.

[79]Mason, Point Reyes, p. 57; a diary of Payne Shafter, entry of December 5, 1884 notes "new ranch Glenbrook", Jack Mason Museum; Charles Nordhoff, Northern California, Oregon, and the Sandwich Islands (centennial edition, reprint, Berkeley: Ten Speed Press, 1974), p. 179; Hittell, Commerce and Industries, p. 266.

[80]Mason, Point Reyes, p. 61, and Historian, p. 98.

The dairies thrived during the 1870s and 1880s, although fluctuating butter prices caused concern at times. A major development on the dairies occurred at this time when the large milking barns were constructed. Andrew Howe, an Olema carpenter, built many on the point during the 1880s, all of a typical design. The barns averaged 100 feet long and held up to 130 cows at a milking; each had two vent cupolas with the letter designation of the ranch on the most visible sides. Constructed with mortise-and-tenon joints in the superstructure and nailed boards and planks in the framing and sheathing, the barns contained milking galleries with wooden stanchions, with central areas and lofts for hay storage, all well-drained. Large entrance doors typically stood centrally on the long side of the barns, often under gable-roofed additions off the main roofline.
Among the last dairies to build these barns were A and B Ranches, which did not build milking barns until about 1920, after the ranches had been sold to tenants.[81]

3. Typical Dairy Layout

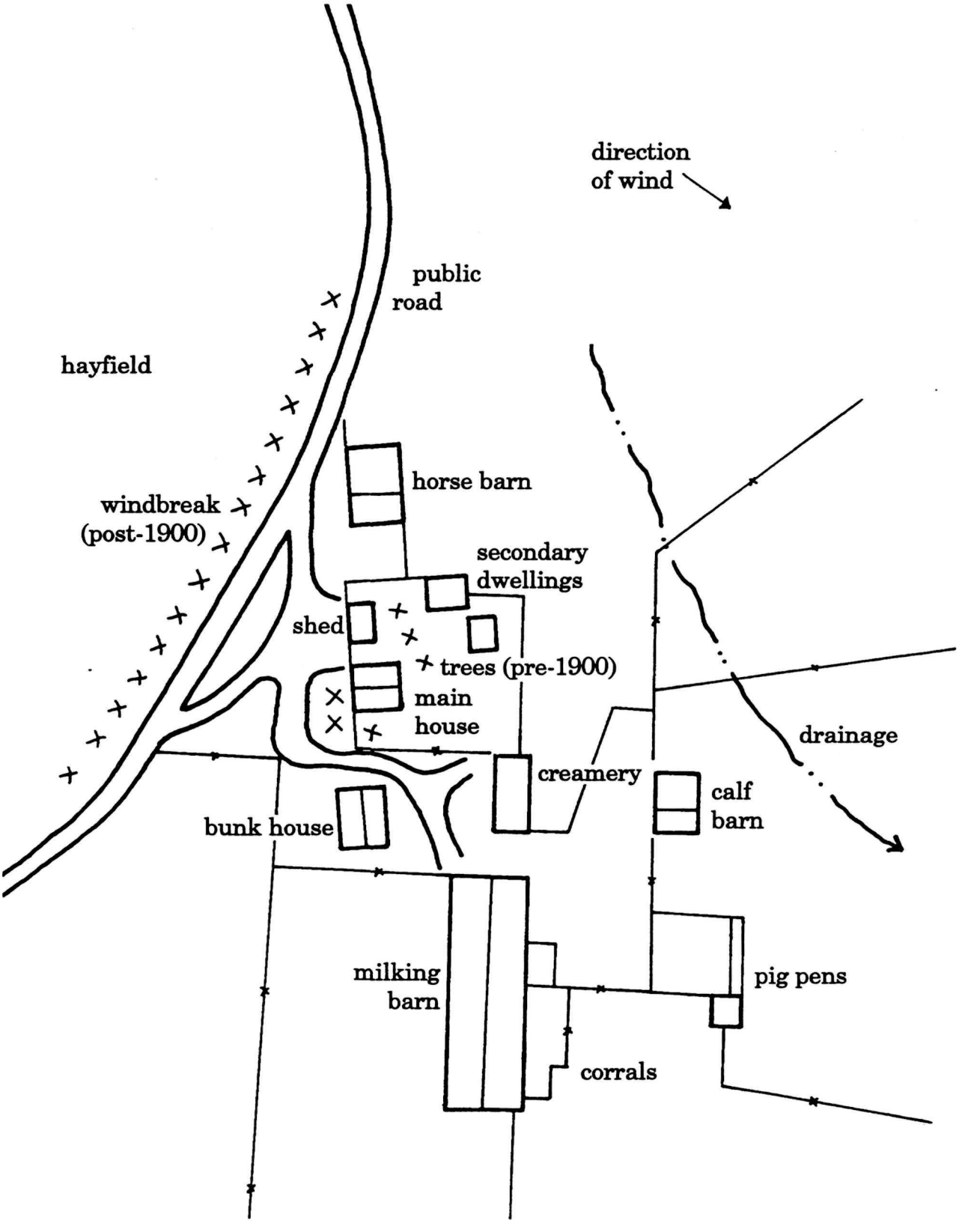
In all, the Shafters and Howard dairy ranches numbered 31; all followed the same general plan of layout and design. The typical dairy ranch consisted of a dwelling, of which there were apparently three styles or sizes, milking corral, dairy house, horse barn, calf shed and pig pens, in addition to any necessary outbuildings. The horse barn stored hay as well. The larger milking barns, which later became used as and referred to as hay barns, were built during expansion of the dairies in the 1880s and 1890s and were not original to the complexes.[82]

An excellent description of a typical Point Reyes dairy appeared in Nordhoff's publication, *Northern California, Oregon and the Sandwich Islands,* published in 1875:

> He [C. W. Howard] fences each farm, making proper subdivisions of large fields; he opens springs, and leads water through iron pipes to the proper places, and also to the dwelling, milk-house, and corral. He builds the

[81]Interview with Joseph H. Mendoza.

[82]Marin Journal, July 10, 1890, p. 3.



Typical dairy ranch layout of the 1870s; this is a partly conjectural sketch of B Ranch.

> houses, which consist of a substantial dwelling, twenty-eight by thirty-two feet, a story and a half high, and containing nine rooms, all lathed and plastered; a thoroughly well-arranged milk-house, twenty-five by fifty feet, having a milk-room in the centre twenty-five feet square, with a churning-room, store-room, wash-room, etc.; a barn, forty by fifty feet, to contain hay for the farm-horses; also a calf-shed, a corral, or inclosure for the cows, a well-arranged pig-pen; and all these buildings are put up in the best manner, well painted, and neat.[83]

Some of the larger ranches were practically self-contained, with blacksmith shop, storehouse, laundries, etc. The Pierce Ranch was notable among these.

The owner paid for all improvements necessary to the function of the ranch, except for maintenance on the tenant's personal property. For instance, when the house at I Ranch burned in 1925, the O. L. Shafter Estate replaced the house with a modern farmhouse. The construction of the large milking barns during the 1880s was no doubt financed by the owners.

Within decades almost all of the ranchers planted trees as windbreaks in the ranch complexes. Typically in a straight line or an L shape, the trees effectively created protected yards in this windy climate. Blue gum eucalyptus trees (*eucalyptus globulus*) were a common choice in the 19th century. First documented in California in 1856, the fast-growing Australian native enjoyed a surge of popularity in California in the 1870s, for use as lumber, firewood, landscaping, and windbreaks. The imported species of the tree proved worthless as lumber and messy as an ornamental, and fell from favor by the turn of the century. Most of the Point Reyes dairies had stands of eucalyptus, but these were gradually replaced or augmented by the coniferous Monterey cypress (*cupressus macrocarpa*), a closed-cone California native with a rapid growing rate. Many of the current stands of cypress were planted after the turn of the century. Today, both eucalyptus and Monterey cypress stand side by side at the Pierce Ranch, Home Ranch, and F Ranch. With the exception of H and N Ranches, lone specimens or stands of eucalyptus are found only in the south district of the park today, at U, Y, Z, Wildcat, and South End Ranches. Most of the remaining ranches

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[83]Nordhoff, Northern California, p. 179-180.

on the Point are marked by cypress trees, and a few stray trees are to be found in lonely spots on the range.[84]

4. Tenant System and Ranch Superintendents

In 1858 Oscar Shafter wrote, "We have leased some 20,000 or 25,000 acres to five different men. They are all of them men of capital,--sober, industrious, enterprising, and have their families with them. We have been somewhat choice in the matter of character in selecting from the numerous applicants for the land, and have given the tenants good and encouraging contracts, deeming that the best policy in the long run." In this statement Shafter set the stage for the tenant system that would last another eighty years at Point Reyes. However, the Shafters revised their future tenant system after these leases were written, and waited for these lessees to leave to put their final plans into action. In 1865, the ranches supported ten of the original lessees and six new tenants.[85]

The lease the partners developed as a standard ran from one to three years. The tenant rented the cows, buildings and land, but provided his own furnishings, dairy and farm implements, horses and pigs. Hittell described the tenant system in 1882:

> All these farms are rented on the same general system. The cows belong to the land, and the tenant pays from $20 to $25 for each cow annually. The proprietor supplies the buildings; the tenant must have his own horses, wagons and implements, but is not allowed to keep any domestic animals on the land, save pigs and his work-horses; and is not allowed to sell anything from the land save pigs, calves and dairy produce. He must rear one-tenth of the calves, and deliver them to the proprietor; the other calves he can sell. He gets nearly 200 pounds of butter from each cow in a season, and he

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[84]Kenneth M. Johnson, "Eucalyptus," Out West, Vol. VI, October 1971, pp. 41-49; Philip A. Munz, A California Flora (Berkeley: University of California Press, 1959), p. 61.

[85]Oscar Shafter to his father, September 19, 1858, in Shafter, Life, Diary, p. 197; Warren, California Ranchos, p. 208; Alta California, December 25, 1865.

> sells at prices ranging, of late years, from 20 to 40 cents a pound, making from $40 to $50 per cow.[86]

Nordhoff commented in 1874 on the numerous nationalities of the tenants, including Swedes, Irish, Germans, and Portuguese. While most of the pioneer dairymen at Point Reyes were from the East Coast, immigrants from Europe soon arrived and found work on the dairies. Among the first were Irish, often seeking wealth in the gold fields. Chinese came to Marin County after the building of the railroads, but suffered a great deal of bigotry, although many Chinese cooks were recorded on the Point and at least one Chinese buttermaker. Many of the families identified as Swedes were actually Danes from Schleswig-Holstein; Hinrik Claussen, for example, a native of Denmark but of German extraction, was a resident of Sweden when he left for the United States. Laborers of Coast Miwok descent were common on the dairies as well, although not always looked upon favorably by the tenants because of the century's anti-Indian fervor.[87]

Dominating the Marin County dairy immigrants were Swiss and Portuguese. Italian-speaking Swiss arrived in great numbers from the Valleys Maggia and Verzasca in the southern Alps. Thousands of men left their overpopulated, poverty-stricken villages in Switzerland to come to Marin County and California, and most stayed. These men were sponsored either by their villages or by a man who had already found success in the United States, and repaid their passage in labor; wives and family members soon followed. A similar situation occurred with Portuguese from the Azores, or Western Islands, about 800 miles west of mainland Portugal. Azorean laborers arrived beginning in the 1860s, having traveled by ship around Cape Horn to Hawaii, then to San Francisco, a trip of about three and a half months. Azorean immigrants brought religious and social customs to Point Reyes, including the religious festival, *Festa do Divino Espirito Santo* or Festival of the Holy Ghost.[88]

Many of these immigrants, especially the Portuguese, received criticism from

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[86]Hittell, Commerce and Industries, p. 266.

[87]Nordhoff, Northern California, p. 181; Mason, Point Reyes, p. 60; Steele, "The Steele Brothers," p. 265; Population Schedules, 8th, 9th and 10th, U. S. Censuses, 1860-1880.

[88]Rae Codoni, The Corippians, A Retrospective View (Riverbank, CA: Baker Graphics, 1990), pp. 17-21; Hallock F. Raup, "The Italian-Swiss in California," California Historical Quarterly, December 1951, pp. 308-309; August Mark Vaz, The Portuguese in California (Oakland: I.D.E.S. Supreme Council, 1965), pp. 53-57; various documents in Leases, MCRO.

"Americans" about coming to the country, working for cheap wages, then buying up the productive land. R. G. Sneath wrote:

> Most of these arrivals are young men about of age, and physically able to do any labor. Their experience in the home country, except that of milking a cow, is of little value to them here, and not being able to speak English, they are perforce compelled frequently to work for their board and a very few dollars per month.
>
> This is true not only of the Swiss but of all foreigners, and is the principal reason why foreigners that employ many laborers, especially in the dairy and vegetable line, have become wealthy in a few years. They have thus been able to crowd our own people to the wall in many industries where labor is the chief factor, and their presence in the country is looked upon by many unfavorably.[89]

Most of these complaints, however, were countered by general support of the local populace and the patriotic deeds of the immigrants. One correspondent wrote of the typical dairy tenant in 1886:

> His children are educated at the district school. He adorns his premises with trees and flowers and the sound of the piano and parlor organ is heard in the land. He pays his rent--be it $22.50 or $25 per cow--semi-annually, does his duty by his neighbor, and lives like what he is--an honest, intelligent country gentleman.[90]

According to Nordhoff, "a tenant needs about two thousand dollars in money to undertake one of these dairy farms," and added, "the system seems to satisfy those who are now engaged in it." A typical Shafter or Howard lease involved a quarterly payment in gold coin, in advance, of a yearly rent from $1,500 to 3,000, in addition to a one-tenth cut of new stock raised on the ranch. Milkers, "in constant demand," and farm hands received from $25 to $30 per month. Overall, "everything is conducted with great care and cleanliness, the buildings being

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[89]R. G. Sneath, "Dairying in California," Overland Monthly, January-June, 1888, p. 389.

[90]Maria Waterman, in San Francisco Chronicle, October 30, 1886.

uncommonly good for this State, water abundant, and many labor-saving contrivances used."[91]

The Shafter tenant system was not universally popular, with the common complaint that a man could not get ahead as a renter. A contemporary writer noted that "the land is owned by one or two men, and hence there are no homes there. Renters stop awhile, and then go, making no improvements." The correspondent was proven wrong on some points, however, as the Claussen, Reinhold, Geary, Hussey and other families remained on the ranches for decades and realized profits from their business.[92]

Point Reyes tenants made good profits when butter prices held steady, although lack of price supports created low times as well. The *Marin Journal* commented in 1875 of "the prosperous appearance of the dairymen of Point Reyes, the books and newspapers which are found in their homes, and the many comforts which their industry has procured, all speak of the profitable business in which they are engaged.[93]

Point Reyes tenants were known for their hospitality, as many a wayward traveler would be in need of overnight lodging after finding themselves stranded by darkness or weather. Helen Bingham, traveling at Point Reyes shortly after the turn of the century, wrote of the warm reception she received on the Point:

> A trip to the Point by carriage cannot be made under two days at the shortest, and as hotels and inns are unknown in this region, the traveler is obliged to solicit shelter for the night from one of the ranch houses which are scattered at wide intervals.
>
> There are few places, save Ireland, where hospitality, the real whole-souled, hearty, genuine hospitality, is so dispensed without question to the stranger as in this tiny northwest corner of Marin.
>
> Though loath to intrude, the hearty reception tendered and ensuing civilities received convince the wayfarer of his welcome, and have earned a reputation

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[91]Nordhoff, Northern California, p. 181.

[92]Munro-Fraser, Marin County, p. 303.

[93]Marin County Journal, December 16, 1875.

> for these good people rivaling in proportion the Emerald Isle itself.[94]

In hard times the owners appeared to act fairly towards their tenants. In 1885, butter prices fell to 18 cents and tenants couldn't pay their rents. Howard wrote to his brother, "I shall have to lower the rents--reducing my income from the Ranch at least $10,000 per annum. It makes me feel poor but I think I can get through some how." Later, in 1891, Howard wrote, "the Ranch has done fairly well, the rents, $17.50 per cow, are very low, but the tenants have paid their rents and have, I think, made a little something." Decades later, during the depression of the 1930s, tenants on the O. L. Shafter estate could not pay rents but were not evicted from their ranches.[95]

Terms of the leases changed little in the 20th century, and as herd improvement technology increased so did tenant frustration at not being able to keep up with modern advances. The ranches were sold in stages (Howard's in 1919, James McMillan Shafter's in 1929, and O.L. Shafter's in 1939), allowing tenant-purchasers to improve their livestock and ranches according to their own wishes.

The Shafters and Howard employed ranch superintendents to oversee the tenant operations, collect rents, and work with herd improvement. The first was John Shafter, who lived at Home Ranch and supervised the pioneer development of the system. Other superintendents included Hinrik Claussen, William Evans and William H. Abbott (who acted as Howard's superintendent for 22 years), and Latham Eastman, who worked for the O. L. Shafter Estate for almost twenty years and was the last of a long line of Shafter ranch superintendents.[96]

5. Early Transportation on Point Reyes

Transportation issues overshadowed all else at Point Reyes, a rugged and vast landscape miles away from any substantial civilization. The early dairymen

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[94]Helen Bingham, In Tamal Land, (San Francisco: Calkins, 1906), pp. 120-122.

[95]Charles Webb Howard to Theron Howard, August 24, 1885, and November 20, 1891, Howard Family Collection; interviews with Andy Porter and William Eastman.

[96]Marin Journal, May 25, 1899; Mason, Point Reyes, p. 61; interview with William Eastman.

had to first perfect methods of transporting their goods to market. Ocean travel dominated Point Reyes commerce for the entire 19th century, although the construction of a narrow gauge railroad in 1875 improved the reliability and lessened the risks of transport to many Point Reyes dairymen in reasonable proximity to the depots. Overland travel, common for trips to the local towns, was not a favored method until highway improvements commenced in the 1920s.

Geography and existing transportation routes determined the location of new towns in the area. One of the oldest towns in Marin County, Bolinas, was founded in 1849 as a shipping point for lumber taken out of the Bolinas Lagoon area. A nearby settlement and location of the lumber mills, Dogtown (renamed Woodville in the 1860s), failed to grow and remained an obscure outpost. Olema, founded in 1857 by hotel keeper/rancher Benjamin Winslow, became the hub of Point Reyes commerce, with hotels, saloons, services, and a scheduled stagecoach service. Olema lost its prominence with the coming in 1875 of the North Pacific Coast Railroad, which bypassed Olema and provided Galen Burdell the opportunity to build a new town called Point Reyes Station, two miles to the north. Marshall, on the east shore of Tomales Bay opposite K Ranch, was founded around 1860 by the Marshall brothers, and became a small but important stop on the railroad. Inverness was developed as a summer resort town beginning in 1889 by James McMillan Shafter, in an unsuccessful attempt to escape debts brought on by his investments in the railroad. All of these towns figured prominently in the development and commerce of the ranches at Point Reyes.[97]

a. Overland Travel

The first arrivals at Point Reyes in the mid-1850s probably came over the hills from San Rafael, the county seat and destination of small steam ferries from San Francisco. A trail, perhaps suitable for stout wagons, led from San Rafael to the San Geronimo Valley, then to Rafael Garcia's rancho near Olema. The traveler then rode northwest along the edge of the marsh at the head of Tomales Bay to Grasier's Gulch, later called Haggerty Gulch. The trail then went up the

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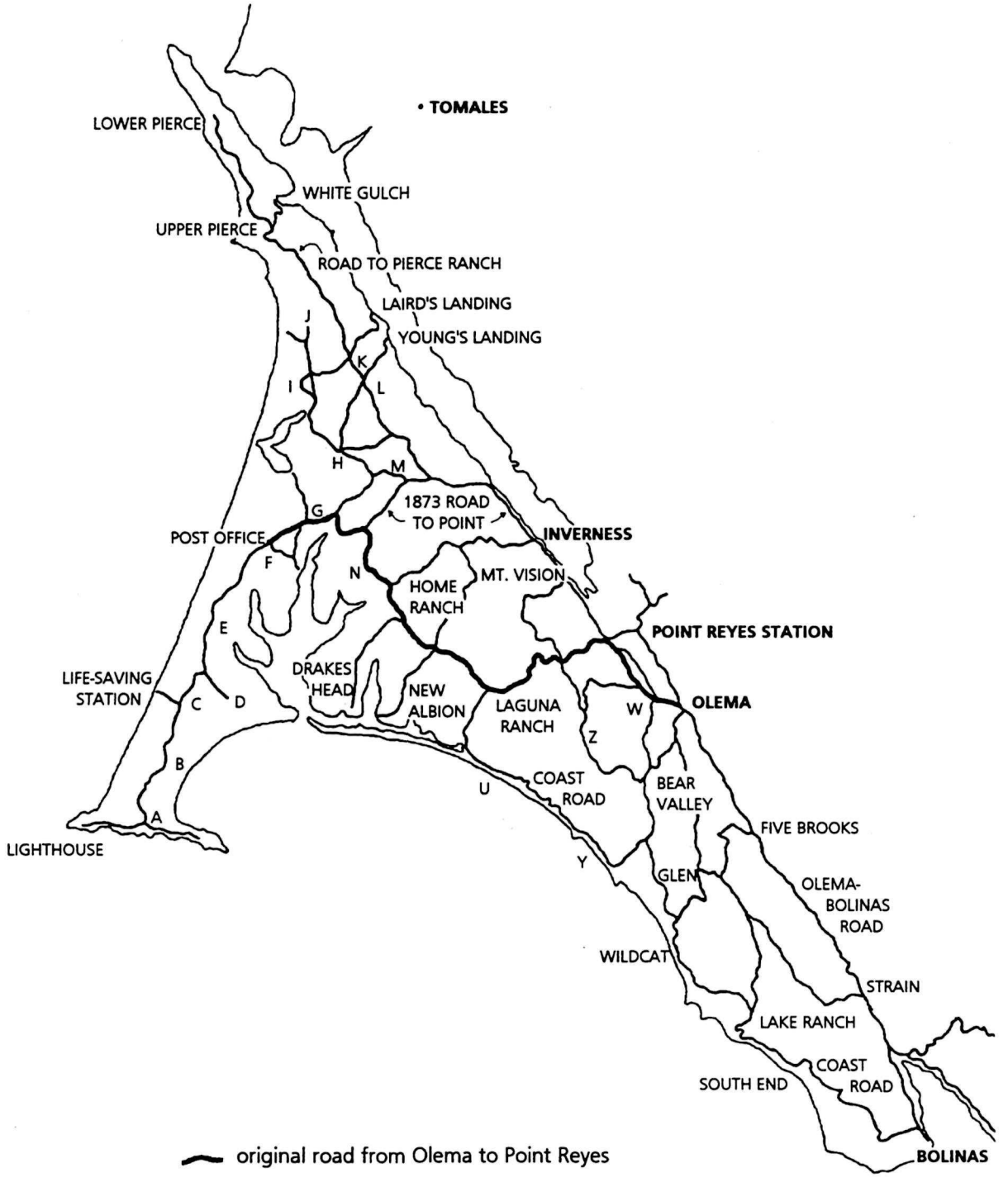
[97]Mason, Historian, p. 178; Munro-Fraser, Marin County, pp. 264-269; Jack Mason, Earthquake Bay, A History of Tomales Bay, California (Inverness: North Shore Books, 1976), pp. 78, 95. 105; Louise Teather, Place Names of Marin (San Francisco: Scottwall Associates, 1986), pp. 11, 21, 31-32.



Major historic roads on the Point Reyes Peninsula, 1850s-1900.

gulch and over Inverness Ridge to the site of Laguna Ranch, then north past Muddy Hollow to Home Ranch and the upper end of Drakes Estero, then to Point Reyes following roughly the same route as today. Another trail left the head of Schooner Bay towards Tomales Bay, and others were located north of Bolinas into the country around Wildcat Ranch.[98]

This trail from San Rafael to Olema was improved to a wagon road in 1865-1867, with the Point Reyes sections being constructed and improved piece by piece. By 1875, the route commonly used to Point Reyes today, from Inverness to Drakes Estero, was in use, as described in a contemporary news account:

> The approach to Point Reyes is from Olema. Until two years ago it was over a road [Haggerty Gulch] which scaled a mountain and was frequently in very bad condition. Now there is a splendid road carried over the summit by a newly opened passage, which requires a rise of only 200 feet. The building of a road at this point with so gentle grade had always been deemed impossible until Mr. [William] Evans took the level in his own hands . . . . The road is now complete and is a boon to the whole district beyond the mountains.[99]

The road from Olema to Muddy Hollow was not abandoned, however, as it serviced the J. M. Shafter ranches in the Limantour Estero area. In 1877, a road was constructed across the marsh at the head of Tomales Bay, connecting the rail depot at Point Reyes Station with the two roads to the Point Reyes Peninsula.[100]

By the turn of the century the peninsula was crossed with dozens of well-graded dirt roads, many of which are the foundations of the National Seashore's trail system today. Pavement reached the Point in the late 1920s, with the improvement of the lighthouse road and the construction of Sir Francis Drake Highway to Olema and Point Reyes Station. Pierce Point Road, constructed in 1942, replaced the old ridge route through K Ranch to Tomales Point. During the

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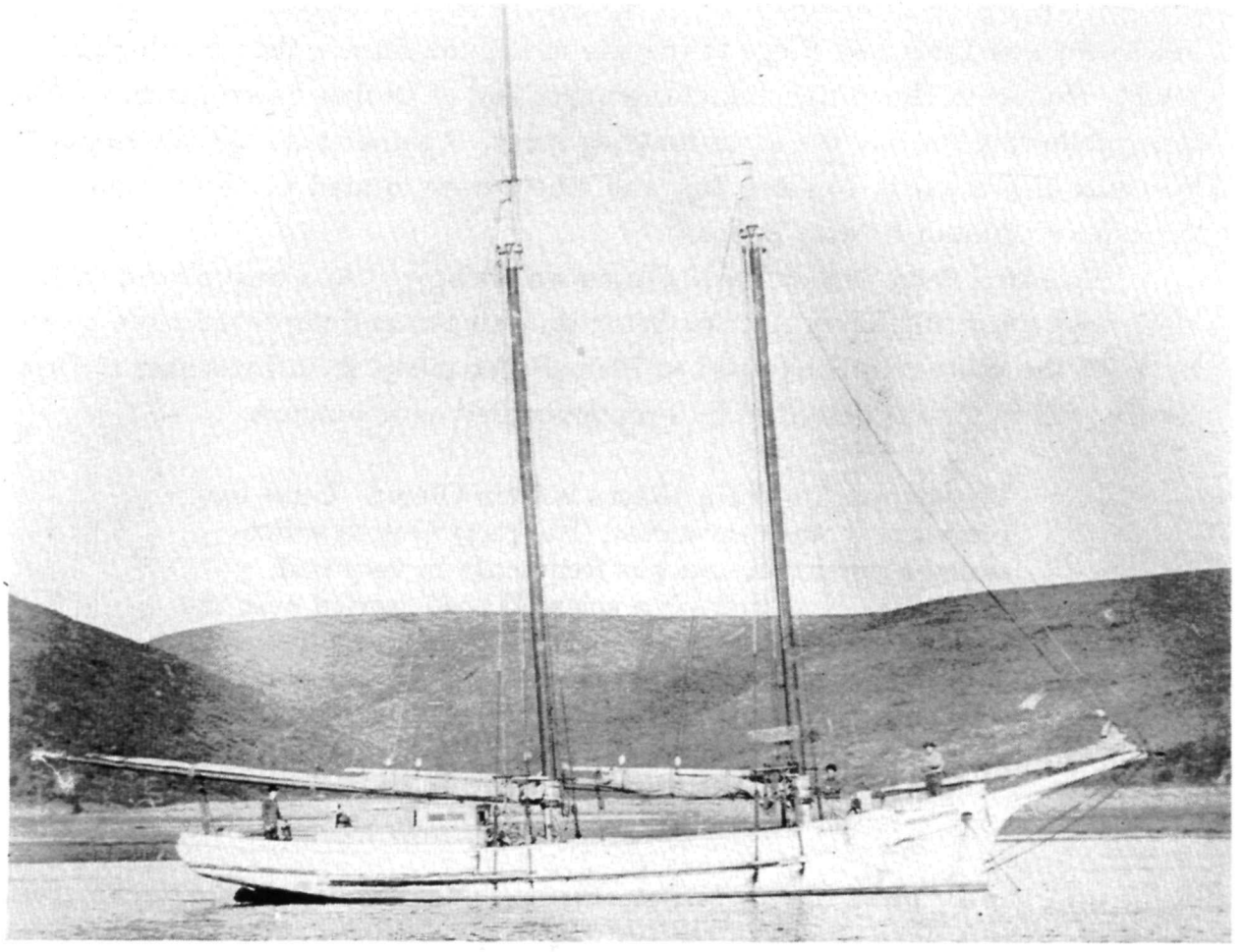
[98]U. S. Coast Survey maps of Point Reyes, 1859-1862, State Lands Commission; Marin County Journal, January 24, 1878, p. 3; Mason, Historian, pp. 472-474; Mason, Point Reyes, p. ix; various leases and deeds, MCRO.

[99]Marin County Journal, December 16, 1875, p. 2; "Plat of the survey for the relocation of the road from Bolinas . . . to Log Cabin" by Hiram Austin, 1867, California Historical Society.

[100]Official Maps of Marin County, 1873, 1892; Marin County Journal, January 24, 1878, P. 3.



Two of the butter schooners that served Point Reyes: *Nettie Low* (1890s) and *Point Reyes* (1910-1920s). Top, Jack Mason Museum; bottom, Point Reyes National Seashore.

1950s a number of Point Reyes ranch roads were paved, including the roads to New Albion Ranch, Wildcat, and Lake Ranch. The establishment of the National Seashore led to the abandonment of many of the old roads which are now overgrown and washed away, barring most travel even by foot.[101]

b. Schooners

The most efficient transport to be had in the 19th century was by sea in small, shallow draft schooners. Point Reyes, with ocean frontage too rough for landing, had numerous bays and estuaries that could be safely entered. Tomales Bay, while having a risky entrance, afforded many small coves and provided access to the Olema area at the head of the bay. The earliest ranchers built small wharves at convenient intervals in Drakes and Limantour Esteros and Tomales Bay. These wharves have been documented at: Schooner Bay below F Ranch and below N Ranch; Limantour Bay below New Albion Ranch and below Drakes Head Ranch; the site of the fish docks at Point Reyes Headlands, Pierce Ranch; Lairds Landing; Young's Landing; Inverness; and Olema (site on Papermill Creek opposite Point Reyes Station).[102]

One of the first boats to serve the dairy ranches was that of Capt. Gibson, who shipped products and merchandise to and from the Steele wharf on Limantour Estero beginning in 1857. Oscar Shafter wrote that year of purchasing a "small steamer of two tons burden" to serve his infant ranch industry. By 1870 the "new and commodious steamer" *Monterey,* under the able hand of Charles B. Johnson, made weekly trips to Tomales with a stop at Drakes Bay. Dairymen paid 50 cents per hundred pounds of butter, and 50 cents per hog or calf. Other schooners plying the waters between San Francisco and Point Reyes included the *Caroline Mills, Active, Fourth of July, Nettie Low, Etta B, Jennie Griffin,* and *Ida A.* The gasoline schooner *Point Reyes* was purchased by a majority of Charles Webb

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[101]U.S.G.S., Point Reyes quadrangles, 1918 and 1952; Master Recreation Plan, Marin County Planning Commission (San Rafael, 1943), p. 11.

[102]Mason, Earthquake Bay, p. 27; Landing sites can be found on various maps and charts, including U.S. Coast Survey maps of 1859-62, and U.S. Geological survey maps.

Howard's tenants around 1910 and was the last of the Point Reyes butter schooners, operating until the early 1920s.[103]

c. Railroads

A group of businessmen, headed by James McMillan Shafter, incorporated the North Pacific Coast Railroad in 1871, with the overall intent of exploiting the rich redwood forests of Sonoma County adjacent to the Russian River (Charles Webb Howard owned timber interests there). Shafter and other west Marin investors influenced the engineers to route the railroad through the Tomales Bay area, in order to benefit Shafter's tenants. The narrow gauge railroad was constructed in 1873-74, and opened for traffic on January 7, 1875. With termini in San Rafael and Sausalito, where company-owned ferries completed the trip to San Francisco, the line passed through the Ross Valley, over Whites Hill to the San Geronimo Valley, then through Lagunitas Canyon to the future site of Point Reyes Station. Here a depot was established, and within a decade the new town had passed Olema in importance and commerce. The railroad continued north along the eastern shore of Tomales Bay until heading inland to Tomales and the Russian River country.[104]

Point Reyes residents made use of a number of stops along the line, including Hamlet, Marshall, and Point Reyes Station. Operators of Pierce Ranch brought their butter over to Hamlet on a skiff, for which they employed a skipper. Occupants of J, K, and L Ranches did the same, sending their products to Marshall, and collecting their mail there. Ranchers in the Bear Valley area carried their produce in wagons to the depot at Point Reyes Station.[105]

By the 1920s, dairymen no longer made butter on the ranches, and their reliance on the railroad waned. With improved roads and trucks, the railroad, part

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[103]Mason, Point Reyes, pp. 64-66; Mason, Historian, p. 320, 325; Mason, Earthquake Bay, p. 27; advertisement for *Monterey* in Marin County Journal, October 8, 1870, p. 2.

[104]A. Bray Dickinson, Narrow Gauge to the Redwoods (Berkeley: Trans-Anglo Books, 1967), pp. 41-42;Mason, Earthquake Bay, pp. 28-29

[105]Great Register of Marin County, various volumes.

of a syndicate called Northwestern Pacific after 1907, lost money and the Point Reyes line was abandoned in 1933.[106]

6. Historic Operation of the Dairy Ranches

a. Grazing and Livestock

Since the arrival of Francis Drake in 1579, visitors have noted the rich grasses of Point Reyes and their potential for exploitation. Spanish explorer Felipe DeGoycochea described the "very good pasture and springs" during his visit in 1793. Joseph Warren Revere wrote, after his visit in 1846, of "the superior quality of the pasture--the land lying so near the sea, that the dews are heavy and constant, adding great luxuriance to the wild oats and other grains and grasses." The cover of green grass led Isaac Steele to proclaim Point Reyes "Cow Heaven," and can be considered to be the prime factor in the success of the dairy industry here.[107]

A correspondent writing in 1875 noted "the fine natural pasture clear from evil growths, and, where the tenants have been true to their contracts, it is covered with a perfect carpet of rich grasses." On the eastern side of the peninsula at the Olema Valley, clearing of brush and forests was painstakingly producing additional grazing land. Ranch managers also introduced non-native grasses: "In places where improper cultivation has admitted a growth of sorrel," the correspondent wrote, "the land is being put in with Australian rye grass, seeding being thirty pounds to the acre." Eventually, aided by overgrazing, these non-native annual grasses literally took over the peninsula, shortening the feeding season and encouraging growth of brush and invasive plants like thistle and broom.[108]

The natural perennial bunch grasses extended the grazing season by months, but dairy cows still went dry during the winter. Dairymen experimented with feed, at times providing combinations of hay and cultivated ground feeds like

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[106]Dickinson, Narrow Gauge to the Redwoods, p. 128.

[107]Revere, Naval Duty, p. 68.

[108]Jules G. Evens, The Natural History of the Point Reyes Peninsula (Point Reyes: Point Reyes National Seashore Association, 1988), pp. 55-59; Marin County Journal, December 16, 1875, p. 3.

corn, barley, wheat, oats and grasses. Experiments with sugar beets, mangel-wurzels, carrots, potatoes, and squash failed. In 1870 the Shafters tried raising beets and carrots for feed at the Home Ranch, but found the cost of labor too high. Most dairy ranches on the Point until the 1940s kept hayfields which provided the needed supplementary feed. Around the turn of the century scientists found that cows fed alfalfa produced more than double the butterfat than those fed entirely grass from the range. The advent of cheap feed brought on trucks from the Central Valley led practically all of the dairymen to abandon their fields, but high prices in the 1970s caused many to restore their hayfields. Feed is now raised on E, G, H, I, and J Ranches.[109]

The Shafters stocked the Home Ranch with Durham and Devon cows, but experience proved that cross-breeding increased a cow's value as a milker. Popular early thoroughbreds included the American shorthorn (introduced in 1858), Ayrshire, Devon, Alderney, and Jersey (a favorite family cow giving milk high in butterfat, introduced in 1874); by the 1880s Holstein-Friesian cows, with origins in Europe, were imported in increasing numbers and became, and remain, most popular. Holsteins were reasonably rich milkers, more gentle, and hardy; they were more expensive. In 1870 a "good" milk cow could be bought for $40 a head. Today, Holsteins are bred to produce large quantities of milk with a lower butterfat content, reflecting the diets of modern Americans.[110]

By 1870 about 500 heifer cows were raised every year on Point Reyes, with most sent to other stock-raisers or to market in San Francisco. Up to 300 cows and beef-steers were sold during the late 1860s, as well as more than 100 horses. Hogs, a staple of the dairyman's enterprise, were fattened in the ranch pigpens on skim milk left from the separating process and grains, then shipped live or dressed to market on the schooner or train; 2000 hogs were shipped out of Shafter/Howard dairies in 1870. Livestock from Point Reyes was typically high quality, boosting the prominence of California as a stock raising region. The Secretary of State reported in 1887, "few countries produce cattle that are superior in any respect to

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104 Sneath, "Dairying in California," p. 391; DeGroot, "Dairies and Dairying," p. 357; Arthur R. Briggs, "Dairy Industry of California," California: Its Products, Resources, Industries, and Attractions, T. G. Daniels, Ed. (Sacramento: Superintendent of State Printing, 1904), p. 134.

[110]Peter J. Shields, "Cattle Raising in California," in Daniels, Ed., California: Its Products, pp 128, 130; DeGroot, "Dairies and Dairying," p. 360; Sue Abbott, North Bay Dairylands, (Berkeley: Penstemon Press, 1989), p. 34.

those now being raised in California, notwithstanding her youthful existence." Popular beef cattle included Hereford, Poll-Angus, and Galloway. The native Spanish cattle, raised primarily for hides and tallow, were never considered very good for beef.[111]

The Point Reyes milking season lasted from December through August. The best milk was obtained in the spring and early summer, after which the cows gradually dried up. In the 1860s a buttermaker averaged 175 pounds of butter per cow per season.[112]

b. Milking and Separating

Laborers on Point Reyes dairies milked the cows by hand until the 1920s and 1930s, when milking machines became popular here. A milker found work on a dairy and was provided housing, food, and from $25 to $30 per month. One writer noted that the milkers were mostly "whites," with Chinese considered to not be satisfactory milkers. During the 1870s, approximately 150 milkers and laborers were employed during the season. Off season, the milkers either found other work on the ranches or left to the cities for the duration.[113]

Milking was usually done outdoors, in a well-drained central corral reserved for the purpose. Each milker took charge of a "string" of cows, usually 20-25, and could milk them in about two hours. The number of cows on a dairy ranch determined the number of milkers required to get the job done. According to an account of methods employed at the Pierce Ranch published in 1880:

> The milkers use an ordinary flared tin pail, holding about sixteen quarts, and have their milking stools adjusted to them with straps. When the pail is full the milker steps into the strainer room [on many Shafter dairies an outdoor platform on a wall of the dairy house] and passes the milk into a sort of double hopper with a strainer in

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[111]DeGroot, "Dairies and Dairying," p. 358; Sneath, "Dairying in California," pp. 387-388.

[112]DeGroot, "Dairies and Dairying," p. 359.

[113]Ibid., pp. 357-358; Francis E. Sheldon, "Dairying in California," Overland Monthly 11, January-June 1888, p. 343;

Milkers working outdoors at F Ranch around the turn of the century. Jack Mason Museum.

> each section. From this the milk passes through a tin pipe to a vat which holds one hundred and thirty gallons.[114]

The milker returned to his "string" after depositing the contents of his bucket.

In time, ranchers built huge wooden milking barns, the popular "hay barn" of today. Here, cows entered the barn from one side, was secured into a stanchion, and milked by hand. The floors were wood, increasing the cleanliness, and the barn was washed out after every milking. Near the turn of the century, some milking barns in the cities were improved with concrete floors, but at Point Reyes these barns didn't appear until the 1920s and 1930s. A few Point Reyes dairies continued to milk outdoors until constructing milking barns in 1920. Milking machines, invented in the 1870s but not in popular use until the 1920s, decreased

[114]Munro-Fraser, Marin County, p. 298.

the number of milkers required and improved sanitation in the milking process.[115]

After being drawn from the cow, the milk was strained and separated, the latter a time-consuming procedure requiring skill and timing. The 1880 narrative continues:

> From [the 130-gallon vat] it is drawn off into strainer pails which hold five gallons each, and which have a large scoop shaped nozzle, from which it is poured into the pans. It will thus be seen that the milk passes through three strainers before it is panned. The pans are made of pressed tin and hold twelve quarts each, and are placed in racks, one above the other, before the milk is poured into them . . . . In the center of each room, there is a skimming apparatus which consists of a table about five feet long and two feet wide, placed upon a square pedestal, in either end of which there is a semi-circular notch, under each of which there is placed a can and holding ten gallons for the reception of the cream. In the center of the table is a hopper for the reception of the sour milk, from which it is carried off through pipes. Skimming is performed twice a day, morning and evening, and milk is ordinarily allowed to stand thirty-six hours before it is skimmed, but in very warm weather it is only kept twenty-four hours. This work is begun at three o'clock in the morning, and usually requires an hour and a half to complete it. Two men work at a table, one at each end. The skimmer consists of a wooden knife with a thin blade shaped much like a butters or farrier's knife. This is dexterously and rapidly passed around the rim of the pan, leaving the cream floating free upon the surface of the milk. The pan is then tilted slightly and the cream glides quickly over the rim into the can below. The milk is then emptied into the hopper and conducted to the hog-pen. This arrangement is so compete and compact that the pan is scarcely moved from time it is placed upon the skimming table till the milk is emptied from it and no time is lost except in passing the pans from the rack to the table. An expert skimmer can handle two hundred pans an hour. In some dairies

[115]Sneath, "Dairying in California," p. 391; interview with Joe Mendoza.

> where the rooms are larger the skimming table is placed upon castors and can be trundled from place to place as convenience requires, and a hose is attached to the hopper leading to the waste pipes.

The pan method described above required vigilance in watching the milk to avoid spoilage, and carefully controlled environmental conditions. The lack of hot weather aided the Point Reyes dairyman in some ways, but new methods were sought to reduce the time needed for old-fashioned separating. Some complained that the "volatile and delicate flavoring oils" essential to the best butter production were lost in the pan method. Experimentation on the East Coast led to the invention by Dr. Karl Gustaf Patrik De Laval of the continuous discharge centrifugal cream separator, described in a contemporary journal:

> The machine is practically a large bowl which revolves at a rate of from six to eight thousand revolutions a minute. A simple contrivance forces the milk to follow the rotation of the vessel. The milk and cream being of different specific gravities, separate almost immediately upon being put into the machine. The milk being the heavier, passes to the circumference, and is forced up and out through a small delivery tube. The cream collects at the center, and rising up, overflows through the outlet at the top.[116]

These separators, powered by steam or gasoline engines, came into use on Point Reyes in the 1880s, and were in universal use by the turn of the century. The time saved and assurance of quality only furthered the production of fine butter in the area.

c. Buttermaking

Each ranch employed a buttermaker, who was often started as a milker and learned the skills on the job. The buttermaker reigned over the dairy house, and

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[116]Sheldon, "Dairying in California," pp. 343-344; The De Laval Handbook of Milking (Poughkeepsie: De Laval Separator Company, ca. 1961), p. 15.

his responsibility to the tenant and the owners was heavy. Again, the 1880 account:

> The cream is then placed in the churn, which consists of a rectangular box in the shape of a parallelopipedon, the sides of which are two and five feet respectively on the inside. It works on a pivot at the center of the ends, and is driven by a one-horse tread power. The desired result it attained by the breaking of the cream over the sharp angles of the churn, and the operation requires from twenty to forty minutes. The usual yield of a churning is two hundred pounds, although as much as three hundred and forty-seven pounds have been churned at once. The buttermilk is then drawn off and the butter is washed with two waters, when it is ready to have the salt worked into it. It is now weighted and one ounce of salt is allowed for each pound of butter. The worker is a very simple device and is known as the Allen patent, it having been invented by Captain Oliver Allen, of Sonoma county, and consists of two circular tables, one above the other and about four inches apart. The bottom one is stationary and dressed out so that all milk or water falling on it is carried off into a bucket. The upper dice is on a pivot, so that in the process of working all portions of the butter may be easily brought under the flattened lever used for working it. After the salt has been thoroughly incorporated the butter is separated into square blocks about the requisite size for two-pound rolls. The mould is also a patent device originated by Captain Allen, and consists of a matrix, composed of two wooden pieces shaped so as to press the butter into a roll, which are fastened to an extended shear handle, with the joint about midway from the matrix to the end of the handle. The operator opens the matrix, and passes it on either side of one of the squares of butter and then closes it firmly. The ends of the roll are then cut off even with the mould, and the roll is complete. Thin white cotton cloth is placed around each roll, and the stamp of the dairy is applied to one end of it, when it is ready for the market. The rolls are accounted to weigh two pounds each, but they fall short of that weight about two per cent or two pounds to fifty rolls.

The fresh, packaged butter was then stored in a cool cellar, awaiting shipment on

the schooner or train to San Francisco. Some butter was saved for the "dry" season in winter, when fresh butter was in demand. This surplus butter was packed in firkins, or made into two pound rolls, covered with light muslin wraps, then packed in salt brine in tight barrels. Timing was everything in the sale of this off-season "pickled butter," as the prices fluctuated day by day in the fall and winter.[117]

The majority of Point Reyes butter, however, was shipped within days to market. The 1880 writer waxed about the quality of the local butter, enchanted by what he had witnessed at a Point Reyes dairy:

> It is thus that this elegant golden delicacy is prepared for our table, and among all the choice products of the glorious State of California none stands out in bolder relief, non strikes the visitor to our coast more forcibly, none affords more real pleasure to the consumer than the wonderfully excellent butter which finds its way to the city markets from Marin county. In quality, color and sweetness it is not excelled by the famous butter producing sections of Goshen in New York, or the Western Reserve of Ohio. Nor is it equaled in any other part of the United States. What a field for contemplative thought: The verdant fields of grass, toyed with by the winds, bathed in a flood of sunshine and shrouded in folds of lacelike and fleecy mists fresh from the ocean with herds of kine feeding upon them; driven at eventime into the corral and, while thoughtfully ruminating, yielding the gallons and gallons of rich, pure, sweet milk; again we see it in great cans of yellow cream, fit for the use of a king; and then the golden butter, and such a delicious butter; Ready for the market and for the table of the epicure. The grass growing in the fields on Monday is the butter on the city tables the following Sunday![118]

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[117]Munro-Fraser, Marin County, p. 299; Sneath, "Dairying in California," p. 390; San Francisco Chronicle, October 30, 1886.

[118]Munro-Fraser, Marin County, p. 300.

d. Cheesemaking

The pioneer dairies at Point Reyes, the Steeles, Lairds, and Buell and Fay, produced cheese. By 1861 the Point supported these three cheese dairies and seven butter dairies. Within a decade, however, cheese production declined in favor of the more profitable butter. Nevertheless, cheese production attained prominence as the pioneer dairy product of Point Reyes.[119]

In 1859 Edgar W. Steele wrote a report to the State Agricultural Society detailing the Steele brothers' methods of making cheese at their Point Reyes dairy:

> One big cheese, six hundred and eighty pounds, six hundred and sixty gallons milk, (allowing two hundred and thirty-one cubic inches to a gallon), milk from one hundred and sixty-three cows, for two days, made May eighteenth and nineteenth. Night's milk, set in tin vats and pans; skimmed in the morning; morning's milk mixed with it; cream of night's milk heat to one hundred degrees; stirred until limped, then mixed with milk--the milk being first warmed to eighty-eight degrees, then used rennet enough to bring the curd in forty minutes--curd cut with single knife as fine as conveniently could; stirred with arms round and round vat carefully, until curd somewhat toughened, then gradually lifted from bottom vat with hands, and carefully broken, not very fine; then gradually cooked to one hundred and three degrees, by pouring water into a wooden vat, within which the tin vat sits, curd being stirred all the while, and until all smooth lumps appeared broken; curd dipped into cooler and let stand until nearly cold, then cut up into inch square blocks and settled, then chopped fine, and salt thoroughly mixed; when cold, put to press. Cheese, while in press, turned and pierced with wire every other day for one week, then clothed, turned every other day and pressed one week more, then taken from press and managed same as other cheese.
>
> Three one hundred pound cheese, made June first, or thereabouts. Took morning's milk, warmed to ninety degrees, took of the cream from night's milk enough to have made about seven pounds of butter, warmed to one

[119]Warren, California Ranchos, pp. 199-207.

> hundred degrees, stirred until limped, took of rennet enough to turn the milk in forty minutes, put it into the cream, stirred for half a moment, put both into milk, stirred for about five minutes, covered vat up with thick woolen blanket; when curd would not stick to fingers, cut with single knife, let stand till whey began to separate, then very carefully cut curd with wire cutter in square form, half inch meshes, until quite fine, then cooked and pressed same as above, except not so long.
>
> Thirty-five pound cheese, made as above, June third, except set at eighty-six degrees, and cooked to nine degrees.
>
> Two small cheese, made July sixth, warmed to ninety-eight degrees, put in rennet enough to bring curd in fifteen minutes, when come solid cut with knife; cooked to one hundred and fifty degrees, the other not cooked at all; after whey seemed to have separated from curd, curd dipped into strainer, and allowed to drain, then salted and dipped with a spoon into hoop, pressed several days, until cheese had some consistency, and whey appeared to be out, then managed same as other cheese.[120]

Steele made his own rennet, which he packed and salted after taking it fresh from the calf, then processed it for use in cheesemaking. A small amount of anatto colored the cheese "a shade lighter than May butter;" the cheeses were wrapped with cloth or coated with a resin/whey butter/cayenne mix for a smooth and firm coating. Cheese had a longer shelf life, and could be shipped slower and farther than butter.[121]

e. Marketing

California dairies made 6 million pounds of butter in 1869, and the figures continued to grow during the next decades. Marin County was the highest producer at 1.5 million pounds; of that, the Shafters' 3,500 cows (on 17 dairies) produced 70,000 pounds in 1868, almost half the county total. Point Reyes produced almost half a million pounds the following year. All of the Point Reyes

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[120]Transactions of the State Agricultural Society (1859), pp. 202-203.

[121]Ibid., pp. 203-204.

butter was shipped via sea or rail to San Francisco commission houses, where the dairyman received a pre-arranged price and the commission merchant distributed the product.[122]

In 1870 the wholesale price of butter in San Francisco averaged 70 cents per pound (this was the price given to the farmer) in late November, reduced to 40 cents by the end of February. From March through May the price dropped to a low of 30-35 cents, then advanced in June back to the 70-75 cents level where it generally stayed until November. When the price hit 40 cents the dairyman typically started packing it and waiting for a better market. A great deal of butter was imported: also in 1870, some 25,389 firkins were shipped by steamer to the East Coast, Japan, China and Pacific Islands, and 5,098 firkins and 3,154 kegs by railroad to the eastern states.[123]

Point Reyes butter, known for its high quality, commanded higher prices than that from other areas in the county and state. Some dairy farmers from these areas questioned the fairness of the reputation bestowed upon Point Reyes butter. One publication, *The San Francisco Merchant,* editorialized in 1879:

> It seems so strange that Olema and other points with almost the same climate and soil cannot reach the prices obtained by the Point Reyes dairymen by a cent or more, but such is the case. Which is the more probable, that the dairymen are particular in preparing their butter or that the soil and climatic conditions are somewhat different, or that the produce agents and commercial reporters are in league to bull Point Reyes products at the expense of other points of the same county? We think the complainants will find the cause or causes of the discrimination against them at home if they look carefully for it.[124]

The question arises, was Point Reyes butter overrated, with the help of the Shafters' business and political connections and social stature in San Francisco?

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[122]Titus Fey Cronise, The Natural Wealth of California (San Francisco: H. H. Bancroft & Co., 1868), pp. 162-163; "Partial Schedules for California, Vol. 2," Agricultural Recapitulations for California, Marin County, U. S. Census Bureau, 9th Census, 1870.

[123]DeGroot, "Dairies and Dairying," pp. 359-60.

[124]Quoted in the Marin County Journal, March 20, 1879, p. 3.

Or was the butter quality indeed high enough to deserve its praise and prices? The *Merchant's* point about soils and climate brings up the fact that Point Reyes climate and soils were indeed different, both with increased moisture and entirely different soil conditions on the west side of the San Andreas Fault that increased production and quality. Also, Point Reyes did not always command the highest prices, as stated in the *Marin Journal's* rebuttal to the *San Francisco Merchant's* editorial:

> We think it is an open question whether Point Reyes dairymen do obtain higher prices than others in this county. We know butter men in Olema, Nicasio, Marshall and Tomales, who claim that their product, placed side by side with Point Reyes, sells first, and at the same price; and they are reliable men. Point Reyes has become a synonym for gilt-edge butter, and deservedly so, but we are not clear that it ranks other places in this county . . . .[125]

By the early 1880s, Point Reyes butter was being counterfeited by dairies around the San Francisco Bay area. Empty Point Reyes butter boxes left in San Francisco by commission merchants or retailers would be repacked with "common" butter and sold at the higher price. In 1883, Charles Webb Howard, James McMillan Shafter, and the heirs of Oscar Shafter rented newspaper space to announce a trademark aimed at protecting the authenticity of Point Reyes butter:

> Our butter has acquired a fine reputation, derived from the care with which it is manufactured and the exceptionally excellent character of the grasses consumed by our cows. This fact has excited the cupidity of others, who have sought to avail themselves of advantages which belong to us alone . . . .
>
> To enable such of the public as desire to purchase the genuine Point Reyes butter, we have duly secured as a trademark the letters P. R. inclosed in a diamond border. This trademark will hereafter be stamped upon each roll or package of butter made upon our ranches. The boxes . . . will have Punta de los Reyes painted upon their lids, with the above trademark underneath. We

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[125]Ibid.

> will furnish each consignee of our butter in San Francisco with a certificate of his being such consignee.[126]

Howard and Shafter registered their trademark with the state, but its effectiveness in stemming the counterfeit butter trade is unknown. By the 1920s, Point Reyes dairymen marketed cream rather than butter, as members of the Point Reyes Cooperative Creamery. Grade A market milk was sold through contracts with large creameries.

7. Government Dairy Regulation

During the first four decades of dairying in Marin County few if any laws regulating sanitation or product quality existed. While by 1888, English dairies operated under strict medical and scientific supervision, and the State of New York spent some $75,000 per year on dairy supervision, California adopted no regulations or means of sanitary or quality control supervision.[127]

Before the turn of the century, California began to follow national trends of using science to improve production and quality. The California governor appointed a temporary three-person State Dairy Bureau in 1895, and made the organization permanent in 1897. In 1906, the San Francisco Medical Society appointed a Milk Commission to set standards for fresh milk. The Pure Milk Law of 1915, which regulated conditions in which butter can be made, requiring pasteurization of cream, resulted in the formation of the Point Reyes Dairymen's Association and its Point Reyes Cooperative Creamery built that year in Point Reyes Station. This act ended the manufacture of commercial butter on the ranches. Dairymen trucked their cream to the creamery where it was processed into butter, cheese, condensed milk, dry milk powder, and casein.[128]

The Department of Agriculture succeeded the State Dairy Bureau in 1919, creating a Division of Animal Industry that regulated dairying, livestock

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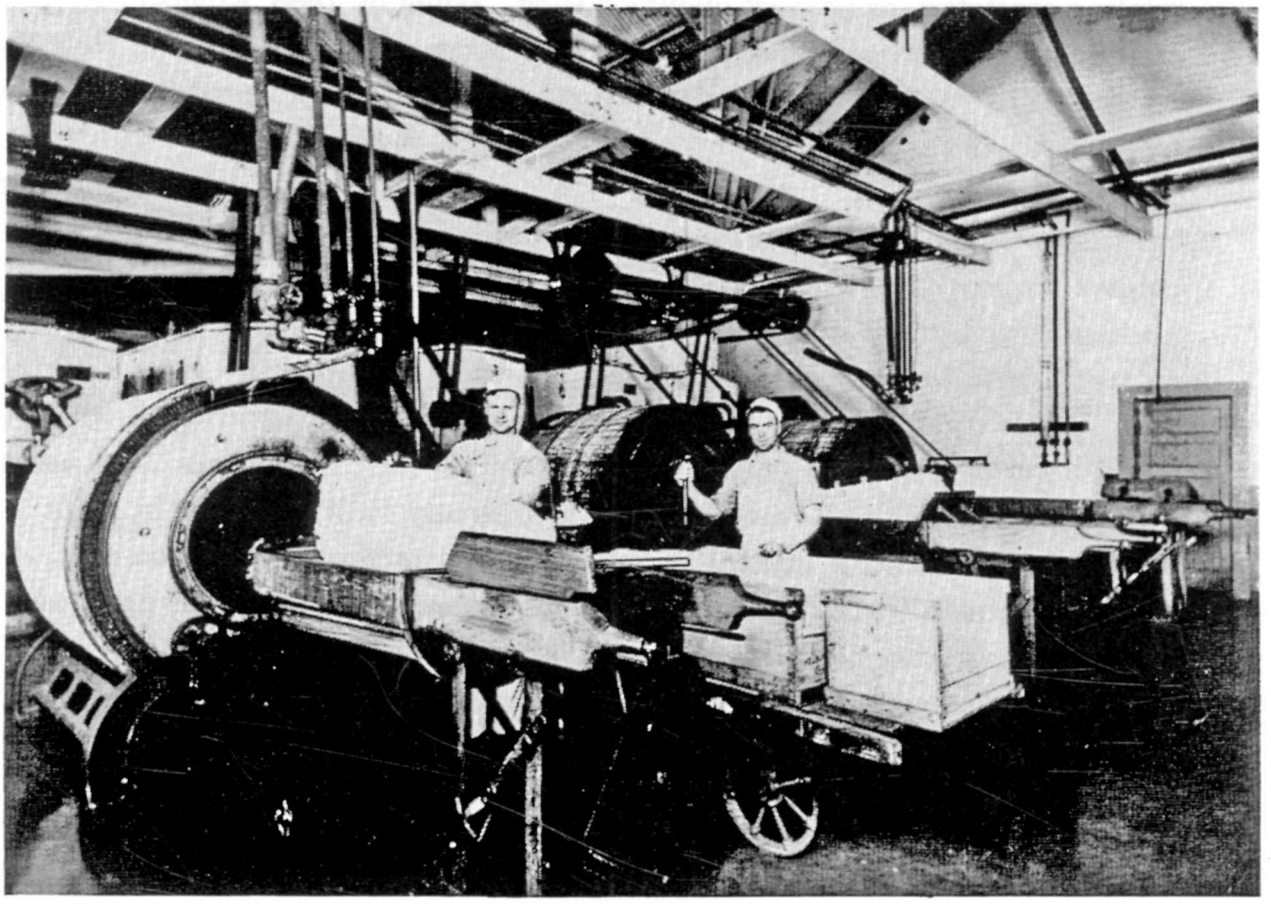
[126]Advertisement in Marin County Journal, August 9, 1883, p. 2.

[127]Sneath, "Dairying in California," pp. 394-95.

[128]Marin Journal, February 22, 1906; Mason, Historian, pp. 736-737; interviews with Joe Mendoza, Boyd Stewart.



Point Reyes Cooperative Creamery in Point Reyes Station. Top, the creamery facility, built in 1915. *Point Reyes Light*. Bottom, Point Reyes dairymen Bill Hall and Joe Adams pull butter from the churns at the creamery. Hall operated N and D Ranches. Jack Mason Museum.

identification, disease control, meat inspection, and tuberculosis control. In 1924 the Dairy Service of the Division of Animal Control became a separate branch within the Department of Agriculture, called the Bureau of Dairy Control, which operated until it was dissolved in 1933. In 1920, the Marin County Farm Bureau established an office in San Rafael and M. B. Boissevain was appointed as the county Farm Advisor. Under the auspices of University of California at Berkeley, established as an agricultural land-grant college, the farm advisor traveled to all of the farms in Marin County and shared the newest information out of the scientific and agricultural community. Boissevain worked with the ranchers towards improving the herd's health and production, feed quality and crop methods, erosion and range management, and sanitation problems. The farm advisor also participated in 4-H organizations throughout the county, and helped in establishing a local chapter of Future Farmers of America.[129]

These various regulatory agencies established sanitary standards for ranches and creameries, including construction specifications for milking barns, and performed tests on the purity of the milk as it came out of the cow. The dairy tester was a common visitor to any California dairy. He would check the milk for impurities and disease and measure butterfat content. The state began to certify dairies in the early 1920s, a process that eventually resulted in the A and B grading system.

The revolution in the dairy industry involved this grading system, in which a dairy could become certified to ship fresh liquid milk, or "market milk," for home consumption after processing at a pasteurization and packaging facility. A Grade A dairy required a milking barn with concrete floor and walls with specific drainage and sanitary conditions. At Point Reyes these improvements began to appear in the early 1940s, and by 1950 practically every dairy on Point Reyes was Grade A. Grade B dairies operated under less strict sanitary standards, and produced cream for processing into butter. During World War II, Grade B dairymen who could pass a sanitary inspection could sell liquid milk, called emergency milk, as a contribution to the war effort.[130]

The establishment of Grade A dairies changed the face of Point Reyes

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[129]Elsey Hurt, California State Government, An Outline of its Administrative Organization from 1850 to 1936 (Sacramento: Superintendent of Documents, 1936), pp. 12, 17; Abbott, North Bay Dairylands, pp. 15-16; Marin Journal, September 30, 1920.

[130]Interviews with Ron McClure, Joe Mendoza.

dairies. The large wooden milking barns came into a new use as feed storage and the old dairy houses or creameries were often remodeled into residences, or torn down. The Grade A, or sanitary, barn became the center of activity at the ranch, and the cleaning of the barn and disposal of dairy wastes became more carefully practiced. Local dairies ceased to truck their own milk out, as larger creameries provided pickup service to the farthest dairies at Point Reyes. The days of ten-gallon cans of milk or cream gave way to the stainless steel storage tank and tanker truck.

Dairy ranchers today operate under the strictest standards the industry has seen. Environmental laws of the early 1970s required new and costly waste disposal systems, putting a number of local dairies out of business. Three Point Reyes dairies, A, B, and J Ranches, constructed free-stall barns, or loafing barns, large open-walled structures with clean resting stalls for cows; these barns are labor-intensive, with necessary cleaning schedules, but protect the cows from the rigors of the elements. On many of the Point Reyes dairies, feed types and amounts, and subsequent milk production, are monitored by computers that keep files on each individual cow. A complex pricing system, increased regulation and public pressure, and doing business within a National Park make the dairyman's life at Point Reyes both complicated and labor-intensive.[131]

H. Sale of the Shafter and Howard Ranches, 1919-39

Members of the Shafter family owned major portions of Point Reyes for 82 years, from 1857 to 1939. During this time the operation of the ranches changed little, save for modernization in technology and transportation. The eventual sale of the ranches, in three transactions ten years apart from each other, brought a new life to the dairies of Point Reyes.

Many of the ranches sold to tenants, resulting in an increase in prosperity and pride, as well as giving the former tenant a chance to increase dairy production through herd improvement and physical modernization unhindered by a distant landlord. These tenants were able to purchase their ranches through the speculators who had purchased the entire estates of Charles Howard and O. L.

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[131]Abbott, North Bay Dairylands, pp. 82-83.

Shafter. These speculators quickly resold the individual ranches to the tenants, a move that no doubt improved the financial health and pride of the community. Ranches A through N retained their historic boundaries in these sales.

In two cases the purchasers held on to some of the land: John Rapp, buyer of Howard's estate, sold ranches A through G to tenants but kept Bear Valley Ranch for his own purposes. Leland Murphy bought James McMillan Shafter's Home Ranch and surrounding dairies and kept them until financial problems necessitated selling various large tracts, created by new subdivisions of the original ranch and ignoring the historic boundaries. Over the years, the historic boundaries in the north district of the park have survived the various land sales of this century, while in the south district, with the exception of Bear Valley Ranch, the ranch boundaries have changed due to more recent subdivisions.

1. C. W. Howard Lands, 1919

The first of the Point Reyes property to leave the Shafter family included the estate of Charles Webb Howard, administered until her death by his widow, Emma Shafter Howard. After her death in 1916, the couple's four children, Fred, Maud, Harold and Oscar, disagreed on how to share the estate. After months of hearings in San Rafael the land was partitioned, then each part was sold separately to John G. Rapp of San Francisco between November 18 and December 11, 1919. Rapp, having recently sold his family's large and successful brewing business, already owned the Pierce Ranch on the north end of Point Reyes and looked to become a rancher in his own right.[132]

Almost immediately, Rapp sold the dairies on the Point Reyes parcel to tenants and other local dairymen, an arrangement reportedly set up by Rapp's real estate agent August Lang. To Joseph V. Mendoza, already a tenant of Rapp's at Pierce Point, he sold A and B Ranch; C went to tenants Joe Nunes and Joe Avila, D to Hamilton Martins (a Mendoza relative) and Trajano Machado; the well-developed E Ranch was sold to Lindo Berri, of a pioneer Tomales Bay dairying family, and Leo Bartolotti; tenant John G. Gallagher bought F Ranch, and G Ranch sold to its long-time tenant James McClure. Rapp no doubt made a

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[132]Mason, Point Reyes, pp. 93-95; Deeds Book 192, p. 383, Book 209, pp. 435-441 etc., MCRO; interview with Joan Rapp Mayhew.

tremendous profit, but the Point was now owned by its workers, all immigrants from the Portuguese Azores, Switzerland, and Ireland, fulfilling a belief of Rapp's that a man should own the land he works on.[133]

Rapp leased out the small dairies on Bear Valley Ranch after a failed attempt to subdivide and sell them, and created perhaps the first certified dairy at Point Reyes at Howard's old W Ranch. Rapp's dairy shipped fresh milk by truck to San Francisco hospitals and restaurants where it was considered to be among the best available. His family summered in a new house built overlooking Bear Valley, the four Rapp children having the run of the vast and beautiful ranch.[134]

2. J. M. Shafter Lands, 1929

On his death in 1892 James McMillan Shafter left a shocking amount of debt for his heirs to clear. Bad investments, the largest in the North Pacific Coast Railroad, coupled with Shafter's generosity and unwillingness to leave a friend in need, led to an empty purse and embarrassing headlines in the San Francisco papers. Shafter's daughter Julia Shafter Hamilton served as administratrix of the estate and spent the rest of her life settling the debts in a fair and proud manner.

Shafter had subdivided and founded the town of Inverness overlooking Tomales Bay on the eastern part of his Point Reyes tract, and Julia Hamilton aggressively pursued buyers for the lots there. Mrs. Hamilton attempted to sell the ranches of the Point Reyes tract in 1893, publishing a booklet outlining the attractions of the properties, but none of the Point Reyes ranches sold.

In a new attempt to salvage the family fortune, Mrs. Hamilton and her brother James Shafter formed the Point Reyes Land and Dairy Company in 1898. Ranch leases were written under this name and property put up for sale, but again to no avail. Mrs. Hamilton did sell the Glen Ranch in 1910 to her land agent, John Bondeson, but overall there was little progress. In a letter to her husband, Mrs. Hamilton spelled out her woes with the ranches: "So many repairs are needed and lumber is so high that my heart sinks within me. It is nothing but pay

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[133]Deeds Books 208, pp. 311, 373, 407, 409, Book 209, p. 491, Book 210, p 257, Book 211, p. 226, MCRO; letter from Jerome E. White to Jack Mason dated March 3, 1968, Jack Mason Museum; interview with Joan Rapp Mayhew.

[134]Mason, Point Reyes, pp 94-95; interview with Joan Rapp Mayhew.

out money all the time and nothing to show for it--until I am sick at heart and frightened and worried."[135]

The burden of the ranches finally overtook Mrs. Hamilton in the days following the stock market crash in 1929 when, after defaulting on a large bank loan, she sold the Point Reyes tract to real estate specialist Leland S. Murphy. Murphy found the ranches in poor condition, with the tenants importing liquor rather than tending their dairies. Murphy phased out the dairies and promoted beef ranching and vegetable farming on his ranches. Mrs. Hamilton died in her hotel room in 1936, having failed to recover the family fortune.[136]

3. O. L. Shafter Lands, 1939

The last lands to leave the Shafter family were those of Oscar L. Shafter's estate, Ranches H through N, and the South End and Lake Ranches near Bolinas. After Shafter's death in 1873 these lands had been administered by the O. L. Shafter Estate Company, under the control of Charles Webb Howard until his death after the turn of the century. The holding company decided to sell in 1939, first selling the I Ranch to Jim McClure and the J Ranch to Jim Kehoe in April of that year. In August, real estate promoter Leonard David of San Francisco bought the rest of the ranches for $300,000 and immediately resold them to the tenants and others.[137]

The only tenant to purchase a ranch was James Kehoe of J Ranch, although David offered the other ranches to the tenants. Domingo Grossi, a successful dairyman from Novato, purchased H and M Ranches, then divided M for another dairy and placed two sons and a daughter on the dairies to expand the family business. A milk company headed by Sayles Turney and James Lundgren bought K Ranch, Swiss dairyman Ernest Ghisletta bought L Ranch, and German

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[135]Leases, Book E, pp. 63-82; Mason, Point Reyes, pp. 85-86, 96-98; letter in Jack Mason Museum Collection.

[136]Mason, Point Reyes, p. 100; interview with Leland Murphy by Diana Skiles, June 15, 1977, transcription at PRNS. Murphy's purchase included the Home Ranch and Drakes Head, New Albion, Glenbrook, Muddy Hollow, Laguna, Sunnyside, Vision and Oporto Ranches.

[137]Mason, Point Reyes, pp. 104-105; San Rafael Independent, August 3, 1939; Official Records Book 377, p. 379, and Book 383, p. 405, MCRO.

immigrants Edward and Hildegarde Heims purchased N Ranch. All embarked on improvement programs for their dairies and herds, eventually becoming Grade A dairies. The southern tracts were sold to cattleman William Tevis, Jr. for $20 per acre, and to San Francisco socialite Alma deBrettville Spreckels Awl in trade for a hotel in Santa Barbara worth $80,000.[138]

I. Point Reyes Becomes Public Land

1. County and State Acquisition, 1935-62

A growing conservation movement in the San Francisco Bay area provided a push for recreational lands in proximity to the urban areas. In Marin County, Point Reyes had been noted in a 1935 coastal parks survey produced by Conrad Wirth of the National Park Service as a prime area for a National Park. After a fundraising drive by citizens including Joseph V. Mendoza of B Ranch and the local "Pirate's Club", a 52-acre Drakes Beach County Park was purchased and donated to the County of Marin in November of 1938. In early 1942 McClures Beach County Park was established on the ocean side of Pierce Point, on property deeded by Pierce Ranch owner Margaret McClure. In 1943, the Marin County Planning Commission proposed a Point Reyes Scenic Reservation, covering the Tomales Bay beaches and much of Inverness Ridge. These plans included a new Pierce Point Parkway and an improved Sir Francis Drake Parkway, scenic highways designated as routes to park areas. On the ex-O. L. Shafter Estate, Tomales Bay State Park had its beginnings in 1945, when the first section was purchased from Leonard David using privately-raised funds. The park was enlarged to its present size in 1951 and dedicated as a California State Park.[139]

Wirth's 1935 park proposal was revived in 1958, when the National Park Service announced plans to establish a 35,000-acre Point Reyes National Seashore. During four years of debate, spurred by Inverness Congressman Clem Miller and

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[138]Official Records Book 382, p. 406, Book 383, p. 408, Book 385, p. 46, Book 392, p. 78, Book 414, p. 498, Book 429, p. 470, MCRO; Mason, Point Reyes, p. 105; Bernice Scharlach, Big Alma (San Francisco: Scottwall Associates, 1990), p. 229.

[139]Mason, Point Reyes, pp. 157-159, and Historian, pp. 606-607; Master Recreation Plan, pp. 11, 28.

California Senator Clair Engle, the size of the proposed park rose to 53,000 acres, much to the distress of the Point Reyes landowners. Most of the dairymen remembered the demise of the tenant ranches at Point Reyes, and didn't relish the thought of returning to tenancy. Zena Cabral, the widow of longtime Point Reyes dairyman Joseph V. Mendoza, spoke emotionally to a congressional hearing in Washington, D.C. in 1961, pleading for understanding:

> I was not born in this country. I was born in Europe. But since I was a child I wanted to come to America, to the land where there was respect for human dignity, the land of the free . . . where the minorities would not be trampled on, where there would be no dictators.
>
> [Point Reyes] is where my children were born . . . and my grandchildren were raised.
>
> My grandson, after he came from the service, that is where he is living. The other grandson that is married and who has a baby--I have a little great-granddaughter--has his family there. My other two grandsons, their choice is dairying, the farm.
>
> Now I am faced with the possibility of losing everything that I have worked for. The strangest thing is that I never was approached. Everything was done underhanded . . . . Nobody ever came to me to ask, "Do you want to sell your property for a park?"
>
> . . . If my ranches would be taken for defense, well, you have to sacrifice, but it is for the benefit of all, for the benefit of my family as well as for the others.
>
> But for recreation, what kind of recreation did I have when I was a youngster? Work and save so my children would have a sense of security and heritage that I felt belonged to them. Now every inch of my land is supposed to disappear.

Opposition to the proposed park was well-organized, composed largely of landowners, tax groups, and real estate developers, some of whom were subdividing Limantour beach at the time. During much of the debate the Marin County Board of Supervisors opposed the park. But early on, the Marin Conservation League, an influential county organization, attempted to bridge a gap between the ranchers and the park supporters, paving the way for the future policy of reservations and lease-backs. Mrs. Norman B. Livermore, president of the League, wrote to Senator Engle:

> As true conservationists we want to preserve dairying in this area and will do what we can to promote the health of this industry which is so valuable to the economic and material well being of our people and which adds to the pastoral scene adjacent to the proposed recreation project. Perhaps the solution to this problem lies in purchasing substantially the entire peninsula and then leasing back to these dairymen or to other operations those portions suitable for grazing and other agricultural pursuits and not needed for public use.[140]

Public pressure in favor of the park was spurred by the Sierra Club and the newly-formed Point Reyes National Seashore Foundation, an effective grass-roots organization that collected money and support from all over the country. Needless to say, the park's supporters won the votes in Congress and Point Reyes National Seashore became a reality.[141]

2. National Park Service Acquisition, 1963-88

President John F. Kennedy signed Public Law 87-657 (S.476) on September 13, 1962, authorizing Point Reyes National Seashore. This authorized acquisition of 64,000 acres with a $14 million ceiling on purchase cost. The State of California subsequently granted 11,416 acres of tidelands to the park, and the County of Marin deeded Drakes Bay and McClures Beach County Parks to the National Seashore. After a number of initial land purchases, including the Bear Valley Ranch and C and N Ranches, the authorizing acquisition funds had been spent. With park-designated lands slated for development and increasing public activism to "Save Our Seashore," as well as landowner complaints about paying higher taxes, the authorizing act was amended in 1969 to raise the acquisition ceiling to $57.7 million. Most of the park land purchases occurred during the early 1970s. The U. S. Department of the Interior officially established Point Reyes National Seashore on September 16, 1972, after sufficient land had been purchased to make

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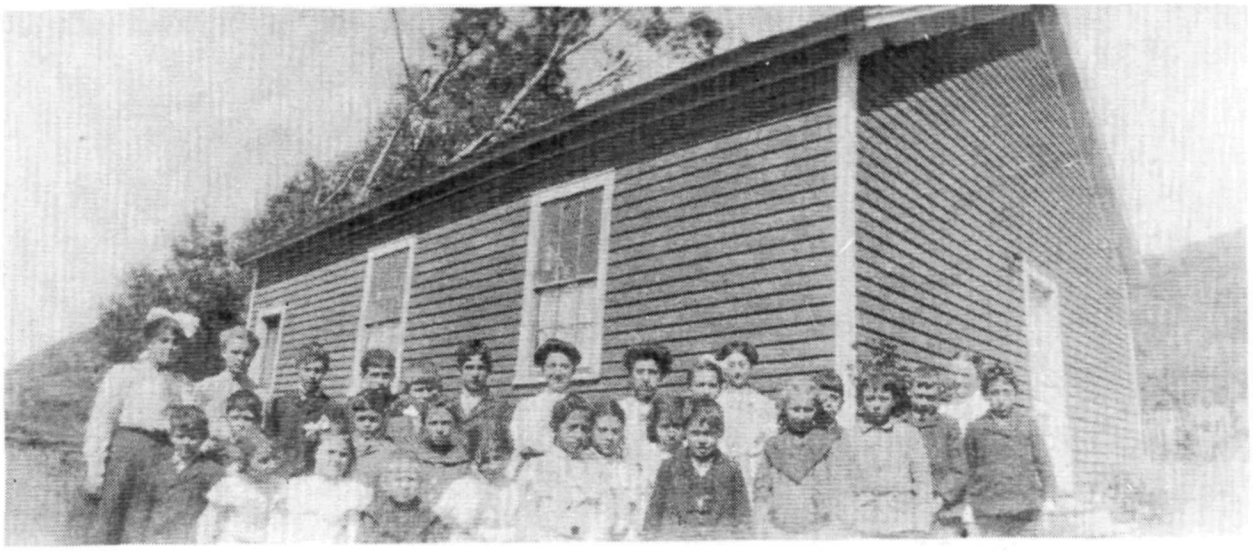
[140]Mrs. Norman B. Livermore to Hon. Clair Engle, July 28, 1958, Anne T. Kent California Room, Marin County Library.

[141]Mason, Point Reyes, pp. 160-169.

the area efficiently administrable to carry out the purposes of the Authorizing Act of 1962 and its revision of 1969.[142]

Three subsequent acts of Congress added acreage to the National Seashore: 448 acres in the Inverness Ridge and Bear Valley areas in 1974 (Public Law 93-550), about 2,000 acres in the Bolinas area in 1978 (Public Law 95-625), and an undetermined number of acres in the Inverness Park area in 1980 (Public Law 96-199). As of this writing, the park contains 70,187 acres, of which 21,649 acres are used for either dairy or beef ranching. In addition, the superintendent of Point Reyes National Seashore manages 10,125 acres of the adjacent Golden Gate National Recreation Area, which is almost entirely in agricultural operation as beef and horse ranches.[143]



Schoolchildren gather for a photo at the Point Reyes School at M Ranch in 1905. Among the students are DeFraga, Reinhold, Claussen, DeSouza, Luiz, Irving, McClure, Regallo, and Reeves; the children represent families from the Azores, Switzerland, Ireland, Denmark, and the United States. Courtesy of June Gibbon.

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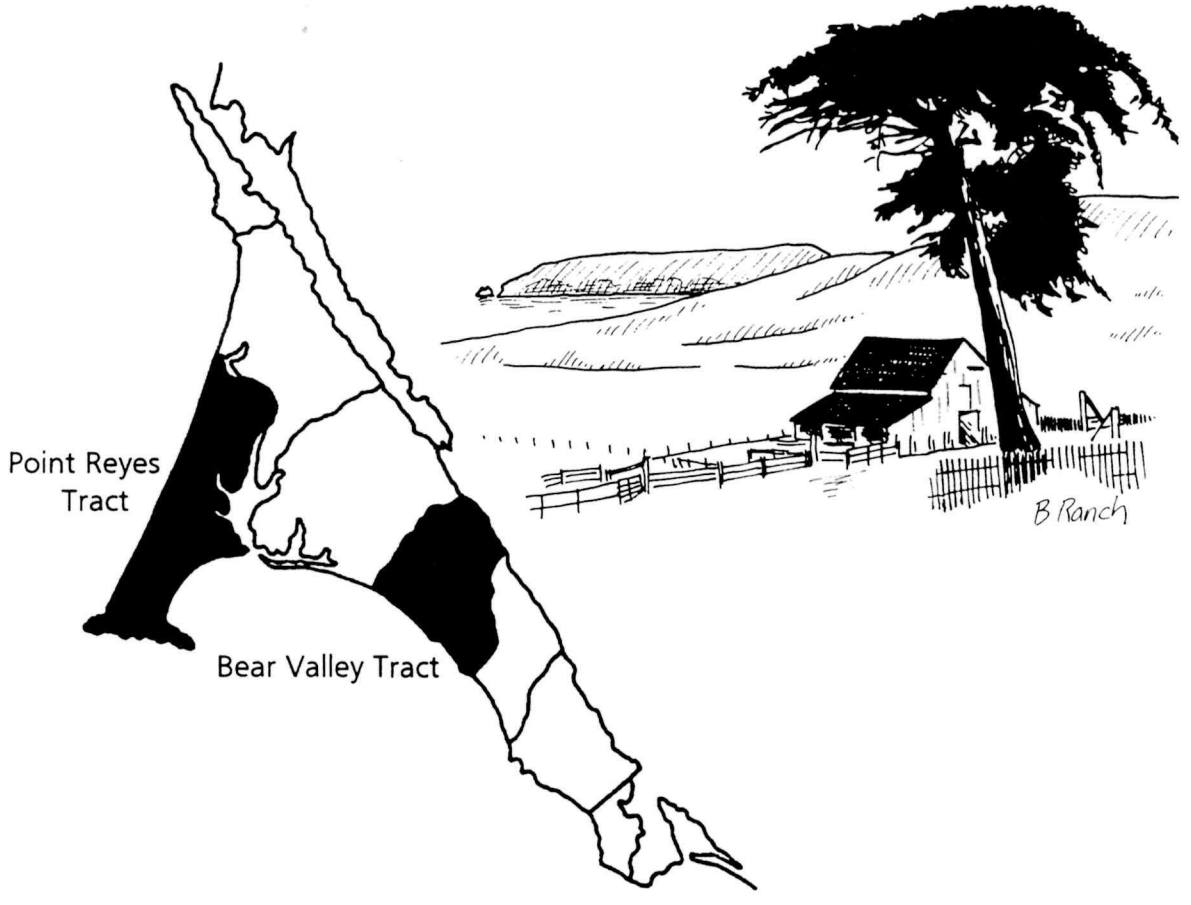
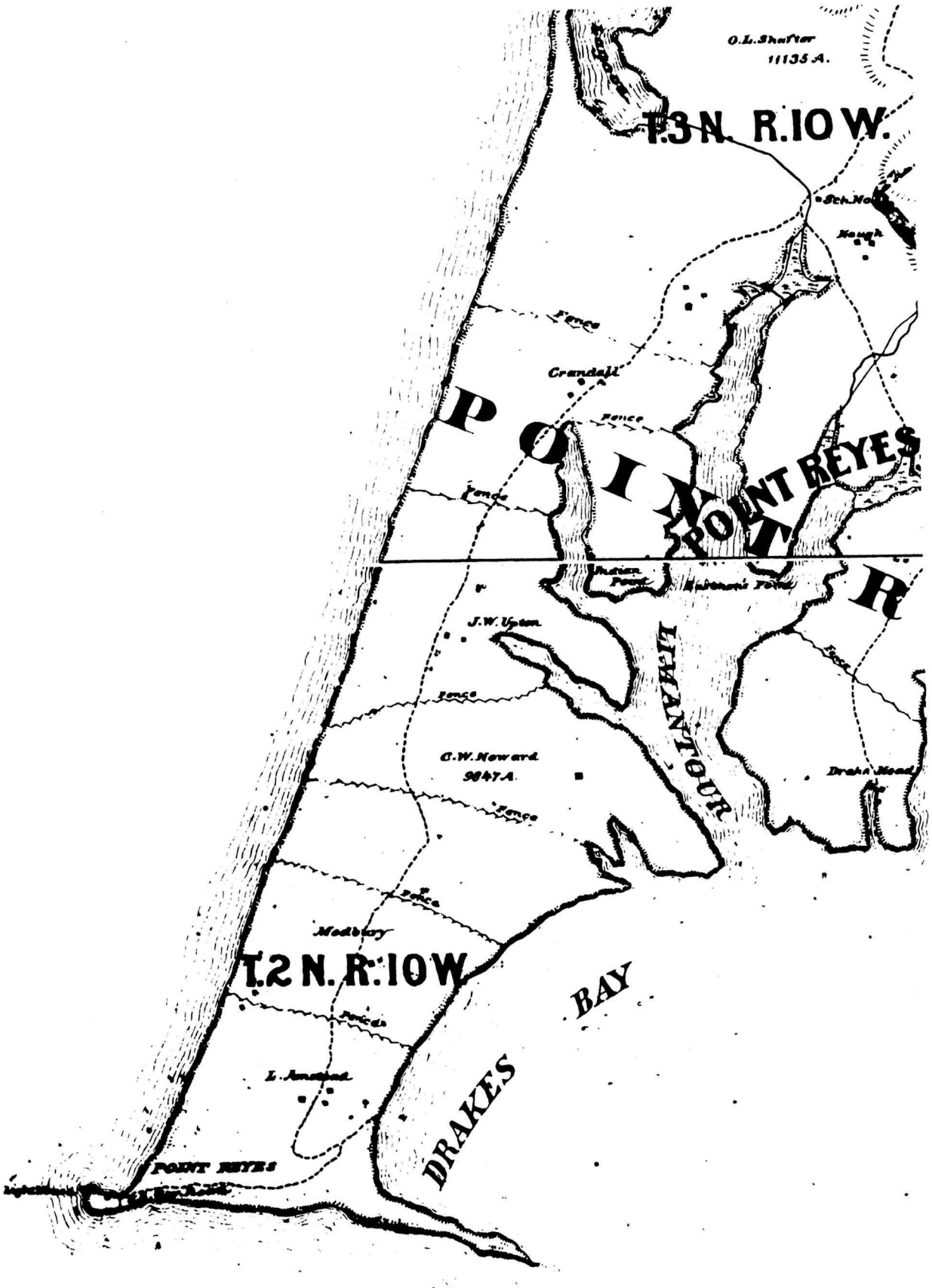
[142]Statement for Management, Point Reyes National Seashore (revised May, 1990; National Park Service: 1990), p. 45.

[143]Ibid., pp. 46-47; "Briefing Statement," Point Reyes National Seashore, January, 1987, pp. 1, 3.

SECTION TWO:
Charles Webb Howard Ranches





Charles Webb Howard's Ranches A through G as they appeared on a 1873 map.

II. RANCHES OF CHARLES WEBB HOWARD, 1869-1919

A. Description and General History

The Howard ranches covered two sections of the Point Reyes Peninsula: the *Point Reyes tract,* a narrow strip including the area from the westernmost tip of Point Reyes on the south, to Abbott's Lagoon and the upper end of Schooner Bay on Drakes Estero on the north, and containing seven ranches, A through G; and the *Bear Valley tract* in the central part of Point Reyes, land which stretched from Olema to the ocean, with Laguna Ranch to the north and Bear Valley to the south, containing four ranches, U, W, Y, and Z.

While the Point Reyes tract contained all grassland fronting on the Pacific Ocean and Drakes Bay, roughly one third of the Bear Valley tract was wooded, with grassland on the coast and near the summit of Mt. Wittenberg. Howard had land cleared near Olema for dairying purposes at W Ranch.

Sir Francis Drake Highway runs down the spine of the Point Reyes tract to its end at the Point Reyes Headlands and the lighthouse. One public highway, Bear Valley Road, and a portion of the Park Service's Limantour Road, pass through the Bear Valley tract which is today used for recreation.

The Point Reyes partitions of 1869 and 1870, in which Oscar and James Shafter and Oscar's son-in-law Charles Webb Howard divided the peninsula into six parcels, set the stage for the future shape of Point Reyes land ownership. Howard's portion included 9,840 acres from Abbott's Lagoon to Point Reyes, comprising ranches A through G, and the 7,739-acre Bear Valley Ranch, comprising ranches U, W, Y, and Z.[1]

Howard, born in 1831 in Cabot, Vermont, married Oscar Shafter's daughter Emma in 1862. Howard was already a successful entrepreneur when he became a member of the ambitious Shafter family. Of Howard, historian Jack Mason wrote:

> Like the Shafter brothers, Howard had come from Vermont on that westward tide that followed the gold rush. He almost died en route. In the Isthmus he contracted a fever. And at Monterey we are told he paddled ashore aboard a wooden door, fever and all. Once in San Francisco, he was to prove immensely

[1]V Ranch was in James Shafter's parcel, and any existence of an X Ranch has never been found.

> successful. He helped to organize the Central Trust Company, the National Bank of the Pacific and the Ocean Shore Railroad, developed the Natoma Vineyards in Sacramento County, and for 30 years was president of the Spring Valley Water Company.[2]

No doubt inspired by the Shafter plans for Point Reyes, Howard became a full partner in 1865 and moved to the point, where he managed the creation of the large dairy district. His wife Emma wrote of his enthusiasm for the Point Reyes venture: "He and father [Oscar Shafter] seem to enjoy each other's society very much, especially on a trip to Point Reyes. I expect to see Charlie come back looking like a perfect ranchero—unshaven, unwashed, uncombed . . . ." Receiving his own share of the property was Howard's potential stepping stone to success and wealth.[3]

Howard, perhaps the most ambitious of the partners (Oscar Shafter was ill at the time of the partition and died only four years later; Howard managed his father-in-law's property, effectively controlling 2/3 of Point Reyes), set to work on his portion even before the partition was complete. In 1869 he hired Hinrik Claussen, a carpenter and dairyman from Denmark, to develop the dairies on his property. Evidently many had been completed by this time, largely in the O. L. Shafter portions. Claussen, bringing with him advanced skills from his homeland, oversaw construction of seven dairies on the point, Ranches A through G. Many of these had previous dairy operations at or near their sites and Claussen apparently reconstructed them with modern facilities.[4]

Charles Nordhoff, author of books on California and the West, provided a detailed description of Howard's enterprise at Point Reyes in the early 1870s. After explaining Marin County's propensity for providing quality dairy products and experimenting in advanced methods of production, Nordhoff describes Howard's "butter rancho," which he considered to be "the most successful and complete of these experiments":

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[2]Mason, Point Reyes, p. 50.

[3]Men of Vermont (Brattleboro: 1894), pp. 88-90; typescript of diary of Emma Shafter Howard, entry of September 22, 1864, Jack Mason Museum.

[4]Mason, Point Reyes, p. 61; pre-existent dairies on Howard's land were at the sites of A, B, C, F, U, W and Z. It has not been documented whether Claussen was involved in the development of the Bear Valley dairies.

> It contains eighteen thousand acres of land well fitted for dairy purposes. On this he has at this time nine separate farms, occupied by nine tenants engaged in making butter. To let the farms outright would not do, because the tenants would put up poor improvements, and would need, even then, more capital than tenant-farmers usually have. Mr. Howard, therefore, contrived a scheme which seems to work satisfactorily to all concerned, and which appears to me extremely ingenious.
>
> . . . Under this system fifteen hundred and twenty cows are now kept on nine separate farms on this estate, the largest number kept by one man being two hundred and twenty-five, and the smallest one hundred and fifteen.[5]

Nordhoff's careful description of the dairies at Point Reyes must have aroused some interest in the area from potential settlers. His book no doubt added to the fame and popularity of the area as a premier dairy region, adding to the momentum of immigration from Switzerland, Ireland, the Azores, and other areas of Europe.

Howard continued an active interest in his ranches until about 1879, when he subdivided Ranches A through G into 100-acre lots ("with a view to selling it off," according to the local newspaper) in an attempt to get out of two large debts he had incurred against the property in 1873 and 1874. At one point the ranch was offered for sale in a sheriff's sale, which never occurred. In 1879 La Societe Francaise foreclosed on a mortgage it had provided to Howard in 1874. Howard's wife Emma arranged a trust which soon took care of the debts.[6]

Around 1877, in the midst of these troubles, Howard hired William H. Abbott to be his superintendent. Abbott managed the Howard dairies, as well as the O. L. Shafter ranches, from his home place, W Ranch at Bear Valley. Howard still took an interest, but his enterprises in San Francisco, including ownership of the magazine, *The Wasp*, took up most of his time. Abbott left his post as Howard's much-respected ranch boss in 1899, after 22 years of service. Howard's

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[5]Nordhoff, Northern California, pp. 179-180. The nine dairies mentioned would be A through G and two on the Bear Valley tract.

[6]Mason, Point Reyes, pp. 91-92; Marin County Journal, August 7 and September 4, 1879.

son, Frederick Paxon Howard, moved on to the W Ranch and lived the life of a "gentleman farmer."[7]

Charles Webb Howard died on July 17, 1908; his wife Emma, from whom he had been separated for some years, administered the estate and then died on July 27, 1916. Emma Shafter Howard had spent much of her life disappointed over her husband's handling of her father's estate, implying in later years that Howard had broken a promise to her father, by which he had secured his interest in the ranch property after the marriage, in not giving his fullest attention to the dairies. Nevertheless, the Howard heirs bickered over the estate for many years, resulting in the sale of the ranches to John G. Rapp, a wealthy San Francisco brewer, in 1919. Rapp, in turn, sold the ranches A through G to tenants during the years 1919 and 1920, making an enormous profit. Rapp developed the Bear Valley Ranch into a premium certified dairy, then sold it in 1925.[8]

Charles Webb Howard.
Jack Mason Museum Collection.

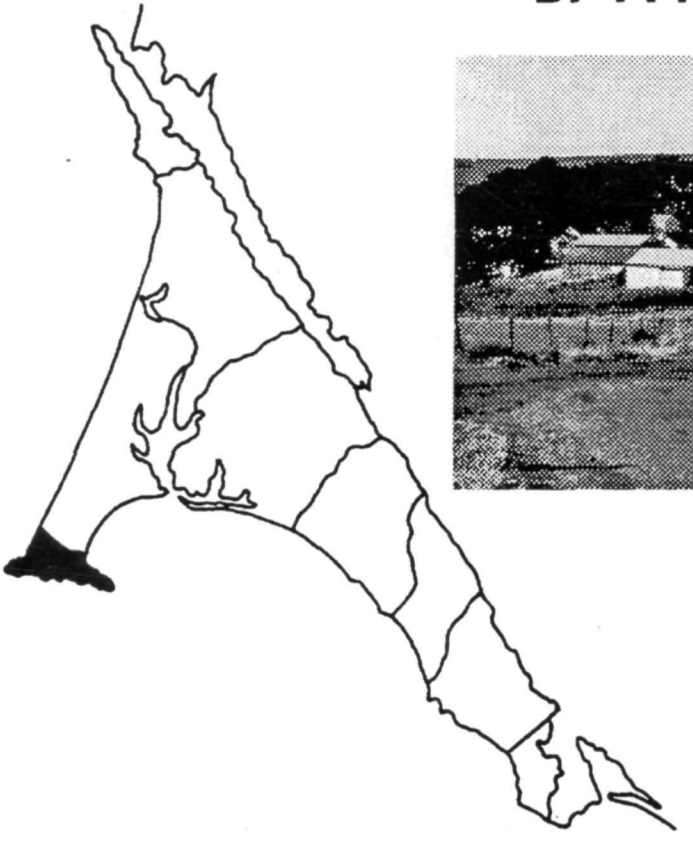
[7]Marin Journal, May 25, 1899; Mason, Point Reyes, pp. 93-94.

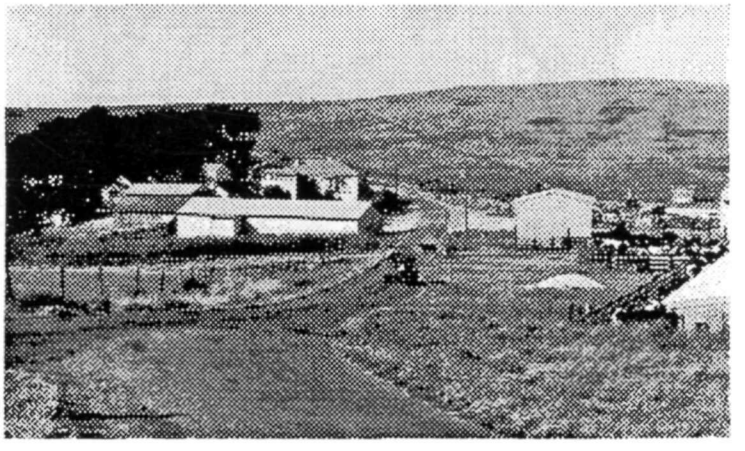
[8]Mason, Ibid., pp. 94-95; entry in Emma Shafter Howard diary, 1864/1912, Jack Mason Museum; Deeds Book 209, p. 435-441, MCRO.

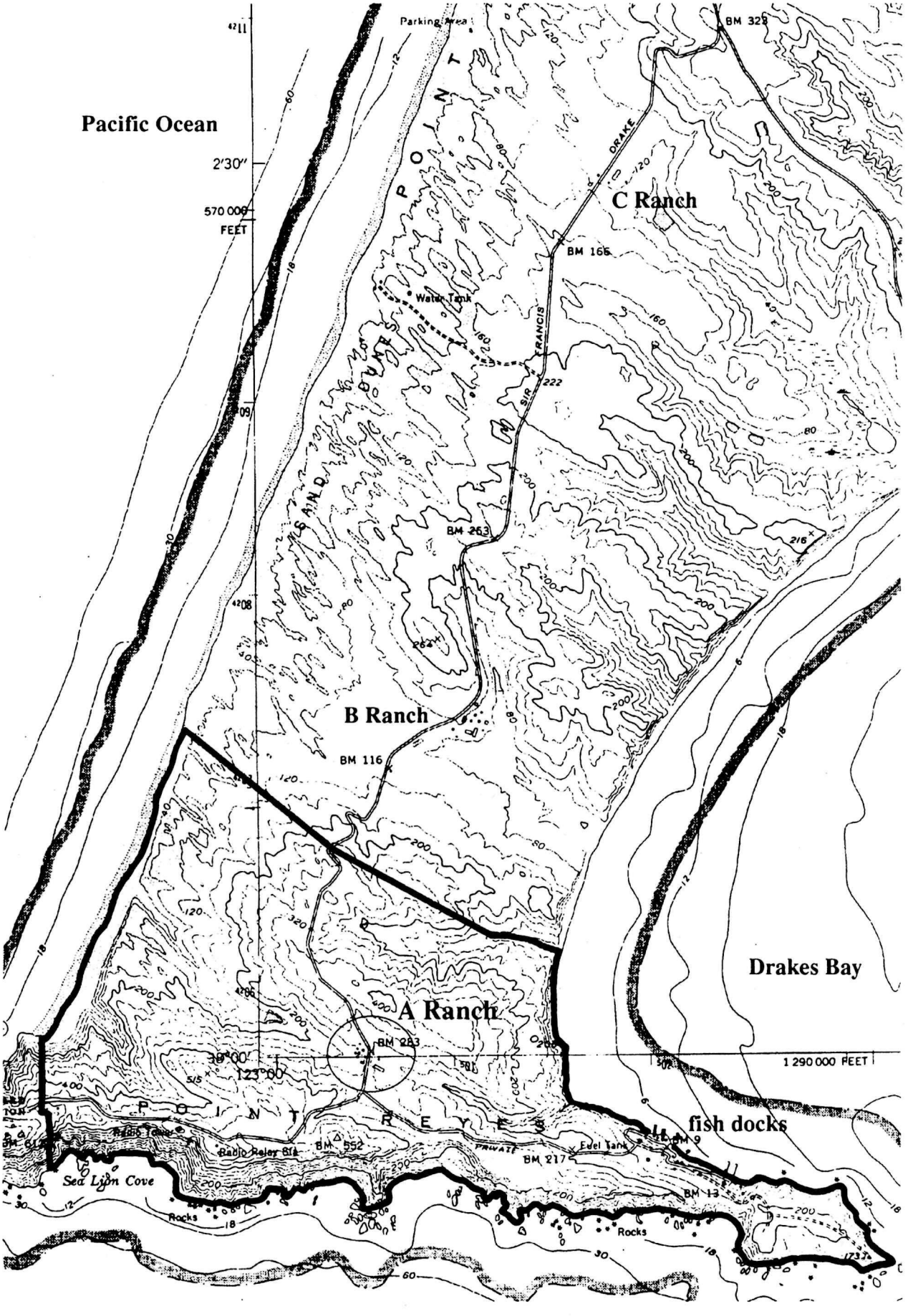
SECTION TWO:

Charles Webb Howard Ranches

B. A RANCH (Nunes Dairy)






Pacific Ocean
C Ranch
B Ranch
A Ranch
Drakes Bay
fish docks
Parking Area
BM 328
DRAKE
BM 165
Water Tank
SIR FRANCIS
BM 263
BM 116
BM 283
1 290 000 FEET
2'30"
570 000 FEET
123°00'
38°00'
POINT REYES
Radio Tower
Radio Relay Bldg
BM 552
PRIVATE
Fuel Tank
BM 217
BM 13
Sea Lion Cove
Rocks
Rocks

B. A RANCH
George Nunes Dairy

1. Description

Near the tip of Point Reyes sits the last ranch on the peninsula, the Nunes family dairy. Although it is the most distant ranch from any town, A Ranch has avoided extreme isolation because of its proximity to the Point Reyes Lighthouse (1870-present), Coast Guard Lifeboat Station (1927-1968), and commercial fish docks on the Point Reyes Headlands nearby. It is the site of one of the pioneer dairies of Marin County, and has seen regular visitors since the lighthouse was built in 1870. Today, thousands of park visitors pass through the ranch on their approach to the popular Headlands area, with whalewatchers and birdwatchers almost as common as dairy cows during the fall and winter.

A Ranch covers the upside-down "T" shaped western tip of Point Reyes. Two government reservations once covered portions of the extreme east and west points: the three-acre Coast Guard property on the east point near Chimney Rock and the 83-acre lighthouse reservation on the west. Both properties have been incorporated into the park, and are not considered to be parts of A Ranch.

A Ranch is surrounded on three sides by the Pacific Ocean and Drakes Bay, and bounded on the north by B Ranch. The ranch is hilly, with the dairy complex located in a swale hugging the headlands at the Point. Steep and dangerous cliffs drop to the ocean at the headlands, the southernmost stretch of Point Reyes Beach lies to the west, and the famous white cliffs at Drakes Bay begin their march towards Drakes Estero on the east. The 1,100.13-acre ranch is almost entirely grassland with brushy gulches and sandy or rocky beaches.

Sir Francis Drake Highway bisects the property and the ranch complex itself, with the dairy complex on the east side of the road and the housing and two storage barns on the west side. The road forks a few hundred feet past the dairy buildings, one way leading to the lighthouse, the other to the fish docks and old Coast Guard complex, now a National Historic Landmark.

A Ranch is currently a Grade A dairy operated by George and Betty Nunes and their family.

2. History of A Ranch

A survey map dated May, 1854 indicated settlement on the ocean side of the Point below the current site of A Ranch. A dwelling surrounded by a fenced field was evident, but who occupied the spot and what they were doing has not been found. This map also depicted a road leading north from the ranch site and east to a granite quarry on Drakes Bay near the site of the fish docks of today.[9]

In 1857 Vermont-born Rufus Thompson Buell settled the extreme end of the Point, presumably at the current site of A Ranch. Buell's biography indicated that he arrived at Point Reyes with 13 cows and started a dairy after some productive years in the gold fields. He developed his small herd, as one biographer wrote, "by constant labor by day and by night, in wet or in cold . . . ."[10]

No lease documents were recorded in Marin County to shed light on the arrangement between Buell and the Point Reyes property litigants. No doubt Buell signed a lease with Shafter, Shafter, Park and Heydenfeldt when that firm gained title, but the terms of that lease are unknown. In some cases the firm waited until any previous leases ran out and then negotiated with new tenants; this was likely the case with Buell. The 1860 census listed Buell as 31 years old, with property valued at $4,000, and employing two German laborers.[11]

At some point before 1861, Buell took on a partner named Fay, although the biography makes no mention of this fact. When Warren visited the ranch in 1861 he reported:

> . . . near the extremity of the "Point de Reyes," is the dairy farm of Buels [sic] and Fay. This ranch occupies some 2,000 acres, and takes in the balance of the land, to the "Point"--or ocean--lying between the ocean and Drake's Bay. About 1,500 acres are devoted to grazing and farming; the balance is sand and deposit. The stock on the ranch number about 325 head of cattle, horses, and mares--of which 115 head are American dairy stock. The product of this dairy is about 80 pounds of cheese

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[9]"Punta de los Reyes Rancho," Survey for Andrew Randall, May 1854, PRNS.

[10]History of Santa Barbara and Ventura Counties, California (Oakland: Thompson and West, 1883; reprinted Berkeley: Howell-North, 1961), pp. 302-303.

[11]Population Schedules, 8th U. S. Census, 1860.

> per day, and during the busy season from 190 to 200 pounds per day. Cheese constitutes the principal product of this dairy.[12]

After increasing his dairy herd to 200, Buell moved to near Salinas in 1865 where he expanded his dairy business. Two years later he purchased an interest in the Rancho San Carlos de Jonata, north of Santa Barbara. He eventually bought the entire rancho and subsequently founded the town of Buellton in the Santa Inez Valley.[13]

When the Shafter brothers and Charles Webb Howard divided the peninsula in 1869, Howard received ranches A through G. According to the grandson of Hinrik Claussen, builder of many of the ranches for Howard, A Ranch was left incomplete at the time of Claussen's death in 1872. A Ranch, therefore, must have been renovated and/or rebuilt not long after 1872.[14]

As of January, 1871, a man named L. Amstead resided at A Ranch, although nothing is known of him. D. Hochreuter leased the ranch in 1875. Hochreuter also worked on contract for the Lighthouse Service hauling water and supplies.[15]

About 1877 brothers Charles, George, John and Fred Hussey took over the A Ranch lease. According to the 1880 census, only Fred Hussey had a wife; the others acted as farm laborers in addition to three hired hands. A journalist visited the Hussey Ranch and others in 1890 and printed this report:

> Let anyone go and see the fat kine, the clean looking help of these ranches, the neatness of everything about the place, and they will no more wonder why Point Reyes butter always brings the highest price. We had thirty-two gates to open and close, we had miles of disagreeable Sunday road to traverse, but the hospitality of the people along this road more than offset all the inconveniences.[16]

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[12]Warren, California Ranchos, pp. 206-207.

[13]Mason, Historian, p. 306.

[14]Mason, Ibid., p. 98.

[15]"Plat Showing the Subdivisions of Rancho Punta de Los Reyes" by Hiram Austin, January 1871, photostat at PRNS; Marin County Journal, December 16, 1875; Lighthouse Keeper's Journal, PRNS.

[16]Marin Journal, October 2, 1890, p. 3.

The Hussey brothers were involved in many activities at the Point. Tourists to the lighthouse were common and often asked for lodging with no notice; Fred Hussey's daughter Grace prepared meals for the unexpected guests, who paid $1 for the night. Like Hochreuter before him and A Ranch tenants following, George Hussey worked on contract for the Lighthouse Service hauling supplies to the lighthouse. He became an assistant keeper in 1887 and was named Principal Keeper of the Point Reyes Lighthouse in 1889. No doubt his brothers ran the dairy during this time. The Husseys moved to B Ranch in 1897.[17]

Robert "Ed" Dickson, of a pioneer San Geronimo Valley family, leased A Ranch after the Husseys left in March 1897.[18] A news account of the newly married Dickson's "moonlight party" at A Ranch shortly after Dickson's arrival reads like a Point Reyes Who's Who:

MOONLIGHT PARTY

Like the Old-time Sociability of Point Reyes

A very pleasant party was given by Mr. and Mrs. Dickson at their home on the "A" ranch Wednesday night last, dancing being the main feature of the evening.

The band struck up the wedding march at 9 o'clock sharp. Mr. and Mrs. Dickson led the march and were followed by the Point Reyes four hundred, who, decked in their brightest colors for the occasion, fairly dazzled the eyes of the lookers on.

After marching several turns around the room a lancers was called to order by Mr. Q[uinto]. Codoni, who acted as master of ceremonies and all-round fun maker. After the lancers a waltz was danced, then all present visited Mr. Dickson's refreshment room for the delectation of the inner man.

Dancing was then resumed until 12 when all present sat down to a most daintily prepared luncheon. A short address was then given by the Hon. P. Reinhold and several highly flavored songs were rendered by Prof. Brooks.

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[17]Population Schedules, 10th U. S. Census, 1880; Mason, Point Reyes, p. 60; Marin Journal, February 21, 1889; Lighthouse Keeper's Journal, PRNS.

[18]Marin Journal, March 25, 1897, p. 3.

> All then resumed the dizzy whirl until a late hour, when all bade Mr. and Mrs. Dickson farewell and returned to their respective homes, to dream of the past fete and mend broken hearts.
>
> A few of those present were as follows: Mr. and Mrs. E. Dickson, Mr. and Mrs. P. Reinhold, Mr. and Mrs. A. Reinhold, Mr. and Mrs. A. Peterson, Mr. and Mrs. W. Telford, Mr. and Mrs. J. Hayden, Mr. P. Geary, Mr. H. Claussen, Miss Carrie A. Sharp, Miss Johanna Geary, Miss Annie Geary, Miss Jessie Brown, Mrs. Edia Polsen, F. Hussey, A. Russell, J. Sharp, A. Healion, T. J. Brown, A. Lewis, J. Geary, A. Francoli, B. Castro, Prof. H. Brooks, Q. Codoni, L. Ouse, A. Williams, J. Gamboni.[19]

Dickson leased A Ranch for about three years. In 1900 Dickson employed twelve farm laborers as well as a Chinese cook, and boarded the local schoolteacher. Later that year Dickson rented the Mason (Olds) Ranch in the Olema Valley, which his father later purchased. A Ranch was then rented by brothers David and John Patrick "Jack" Geary whose father had leased N Ranch since about 1874. While at A Ranch Jack Geary, who had previously worked for Dickson, served four terms as the township constable, from 1907 to 1917.[20]

One of Jack Geary's Portuguese hired hands, Manuel Ramos, hired on in 1903 as a cook's helper at the age of 16. Ramos milked cows, drove the teams and hauled coal to the lighthouse, sometimes relieving the keeper on his days off. Geary's daughter Annie taught him to read and write English. Ramos left a rare early picture of A Ranch that showed a team and wagon in front of the house; Ramos was pictured and perhaps Geary too. The photograph showed the original large two-story farmhouse with a porch and bay window addition, looking rather weather-worn. A picket fence and hitching post stood in front of the house, and two sheds stand behind in the yard. A line of cypress trees protected the house

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[19]Ibid., May 20, 1897, p. 3. Quinto Codoni was the local hog buyer who eventually owned D Ranch; the Reinholds occupied C Ranch, Peterson was at F Ranch, Hayden was the U. S. Weather Bureau Chief at the lighthouse, the Gearys lived at N Ranch, Russell operated the creamery on F Ranch, and the others were no doubt either local ranchers or friends of the Dicksons from eastern Marin County. The ethnic mix at the party is notable, with Americans, Danes, Irish, Swiss, Portuguese, and others in attendance.

[20]Population Schedules, 12th U. S. Census, 1900; Marin County supervisors records. In the visitor's log of the Point Reyes Lighthouse an entry dated May 14, 1901 lists David Geary as "Keeper, Ranch A." (PRNS).

from westerly Pacific gales. Ramos left Geary's employ in 1909 to operate his own dairy at Crows Landing.[21]

A 1901 newspaper reported that the Geary brothers produced 5,400 pounds of butter per month from 155 cows. David Geary left the partnership to operate a livery stable in San Rafael around 1905. Jack Geary and his family left the ranch in the late 'teens.[22]

San Francisco millionaire John G. Rapp bought all of the Charles Webb Howard ranches in 1919, then immediately sold each one except the prime Bear Valley Ranch. Joseph V. Mendoza, a native of the Azores and tenant at Rapp's Pierce Point Ranch, had been leasing A Ranch in partnership with Joe Pedrosa and purchased A and B Ranches from Rapp on December 17, 1919. Mendoza and his family lived at B Ranch (see chapter 3). Mendoza's 28-year-old brother-in-law John Amador entered the partnership, which became known as Amador and Co. Amador emigrated from the Azores in 1912, and married Mendoza's young sister Valdemira. In 1920 the Amadors occupied A Ranch, and employed six laborers at the dairy. The dairy no longer made butter, but shipped cream in cans to the creamery in Point Reyes Station. Amador and Mendoza improved the dairy herd with purebred Holsteins purchased in 1922.[23]

Mendoza and his wife--Zena--had two children, Teresa (called Tessie) and Joseph H., but the Point Reyes school was about ten miles away on a poor road. For a year young Tessie boarded in Point Reyes Station but the family found this unsatisfactory. In 1921 Mendoza and Julius Smith, the weather bureau chief at the lighthouse, hired Mary McCosker to teach six-year-old Kenneth Smith and nine-year-old Tessie Mendoza. An old storeroom located directly behind the house was converted to a schoolroom and stayed in use for twenty-four years. Teachers boarded either at A Ranch or one of the lighthouse dwellings.

By the next year enrollment at the Lighthouse School had doubled with the addition of Robert and Helen Kane, children of a lighthouse keeper. The county began to compensate the schoolteacher when enrollment reached seven in 1923.

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[21]Photo and information courtesy of Edward Ramos.

[22]Marin Journal, June 20, 1901, p. 1.

[23]Deeds Book 208, p. 409, MCRO; Marin Journal, October 5, 1922; Population Schedules, 14th U. S. Census, 1920; Mendoza and Nunes family information from interviews with Teresa Mendoza Brazil, George and Betty Nunes and Joe and Scotty Mendoza.

Life as an A Ranch schoolmarm was evidently rough, as no teacher stayed any longer than a year until 1930. The school moved to a new facility at B Ranch in 1945, and the old schoolhouse was remodeled into a dwelling.[24]

After graduating from Dominican College in San Rafael, Tessie Mendoza married George P. Nunes in 1932. Nunes, a member of a large Novato dairying family, had been working as a driver for Marin Dell Dairy in San Francisco. After living for three years in San Francisco, George and Tessie entered a partnership with her father, Joe V. Mendoza, and moved to A Ranch in September of 1936.

Tessie's uncle John Amador, who had previously operated A Ranch, returned at times to work at the dairy. Bucket milking machines replaced hand milking about 1938. Gasoline powered separators produced the cream, and electricity was provided by a Kohler plant; commercial electricity didn't reach this part of the Point until 1939. Nunes and Mendoza shipped cream to Point Reyes Station until Mendoza hired Manuel Ferreira to built Grade A sanitary milking barns at both A and B Ranches in 1940-41. George Nunes trucked the Mendoza milk himself to Point Reyes Station because the ranches were too few and isolated for creamery trucks to make the trip. At this time about 180 cows were being milked at A Ranch.[25]

Nunes built a small house behind the old ranch house about 1942 for hired help, and added a bedroom in 1945. A room was added to the old school in 1950 and another residence was built in 1958. One of the occupants gained local reknown as the first local owner of a television set in the early 1950s, drawing crowds to watch popular shows in the evenings.[26]

The Nunes' tore down the aging ranch house in 1945. Tessie Mendoza recalled that the house had a huge cellar; it was one of the large-style Shafter ranch houses with five or six bedrooms upstairs. Nunes hired Manuel Ferreira to build a two-story stucco Mediterranean style home, using lumber from the old house and from an abandoned military barracks at Point Reyes beach. The schoolhouse was moved about 75 feet southwest where it still stands. An old

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[24]School registers, Marin County Office of Education; interviews with Tessie Mendoza.

[25]Map of Pacific Gas and Electric Company's electrification of Point Reyes, 1939, U. S. Coast Guard Collection. A, B, and E Ranches were the only Grade A dairies past G Ranch until after World War II.

[26]Mason, Historian, p. 629.

woodshed near the house was demolished and many of the cypress trees cut. An old bunkhouse behind the old house was retained. The Nunes' lived in a smaller old house while the new one was in construction.

The road to A Ranch and the lighthouse had been cursed with mud, sand, and irregular surfaces. Of the greatest bother were the many gates to open and close, numbering from twelve to sixteen (depending on who is telling the story) between G and A Ranches. Mendoza and others lobbied for improvements, and got them in 1926 when the lighthouse road from the floodgate at G Ranch to the lighthouse was widened and paved. According to George Nunes, Jr., the county neglected to obtain right-of-way through A and B Ranches and were surprised many years later when Nunes pointed this fact out; right-of-way was then purchased for $1.[27]

Joseph V. Mendoza died in 1950 shortly after moving to San Rafael. George and Tessie Nunes entered a partnership with Zena Mendoza, who later sold the business to the Nunes. George Nunes, active in many organizations and well-respected in the community, died unexpectedly in 1959. At his funeral, noted as the largest the county had seen, Nunes was eulogized as one of the leading citizens of the county. Mrs. J. V. Mendoza died in the fall of 1968.[28]

The Nunes family had purchased E Ranch in the mid-1950s and installed son Marvin at that ranch. Marvin's brother George Jr. and his wife Betty operated A Ranch in partnership with George's mother beginning in 1963, and bought the business outright in 1971. The Nunes increased the herd to 300 and made many improvements at the dairy which they called "Ocean View Farm." In 1975, the Nunes Ranch installed dairy waste systems and a large loafing barn. Storms in 1982 destroyed the large old hay barn and damaged the horse barn. And, while the hay barn was replaced with a modern structure in 1985, the horse barn was rebuilt and modified. A new grain storage shed was built in 1984 and a circa 1950 garage was repaired in 1986.[29]

Today Nunes milks about 300 cows and is a member of the California

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[27]Marin Journal, June 24, 1926; interview with George Nunes; the road was seven miles long, 24 feet wide.

[28]Independent-Journal, June 9, 1950; Baywood Press, June 15, 1950 and January 7, 1960; Point Reyes Light, September 5, 1968.

[29]San Francisco Town and Country, January 1962.

Cooperative Creamery. The National Park Service purchased the ranch in 1971 and signed a 20-year reservation-of-use agreement. In 1991 the Nunes' entered a lease with the National Park Service.

3. Buildings and Historic Resources

The buildings at A Ranch are a mix of old and new; most of the structures date from the George Nunes era, 1936-1959. The ranch exhibits a continuity of practical dairy improvements, although the remaining historic structures are altered and mostly hidden. The original house, dairy, calf barn and milking/hay barn are gone, and the horse barn has been severely altered.

The old schoolhouse was built before 1900, apparently as a bunkhouse or washhouse. This simple gable-roofed building was moved in a southwesterly direction in 1945, received an addition about 1950, was remodeled on the interior, and had a porch replaced, resulting in poor integrity as a historic structure.

The bunkhouse, built in 1942, has been altered and improved for current tenants. An old shed, part of it used for potato storage at one point, likewise has little historic integrity.

The Grade A sanitary barn is of architectural and historic interest. Built in 1940-41 on a similar plan as the B Ranch dairy, the barn is a classic example of sanitary barns built in the 1930s and 1940s, with a simple Moderne stucco facade and standard layout of a mid-century milking room, with up-to-date apparatus.

The ranch retains its historic layout of corrals and pastures with few alterations; the pastures are enclosed with a combination of barbed wire and board fences. A grove of Monterey cypress trees line the western edge of the ranch complex.

Another historic resource on A Ranch property is the road to the fish docks to the east of the ranch (called the Chimney Rock road), and to the lighthouse to the west. The road was first recorded on a May 1854 map which shows a road to a granite quarry in the location of today's fish docks. The road was built in its present form in 1870 by the U. S. government for commerce between the lighthouse landing at Drakes Bay (fish docks) and the Point Reyes Light Station. The U. S. Lighthouse Service transported construction materials in 1870 and supplies for the lighthouse over this road during the next 50 years. Much of the

roadway is now paved but narrow; the eastern section appears to have not been significantly widened during its history, except for the "S" curves on the grade at the fish docks. An original, unpaved section exists, now abandoned, between the quarry above the ranch (which obliterates a portion of the road) and the first overlook/parking area on the Chimney Rock road. The road is scheduled for widening and rehabilitation, and will require Section 106 compliance.

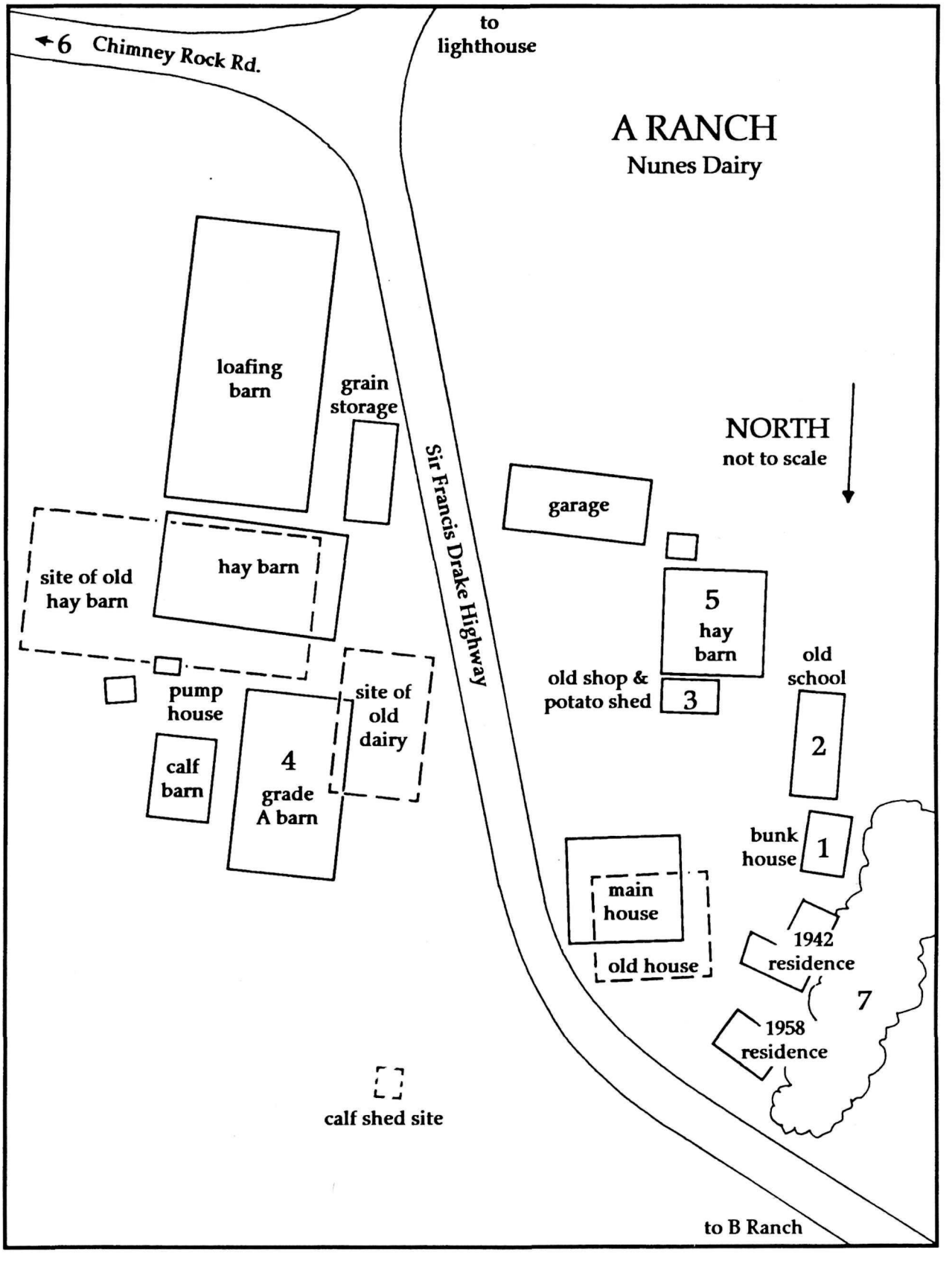
4. Significance

A Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County. Due to the lack of historical integrity, buildings at A Ranch are not considered to be historically significant, although the Grade A milking barn possesses integrity and is in continuous use. The lighthouse/Chimney Rock road has regional historic significance.

5. Historic Features

1. bunkhouse, 1942
2. old schoolhouse, pre-1900*
3. old shop/potato shed, date unknown
4. grade A dairy, 1940-41*
5. hay barn (old horse barn), ca. 1870, rebuilt 1982
6. road to fish docks, 1870*
7. cypress trees west of homes, ca. 1900*
8. corrals and fences*

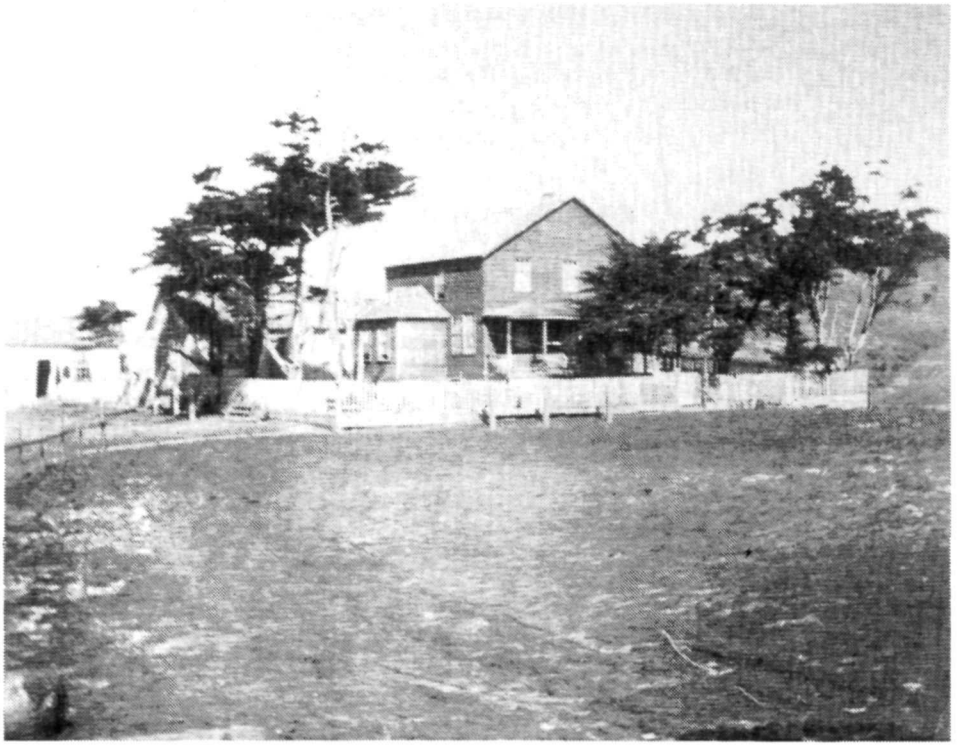
*Contributing structures/features for future National Register Nomination.


6 Chimney Rock Rd.
to lighthouse
A RANCH
Nunes Dairy
loafing barn
grain storage
NORTH
not to scale
Sir Francis Drake Highway
garage
site of old hay barn
hay barn
5
hay barn
old shop & potato shed
3
old school
2
pump house
site of old dairy
calf barn
4
grade A barn
bunk house
1
main house
old house
1942 residence
7
1958 residence
calf shed site
to B Ranch

Rufus T. Buell, right, apparent founder of A Ranch, in a later engraving published in *History of Santa Barbara and Ventura Counties,* 1883, California State Library. By this time, Mr. Buell had founded the town of Buellton, north of Santa Barbara.

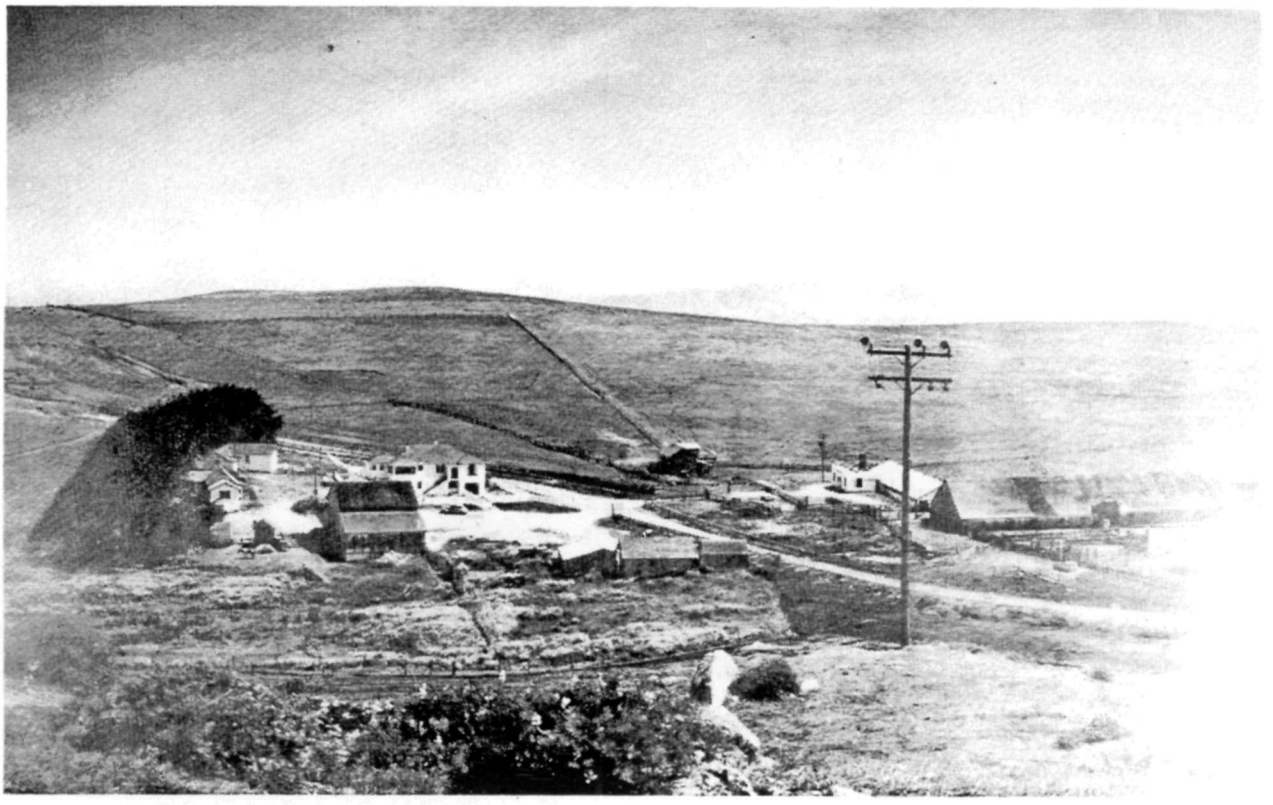
R. T. BUELL.

Below, a view of A Ranch taken around 1900, showing the outbuilding behind the house that later became the schoolhouse. Katie Bates Collection, Point Reyes National Seashore.



A Ranch teamsters employed by Jack Geary, around 1905. The men, all Azorean Portuguese, also worked as milkers. The wagon was used for contract work as well as routine ranch hauling. The original house is behind the horses. Courtesy of Edward Ramos.

School picture at the Point Reyes School at A Ranch. The teacher, Dorothy Moffitt (later McClure) is third from the right, with Tessie Mendoza in the center and Joe H. Mendoza on far right. Courtesy of Dorothy McClure and the Nunes Family.



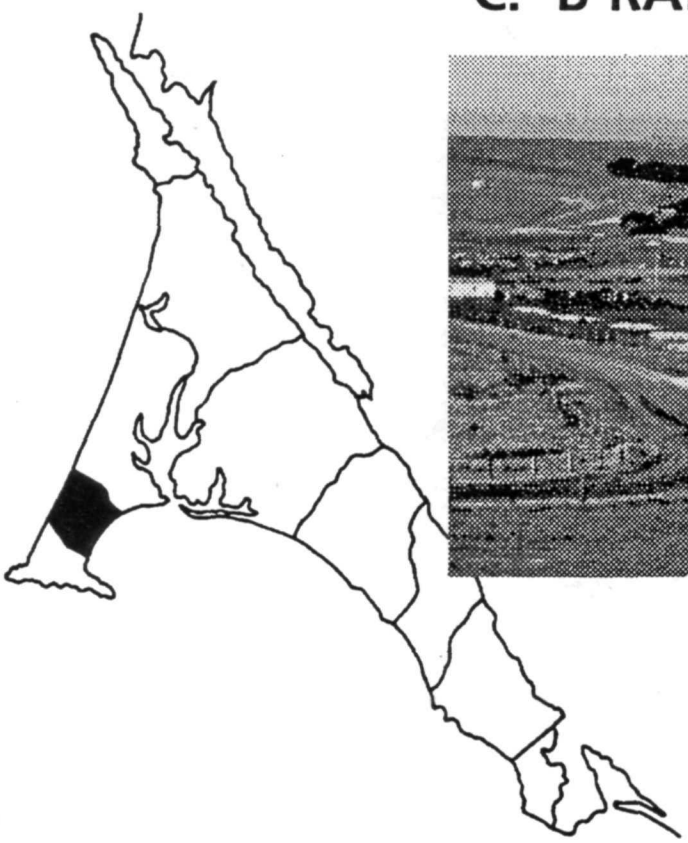
Northeasterly view of A Ranch from the lighthouse road, with new residence and unaltered horse barn (left center), Grade A dairy and old hay barn (right), taken around 1946. Courtesy of the Nunes Family.

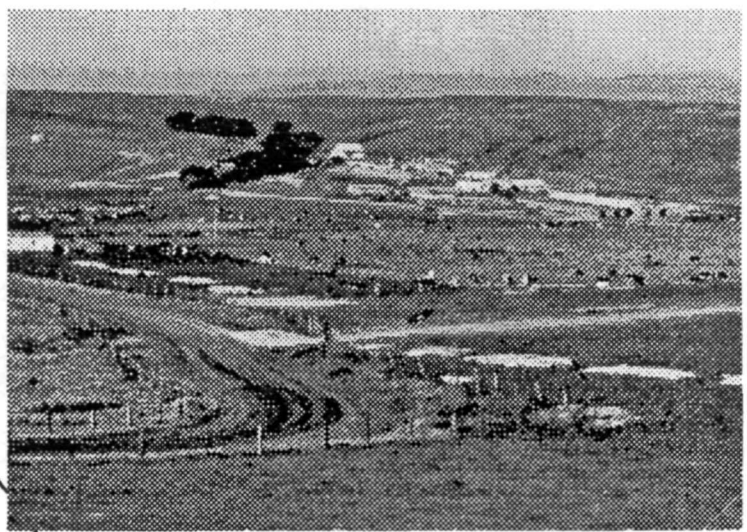
Nunes Ranch hay barn after a storm, 1982. The demolished structure was removed by the Nunes'. Courtesy of the *Point Reyes Light*.

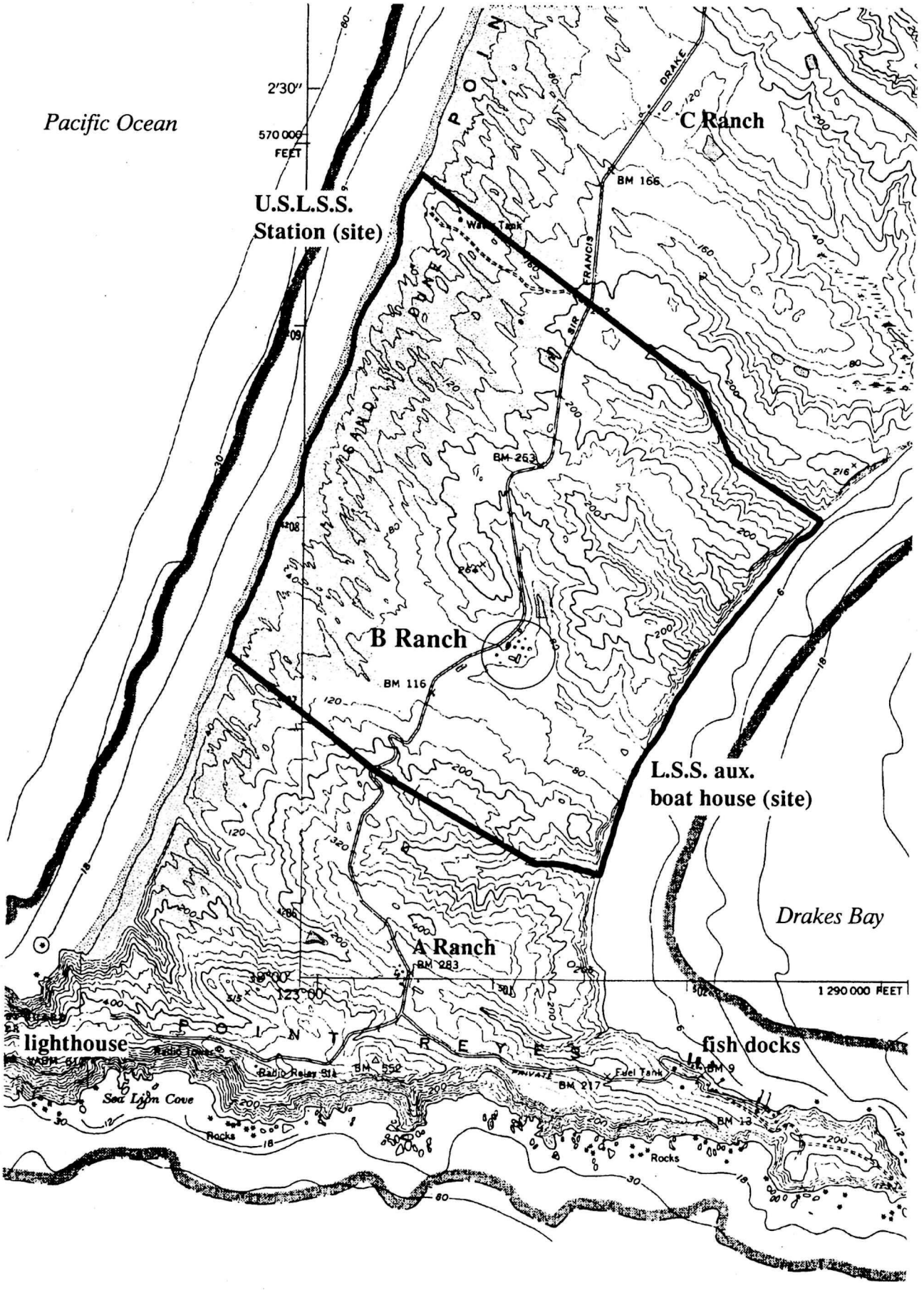
SECTION TWO:

Charles Webb Howard Ranches

C. B RANCH (Mendoza Dairy)






Pacific Ocean
U.S.L.S.S.
Station (site)
C Ranch
B Ranch
A Ranch
L.S.S. aux.
boat house (site)
Drakes Bay
lighthouse
fish docks
POINT REYES
DRAKE
FRANCIS
BM 166
BM 263
BM 116
BM 283
BM 552
BM 217
Fuel Tank
Radio Relay Sta
Sea Lion Cove
Rocks
2'30"
570 000
FEET
1 290 000 FEET
38°00'
123°00'

C. B RANCH
Joseph H. Mendoza and Son Dairy

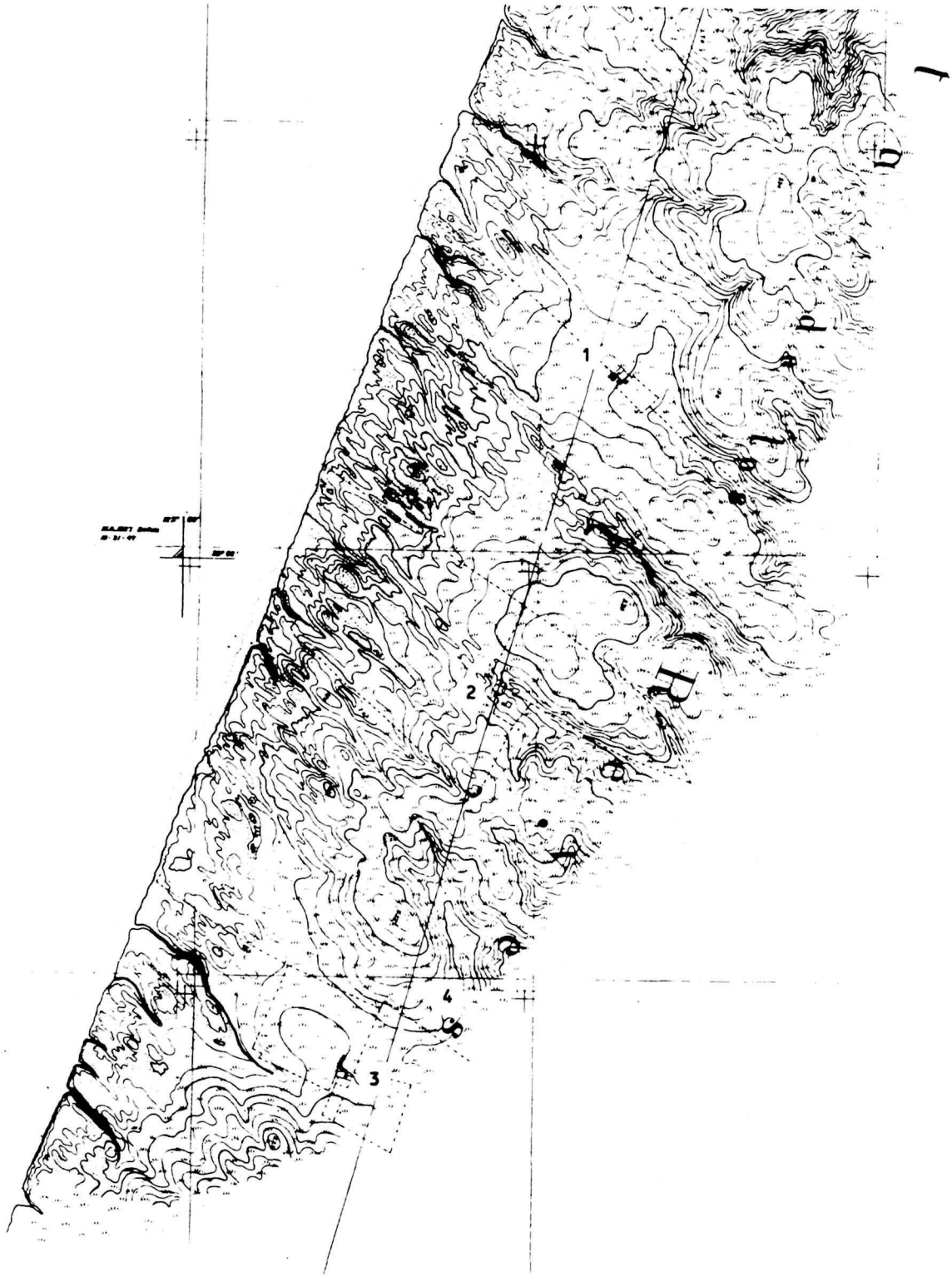
1. Description

Joe Mendoza's dairy ranch contains the major elements of its original 1870s configuration, although it has been improved through the years to the current standards and equipage of a modern dairy. Fortunately, the modernization has not had a disastrous effect to its pioneer character. A walk through the ranch provides a lesson in the development of the dairy industry during the last hundred and twenty-five years.

B Ranch is located near the tip of the Point Reyes Peninsula, being the second ranch from the Point. It is one of only three ranches that are bordered on opposite sides by the Pacific Ocean (to the west) and Drake's Bay (to the east). At its northern boundary is C Ranch, at the south, A Ranch. The 1,352.88-acre ranch is virtually all grassland, except for the coastal strand along Point Reyes Beach and some brushy slopes. The ranch complex is located on the relatively flat ridgetop swale at the center of the property, with pasture sloping to the Pacific Ocean and Drakes Bay sides and higher hills to the north and south. The ranch is crossed through the center by Sir Francis Drake Highway as it makes its way to the Point Reyes Lighthouse; all of the ranch buildings lie to the east of the road.

2. History of B Ranch

According to the Marin County History of 1880, a pair of dairymen named Farmer and Medbury arrived at Point Reyes in 1856, the same year the Steele brothers came to the Muddy Hollow area. As the accepted date of the Steeles' arrival was July of 1857, the 1880 report was probably incorrect. Therefore, Farmer and Medbury's settlement date probably was late in 1857, as the Steeles had long been considered to be the first dairymen at Point Reyes. Nothing else is



The 1862 U. S. Coast Survey map of a part of Point Reyes, showing three ranches in the vicinity of the later B and C Ranches. (1) is the Oliver Allen dairy at the current site of C Ranch, (2) and (3) were later replaced by B Ranch (4). California State Lands Commission.

known of Farmer and Medbury during these early years, and no lease was recorded with the Shafter law firm.[30]

Warren described the farm of Tanner (Farmer?) and Medbury in 1862:

> Tanner & Medbury occupy about 1,000 acres on the "Point," which is all fenced, and is used for grazing of the stock and dairy use. They have 100 head of dairy stock, and about 100 head of other animals large and small. They make about 50 lbs. of butter per day, and during the season some 15,000 lbs. The location is near Drake's Bay. The feed is excellent and abundant, plenty of fresh water, and the stock looks well. The ranch overlooks the ocean on one side, and the bay on the other.[31]

Tanner and Medbury may have been among the original tenants of Rancho Punta de los Reyes claimant Thomas Richards, many of whom had to negotiate leases with Shafter, Shafter, Park and Heydenfeldt when that firm received title to Point Reyes in 1858. No leases were recorded at Marin County Recorders Office. Tanner's name disappeared from the record after 1862.

A lease for an adjacent ranch dated 1859 named a Christopher Medbury in this area. In 1860 Christopher Medbury, a 25-year-old Rhode Island native, occupied the ranch along with two laborers. Medbury's property was valued at $1,500.[32]

The census agricultural report of 1870 lists an Albert Medbury, relationship to Christopher unknown, as having 1,500 acres with improvements at Point Reyes, of a cash value of $30,000 with wages paid of $2,500. Medbury had 8 horses, 110 milk cows, 2 work oxen, 2 other cattle and 75 swine; his stock was valued at $6,430. Production at the ranch that year included 18,000 pounds of butter and 10 tons of hay, with $1,500 worth of farming machinery.[33]

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[30]Munro-Fraser, Marin County, p. 303; the date listed as the arrival of the Steele brothers is incorrect: it was 1857.

[31]Warren, California Ranchos, p. 206.

[32]Leases, Book A, p. 35, MCRO; Population Schedules, 8th U. S. Census, 1860.

[33]Agriculture Schedules, 9th U. S. Census, 1870.

A map of Point Reyes dated 1871 showed "Medbury" at B Ranch, with fences in the approximate location of the current ranch boundaries. Medbury left the ranch in 1872, when A. H. Kayser took the lease.[34]

In the Shafters and Howard partition of 1869-70, B Ranch became part of Charles Webb Howard's section of Point Reyes. At this time most of the pioneer ranches on the property were being rebuilt and improved to contribute to the Shafter/Howard dairy empire. According to Henry Claussen, grandson of Point Reyes ranch builder/superintendent Hinrik Claussen, the improvements at B Ranch were incomplete at Hinrik's death in 1872. William Randall of Olema Valley took over Claussen's duties and probably completed the improvements at B Ranch dairy. The new ranch was built on a different site than the Medbury ranch, which was located about one mile north of the present ranch.[35]

The layout of B Ranch was typical of the others in its vicinity. The ranch house was smaller than the houses at A and E Ranches, but practically identical to the one at L Ranch. It was one and a half stories of sturdy wood-frame construction, with four bedrooms upstairs. A horse barn was built on the hill north of the house, and a calf barn down the hill towards the bay. The dairy house was the standard design, about 1300 square feet, and equipped with all the up-to-date dairy equipment of the day. Pig pens were located below the dairy, where the skim milk could be delivered by gravity.

Jurgen Anton Heinrich (known as A. H.) Kayser (sometimes spelled Kaiser) arrived from his native Schleswig-Holstein with wife and two sons in 1871 and rented B Ranch in 1872. While at Point Reyes Kayser's wife, Sophia, gave birth to three daughters, Elise or Lizzie, Bertha, and Sophie, and a son, Harry. The 1880 census reports that Kayser, at age 36, ranched about 1400 acres on Point Reyes and milked 200 cows. The previous year Kayser had produced 36,000 pounds of butter on the ranch and had sold 166 calves. At that time Kayser employed a Portuguese buttermaker, two Chinese cooks and nine Portuguese, Irish and Canadian milkers or farm laborers.[36]

Kayser's oldest son Albert, born in 1870, left a written reminiscence of life at Point Reyes, in which he recalled hauling the dairy products to the schooner:

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[34]Official Map of Marin County, 1873; typescript of autobiography of Albert Kayser, PRNS.

[35]Mason, Historian, p. 98; U.S. Coast Survey chart of a portion of Point Reyes, 1862.

[36]Population and Agriculture Schedules, 10th U. S. Census, 1880.

> By stormy weather sometime we could not drive along the beach to get to the landing where the ship landed, to ship our products to the city. Once in a great while we had to unload our butter, eggs, chicken and veal on a hillside, and slide it down the hill, with something back of it so it would not go too fast. It was a very dangerous job to bring it down to the ship. I helped my father several times on the job.
>
> When we had fat hogs to ship they had to be driven along the beach for about 3 miles. Sometimes the breakers would wash the hogs out; then we would have to wait till the next breakers would bring them back. It was not easy work. I know father would come home ringing wet.

Young Kayser, who left Point Reyes at age 14, also recalls hauling a boiler to the lighthouse, and when the local ranchers harvested whale oil from two beached whales (Kayser reports that his father made $10,000 in cash from the whale oil he extracted on Point Reyes Beach: "You ought to have seen how greasy [the milkers'] clothes were when they had to go home to milk their cows.").

It appears from Albert Kayser's recollection that B Ranch shipped its produce from the lighthouse landing, today's fish docks near Chimney Rock. This is likely, as the haul to F Ranch's landing would have been a very difficult one in the early days.

A. H. Kayser and his family left B Ranch about 1884 and moved to San Rafael, then Germany, and eventually returned to Sonoma County, California.[37]

Peter Reinhold and his brother Anton leased B Ranch some time before August of 1885, probably after Kayser left in 1884. Peter was on record as being instrumental in the rescue of survivors from *Haddingtonshire* when she went ashore off the ranch during that month. Anton soon moved next door to C Ranch, in October 1885. Peter Reinhold stayed at B Ranch until taking the lease at F Ranch in 1899; while at B he served for ten years as the township constable, from 1889 to 1899. Reinhold was a cousin of Henry Claussen of E Ranch, and had worked for Claussen before renting B Ranch.[38]

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[37]Op. Cit.; Munro-Fraser, Marin County, p. 303; Marin County Journal, December 16, 1875; typescript autobiography of Albert Kayser, PRNS.

[38]Mason, Historian, pp. 98 and 268-269; Mason, Point Reyes, p. 149; Marin County Journal, October 1, 1885; Population Schedules, 10th U. S. Census, 1880; Marin County supervisors records.

In 1894 the U.S. Lifesaving Service built an auxiliary boathouse on the shoreline of Drakes Bay below the ranch, leasing the site from Howard. The building housed two boats utilized for ocean rescues; the previous site on Point Reyes Beach between B and C Ranches had proved to be too dangerous. The crews continued to live at the Point Reyes Beach facility until a new Coast Guard Station was built near Chimney Rock on the A Ranch in 1927. The Mendoza family tore down the auxiliary boathouse in the 1930s and salvaged the wood for projects on their ranches.[39]

In 1899, Frederick Hussey and his brothers George and Charles, who had previously occupied A Ranch, leased B Ranch. The Hussey brothers, evidently led by Fred, operated B Ranch for almost 20 years from around 1899 to 1919. Fred Hussey's granddaughter Estelle Hunt Soderberg grew up at B Ranch and provided much of the history of the Hussey family.[40]

Fred Hussey was married to Etta Fairbanks, sister of Theodore Roosevelt's Vice President Charles Fairbanks. They had two children, Grace and Charles. Etta was deeply troubled, and she reportedly committed suicide by drinking carbolic acid. Fred served as township constable from 1899 to 1903. His brother--Charles Hussey--was apparently a bachelor, and according to Mrs. Soderberg, was killed by a "Spanish girl" in San Francisco. Mrs. Soderberg's "Uncle Charlie" left his money to his sister's children for their education.[41]

Some time after 1910 Grace Hussey married the keeper of the nearby U. S. Life-Saving Station, Christopher Hunt, and moved with her children by a previous marriage to the station dwelling on the beach near B Ranch. There was a great deal of interaction between the government agencies at the Point and the local families, especially the Husseys and Claussens of E Ranch.

Grace Hussey's daughter, Mrs. Soderberg, born in 1905, recalled life on B Ranch in the early part of the century:

> We had real good food, we bought everything by the

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[39]Dewey Livingston and Steven Burke, The History and Architecture of the Point Reyes Lifeboat Station (Point Reyes: National Park Service, 1991); Ralph Shanks and Janetta Thompson Shanks, Lighthouses and Lifeboats of the Redwood Coast (San Anselmo: Costaño Books, 1978); interview with Joseph H. Mendoza.

[40]Mrs. Soderberg was interviewed in San Francisco by the author in 1986.

[41]Marin County supervisors records; interview with Estelle Hunt Soderberg.

> gross . . . grandpa had a little storehouse and had a barrel filled with pickles. Mama used to cure eggs, they called them cure eggs, you know you put them down in this water and keep them . . . . We had our own beef, of course, we get it from the ranch, you know, and our own, every kind of veal and calves' liver and things like that we'd get at the ranch, and butter was always supplied to us from grandpa, (he) gave it to us . . . we didn't have any store to run off to! We were way down in the hills, you know, way out in the fog.
>
> And the Hussey's butter, you can ask about the Hussey butter, it was the best butter on the point. (Grandpa) had the most beautiful dairy, clean . . . .

The Hussey brothers shipped their dairy products, as did the other rancher in the area at that time, via schooner from the F Ranch wharf in Schooner Bay. The Husseys joined the partnership that purchased the gasoline schooner *Point Reyes* in 1910, and then shipped butter and hogs on that vessel. The dairy reportedly produced 5,400 pounds of butter per month from 180 cows in 1901.[42]

Two photographs taken of B Ranch around the turn of the century reveal a number of details of ranch life at that time. The photographer posed ranch workers on horseback and manning wagons with teams of horses and oxen. Two dogs appeared in the photo. The house and dairy building were painted a dark color, perhaps red, and appeared to be in good condition. The house had an addition on the west side that may have acted as a second unit; the addition had a tin pipe chimney and separate entrance. The house, with a brick chimney and two dormer windows and front porch facing Drakes Bay, was surrounded by picket fences and small groves of eucalyptus trees. The dairy, with a shed addition on the south side, appeared to have rooms in the attic which were evidenced by curtains visible in the upstairs window. Two or more sheds apparently served as housing for laborers. A hay/horse barn stood on the hill south of the house, and a calf barn and pig pens occupied the area below the dairy to the east. Ranch fencing was principally of split pickets, with hingeless gates built of boards. What appears to be a water tank sat on the hill west of the ranch buildings. A few Monterey

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[42]Mason, Point Reyes, p. 66; Marin Journal, June 20, 1901, p. 1.

cypress trees appeared across the county road, which followed its present-day alignment.[43]

Mrs. Soderberg remembered a two-headed cow born on the ranch that went on display at the 1915 Panama-Pacific Exposition at San Francisco. The family drove a wagon or buggy to Point Reyes Station, boarded the train to Sausalito, then took the ferry in to see their famed cow.

According to Mrs. Soderberg, the Husseys kept a small house to accommodate the peddlers that came regularly to the point from stores in Point Reyes Station and San Francisco. A scheduled stage line served the Point, but only went as far as the post office at F Ranch; visitors would usually be met with horse and buggy and taken the remaining distance to B Ranch. The boys went to school at McClure's ranch on horseback, although Estelle boarded at a girl's school in Sausalito, and returned to the ranch on weekends. She recalled some of the pleasures of life as a child on B Ranch:

> We played all over the ranches around . . . my brother and I, that was our playground. Between the hayfields, all the land between the ranches . . . . We had picnics on the beach . . . the white cliffs were like the white cliffs of Dover. Oh, they're beautiful, the cliffs there. We used to get abalone, used to ride around in the horse and buggy when the tide was out and get the abalones and come back before the tide came in again. We'd have to hurry.

The Hussey brothers, having a bachelor household during the last decade of their leasehold at B Ranch, hired housekeeping help. A maid and a cook took care of domestic duties, as Mrs. Soderberg recalled:

> Grandpa always had . . . Chinese cooks. And we'd say, "Ching-chong Chinaman, hanging by the tail, along came a white man and pulled off his tail," and then we'd run like heck. We'd get so scared, but they were always so good to us, they'd bring us lichee nuts from China at Christmas time, you know what lichee nuts are. Oh, those days, these kids don't know what it's all about.

George Hussey evidently moved to Oakland, the home of his wife's family

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[43]Photographs in the collection of Jack Mason Museum, gifts of Mrs. Estelle Hunt Soderberg.

the Smiths, formerly of Point Reyes. He then moved to Santa Barbara after working for the U.S. Lighthouse Service at Point Reyes.[44]

Fred Hussey was apparently the last to leave. He sold the business and lease about 1918 and moved to Fort Bragg, where he died in 1926.[45]

Joseph Nunes and Joseph Avila, a couple of Portuguese dairymen, leased B Ranch for about a year in 1919. When the Howard ranches were sold to John Rapp that year, and Rapp in turn sold the ranches to former tenants, Nunes and Avila purchased C Ranch to the north and moved there; Rapp sold A and B Ranches to Joseph V. Mendoza who was at the time leasing A and C Ranches, on December 19, 1919.[46]

Joseph Vierra Mendoza was born in Terceia, Azores on February 14, 1883. He came to the United States at the age of 16 in 1889 and found work at various Point Reyes dairies and at a creamery in San Francisco. At first Mendoza worked for his uncle, Tony Smith, at M Ranch for room and board, but eventually made 50 cents a day. He worked for Henry Claussen at E Ranch as a buttermaker. Eventually Mendoza became partners with his brother-in-law John Lopes at the H Ranch dairy on the O. L. Shafter estate at Point Reyes.[47]

Mendoza then leased N Ranch in 1909 from the O. L. Shafter estate. That year he married Zena Martins, who had come to Point Reyes from the Azores at age 11 about 1907 with her widowed mother and younger sister Valdemira. The Mendozas had a daughter, Teresa (Tessie) in 1912. In 1913 Mendoza leased the well-known Pierce Ranch from Mrs. Mary Pierce, then continued the lease under the new owner John Rapp, until 1919. Mrs. Mendoza gave birth to a son, Joseph Hamilton, at Pierce Ranch in 1918. Mendoza, obviously having a successful time at dairying, also leased A Ranch in partnership with Joe Pedrosa and reportedly owned part of the business at C Ranch with his wife's brother Hamilton Martins.

According to the family, Mendoza planned to retire and had moved to Inverness when John Rapp offered to sell him the A and B Ranches late in 1919. Mendoza purchased the ranches and settled at B Ranch, leaving partners Pedrosa

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[44]Lighthouse visitors log, entries of 1892 and 1900.

[45]Interview with Estelle Hunt Soderberg.

[46]Interview with Joe Mendoza.

[47]Mendoza family information from interviews with Tessie Mendoza Brazil and Joe and Scotty Mendoza; Independent-Journal, June 9, 1950, p. 6; Baywood Press, June 15, 1950, p. 1.

and Amador at A. The Mendozas were satisfied to finally own their own property after fifteen years of tenancy. During their first year at the ranch, the Mendozas employed six laborers at the B Ranch dairy.[48]

Mrs. Zena Mendoza described the early days of her family on the ranches while testifying against federal purchase of the Mendoza's property some forty years later:

> I was quite young when I was married and my husband, the deceased Mr. Mendoza, was already leasing a dairy at Point Reyes, but it proved very unsatisfactory. We had to work awfully hard, and they could not make any improvements in the place. Even the most necessary things, like nails and lumber, we had to pay for out of our own pockets. The only thing that they did was to be sure that the rent would be there even before the time. That is when we conceived of the dream of owning our own dairy some time . . . . In 1919 the whole property was bought by Mr. John G. Rapp and sold to us. At that time we were already renting one ranch and Mr. Rapp talked us into buying the two ranches . . . .[49]

Mendoza immediately began improvements on the ranches. In 1920 he built a large milking barn at B Ranch near the dairy house, and later imported a number of structures from the abandoned lifesaving station on Point Reyes Beach. A small house was constructed behind the horse barn in 1923. Many of the older structures were given concrete foundations, and a row of cypress trees was planted west of the dairy to ward off the strong coastal winds. A grove of eucalyptus trees which had sheltered the house was removed. Mendoza worked at improving his dairy herd, purchasing purebred Holsteins through the Point Reyes Cooperative Creamery 1922 and from the State Hospital at Napa.[50]

Life at Point Reyes remained a pioneer existence into the 1920s, with no electricity or phone. Mrs. Mendoza continued her narrative:

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[48]Deeds Book 208, p. 409, MCRO; Population Schedules, 14th U. S. Census, 1920.

[49]Transcription of hearings before the subcommittee on National Parks, Committee on Interior and Insular Affairs, House of Representatives, 87th Congress, March 24, 1961 (Washington: U. S. Government Printing Office, 1961).

[50]Marin Journal, October 5, 1922.

To tell you of the hardships, well the only things I can say is there were no facilities of any kind. There were no roads. The only town they call a town--I still call it a village because that is what it still is--Point Reyes Station, was 18 miles away, with a muddy road, and 15 gates to open. When we needed groceries, and a lot of times it happened to me when driving a cart or buggy and a horse, with 15 gates to open and close, and in the wintertime when it was raining that was not easy. But the gates had to be opened in order for you to go through, and you would have to drive through the gate and then get off again to close the gate or the neighbor's cattle would get mixed.

The second thing is there was no telephone. The only line we had been put up by the farmers and was kept by the farmers. On Sundays and holidays there was no phone at all. On the other days we would have a telephone from 8 o'clock to 6 p.m. If you would get sick or hurt it was to be your hard luck. As young as I was, and with the help of the old Dr. Cavanaugh, he got the proper books for me to study, and once a month I used to go down town and bless him. He taught me how to give first and second aid, and home nursing.

The third thing was that there were no schools. When my daughter was of school age there was no school. Mr. Mendoza and I had to employ an elementary teacher and pay her out of our own wages. In those years the standard of living was not so high as it is today, that is, prices were not inflated, but we did not make the money either, and we had to pay the taxes.

I remember when we had to pay $200 tax a month. We had to make money to pay the taxes, to pay the interest, and to pay the mortgage, and to pay the teacher, besides food and clothing and everything. We worked awfully hard and I am not ashamed to tell you that every bit of that land was acquired by the sweat of our brow . . . .[51]

The road had been improved in the mid-1920s and electric utilities reached the ranches on the Point by 1939, ending the era of kerosene lamps, battery banks, and gasoline-driven cream separators. Remnants of the pioneer machinery

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[51]Transcription of Hearings, 1961.

remained at the ranch in their original location in the old dairy house.

The Mendoza ranch operated as a Grade B dairy shipping cream until the Grade A barn was built in 1940-41 by local contractor Manuel Ferreira. At this point Mendoza turned the operation of the dairy over to his son, Joseph H., who had recently graduated from University of California at Davis. The younger Mendoza, using his up-to-date knowledge of dairy technology, began shipping market milk.

In the 1930s Mendoza built a number of sheds utilizing lumber salvaged from the old Coast Guard Auxiliary Boathouse on Drake's Beach. An old bunkhouse was doubled in size; some of the ranch employees slept upstairs in the old dairy, by then remodeled as a residence. In 1950 part of the large wooden hay barn burned, destroying 300 tons of valuable hay and threatening other ranch buildings. The barn was repaired, although about one fifth of its length was lost.[52]

During the 1930s two farmers, Louis Castiglioni and George Kimura, rented land on the Mendoza Ranch for vegetable farming. Mendoza found that the land brought in more income during the depression from these rents rather from grazing his own dairy cows. Castiglioni grew artichokes in a field south of the dairy complex, and built a small house near the Grade A barn. Kimura tended a large pea farm at another location on the ranch. The farms disappeared after dairy prices rose and the Mendoza Ranch began to ship market milk in 1941.

The Marin County Department of Education erected a pre-fabricated one-room schoolhouse south of the ranch complex in 1945 to replace the old school at A Ranch. The teacher for many years, Gina Plocker, lived at the Mendoza ranch house. The school closed in 1969 when it was incorporated into the Shoreline Unified School District. The building, originally laid out as one large schoolroom with utility and storage rooms and two restrooms, was remodeled into a residence.[53]

Joseph V. Mendoza's son--Joseph H. Mendoza--took over operation of the dairy in 1941, as his son-in-law George Nunes had earlier at A Ranch. The younger Mendoza built a substantial residence next to the road in 1950-51, and still resides there with his wife Scotty. Mendoza's son and business partner--Joe,

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[52]Baywood Press, November 23, 1950.

[53]Mason, Point Reyes, pp. 147-148.

Jr., known as Joey--lives with his wife and children in the original ranch house.

Joseph V. Mendoza died in 1950. His widow Zena later remarried and resided at various times in the old ranch house. Mrs. Mendoza came into the national spotlight in 1961 when, at a hearing for the proposed Point Reyes National Seashore, she gave a moving speech on her family's heritage at Point Reyes (excerpted above), in a plea for sparing the ranchers from federal purchase of their lands.[54]

Mrs. Mendoza died in 1968. The *Point Reyes Light* printed a moving eulogy, no doubt written by local historian Jack Mason, part of which read:

> Azores born, she could look at this country through fresh, idealistic eyes. Her idealism, and her faith in people never waned. To all who knew her she represented the old days on Point Reyes, but also the new and vital spirit that her children carry on.[55]

The National Seashore's legislative boundaries included B Ranch when President John F. Kennedy authorized the seashore in September, 1962. The ranch was not purchased until April 28, 1971; Mendoza and son retained a 20-year use and occupancy reservation and now operate under a renewable lease, and operate a Grade A dairy on the ranch.[56]

Many improvements occurred on the ranch in the early 1970s, including addition of a loafing barn and dairy waste disposal system, as well as added housing units for milkers, today mostly Mexican-Americans. The long-abandoned calf barn below the ranch complex collapsed in a storm in 1991 and was removed. The ranch is operated with a modern system of computer-calculated production and feed control, and electronic milking apparatus.

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[54]Independent Journal, June 9, 1950; Baywood Press, June 15, 1950; Transcript of hearings, April 14, 1960.

[55]Point Reyes Light, September 5, 1968; Mrs. Mendoza remarried twice after J. V. Mendoza's death, going by the name Cabral during the hearings in 1960 and as Mrs. Marr at the time of her death.

[56]Mason, Point Reyes, pp. 168-169; park files.

3. Buildings and Historic Resources

B Ranch presents perhaps the best example on Point Reyes of a historic dairy ranch that has developed into a modern and progressive dairy without losing the significant historic elements. The original house, dairy, horse barn and milking barn, as well as the 1940 sanitary barn, exist side-by side with the more recent dwellings, loafing barn and dairy waste systems. The major dairy activity has shifted to the southwest where the modern milking, feeding, and waste systems operate. The historic complex, while undergoing occasional remodeling and improvements, is almost complete except for the calf barn, which recently fell in a storm, some sheds, and pig pens.

The house, one of the typical one-and-a-half-story ranch houses measuring 28' x 32', has two dormers facing Drakes Bay, an enclosed porch and a gable-roofed addition that dates back to at least 1910. The house, clad in 4 1/2" clapboard, was shingled by Joseph V. Mendoza in the 1940s, and the interior was remodeled by the Mendozas in the 1960s. The house is in fair condition.

A bunkhouse dating from before the turn of the century exists on the ranch behind the Mendoza's main house. An addition has doubled the size of the building and a shed porch has been added on the west side. The bunkhouse has little historic integrity. A small house built in 1923 stands behind the horse barn and is in fair condition. Another employee residence, built in the late 1930s, stands near the Grade A barn and is in fair condition.

The old dairy, one of the few remaining 25' x 50' Shafter dairy houses, has been remodeled into a dwelling and garage, but retains most of the original exterior siding and some pieces of equipment in the separating room. It is in poor condition.

The horse barn, which sits on the road at the entrance to the ranch, is a typical 40' by 60' Shafter-era structure. It has been structurally reinforced at various times by the Mendozas. It now has concrete foundation piers, the roof of the north shed section has been raised, and is in fairly good condition. The horse barn has been used for hay and tractor storage for many years.

The original calf barn, below the ranch at the head of the gulch, collapsed in 1991 and has been cleared away.

The old milking barn, used as a hay barn since 1940, was built by Joseph V. Mendoza about 1920. It is among the last of the old-style wooden milking barns

built on the point. A portion of the barn burned in 1950 and was repaired, and as a result the barn is shorter than the original. It is used for hay and grain storage today.

The concrete and wood Grade A sanitary barn, built by Manuel Ferreira in 1940, is a classic of its era, with a simple Moderne stucco facade. The barn is practically identical with the one at A Ranch, being built at the same time, although the milk storage room is oriented differently to the milking area at the two ranches. The building is in good condition, being maintained and used for the same purpose for the last 50 years.

A row of three sheds on the driveway, two of which were built from salvaged materials from abandoned local government facilities and the other built by J. V. Mendoza, are in poor shape but have significance for their example of the self-sufficiency found in Point Reyes dairymen, who reused building materials when possible. The south shed may have been here when Mendoza bought the property in 1919. Another shed near the old dairy was moved to the ranch from the old lifesaving station on Point Reyes Beach, after that facility was decommissioned in 1927.

The pre-fabricated schoolhouse is located west of the ranch complex. Built in 1945 and in use as a school for 24 years, the building is now a residence, has been altered, and appears to be in poor condition.

The ranch retains its historic patterns of corrals and fences, although the circulation of cows changed within the ranch complex with the construction of the Grade A dairy in 1941. The pastures are enclosed with a combination of wood and barbed wire fences. A rarely-seen style of wooden farm gate is found on the Mendoza Ranch, originally built by J. V. Mendoza and carried on by the younger Mendozas. The gate is entirely wood with no metal parts, which resists corrosion by the salt air. The gate swings on a post which is connected to a sturdy gate post with plates with holes that receive the pivoting post. The gates are also found at the Pierce Ranch, which Mendoza leased from 1913-1919, and appear in numerous historic photographs of other Point Reyes ranches.

A line of cypress trees, planted by J. V. Mendoza about 1920, survive on the west side of Sir Francis Drake Highway. These trees are a good example of the typical windbreaks necessary to shelter the ranch complexes from the high winds of the Point Reyes coast.

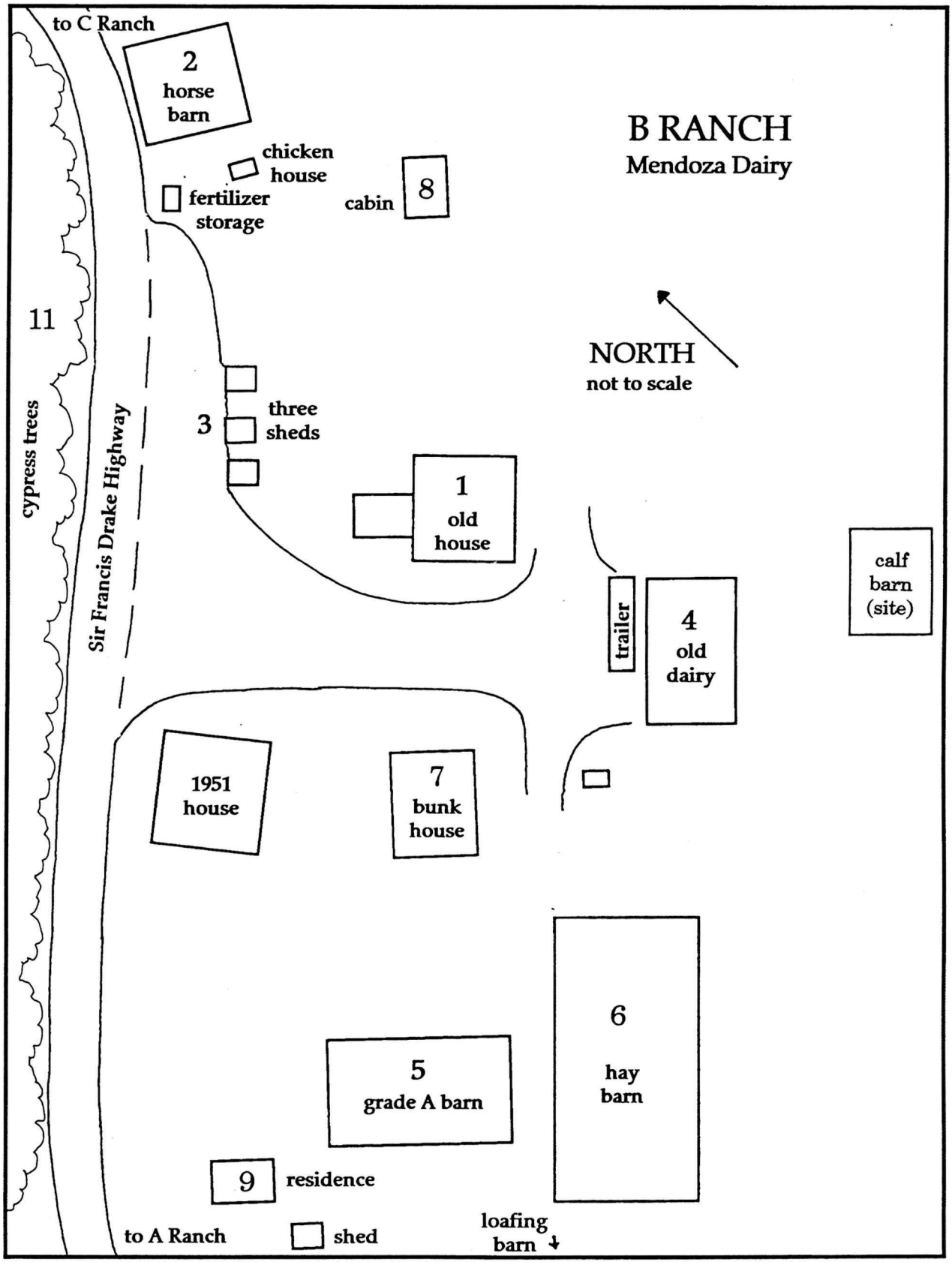
4. Significance

The Mendoza family's B Ranch has local and regional significance in industry, agriculture, and architecture. It is significant as an excellent illustration of the development and advancement of the Point Reyes and California dairy industry that survives today. B Ranch has fairly good historic integrity although many of the old structures are in disrepair. With an intact historic dairy complex and subsequent practical additions to the complex since 1919, when the current operators bought the property, the ranch provides a living history of the dairy industry at Point Reyes for the last 100 years.

5. Historic Features

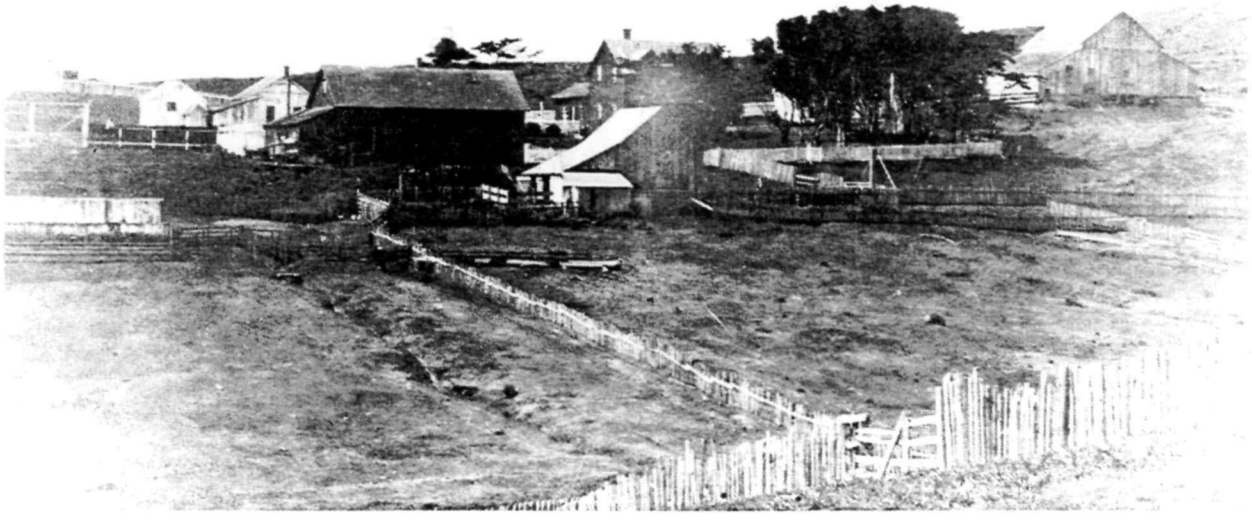
1. two-story house, ca. 1872*
2. horse barn, ca. 1872*
3. three garage/sheds, 1920s*
4. old dairy, ca. 1872*
5. grade A dairy, 1940-41*
6. hay barn, 1920*
7. bunk house, pre-1900*
8. small house, 1923*
9. employee house, ca. 1937*
10. gates, corrals, fences*
11. cypress windbreak west of dairy, ca. 1920*

*Contributing structures/features for future National Register Nomination.


to C Ranch
2
horse
barn
B RANCH
Mendoza Dairy
chicken
house
fertilizer
storage
cabin
8
11
NORTH
not to scale
cypress trees
Sir Francis Drake Highway
3
three
sheds
1
old
house
calf
barn
(site)
trailer
4
old
dairy
1951
house
7
bunk
house
6
hay
barn
5
grade A barn
9
residence
to A Ranch
shed
loafing
barn

Fred Hussey, right. Below, a portrait of the tenants and workers at the Hussey's B Ranch about 1905. The Hussey's house is partially obscured by trees on the left, the dairy house is at the right; both buildings survive today. Photographs courtesy of Estelle Hussey Soderberg, Jack Mason Museum Collection.

The east elevation of the B Ranch house, about 1905. Courtesy of Estelle Soderberg, Jack Mason Museum Collection. Below, a view of B Ranch around the turn of the century. Point Reyes National Seashore Collection.



Joseph V. Mendoza, left, and Zena Mendoza, below. The Mendozas bought A and B Ranches in 1919, and their great grandchildren reside there today. Courtesy of the Mendoza family.

A favorite view to travelers at B Ranch in the early 1960s, above; the tree and barn both succumbed to weather in the 1980s. Philip Hyde photograph, Point Reyes National Seashore Collection. Right, the Point Reyes District School was on B Ranch from 1945 to 1968. The children are George Molseed, Marvin and George Nunes, and Sarah Mahar; the teacher is Gina Plocker. Seth Wood photograph, Jack Mason Museum Collection.

Chas Webb Howard
To
Jos. Maria

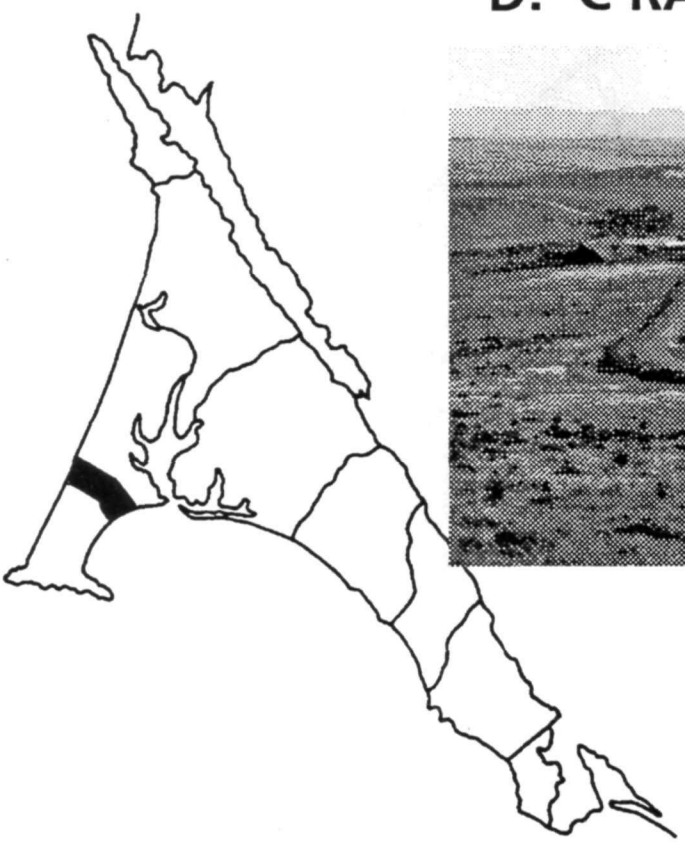
This Indenture, Made the 30th day of September 1896 Between Charles Webb Howard, party of the first part, and Joe Maria party of the second part, Witnesseth, That the said first party has letten and by these presents does let unto the second party all that portion of the Point Reyes Ranch, situated in Marin County, California, described as follows: Known as the D Ranch, & is bounded on the North by the E. Ranch, on the East by Drakes Bay, & Limatour Bay, on the South by the C. Ranch & on the West by the E. Ranch. Together with one hundred & forty cows and heifers and calves for the term of one year from the first day of October 1896 on the following terms, viz: In consideration of the premises the party of the second part covenants and agrees to raise each year for first party, in the very best manner, one-tenth (1-10) as many calves as he is furnished with cows and heifers; said calves to be raised from the very best cows and heifers in said herd of one hundred & forty and of such sex as said first party shall direct; and to further raise for said first party, in addition thereto, said heifers of best quality the first year, to make good all losses from said one hundred & forty cows and heifers by death, or other causes during said term, and also as many calves of either sex as first party may require at eight dollars per head, and if said second party fail to raise all of said calves in the very best manner as aforesaid, they may be taken by first party at his own valuation; and in addition to the

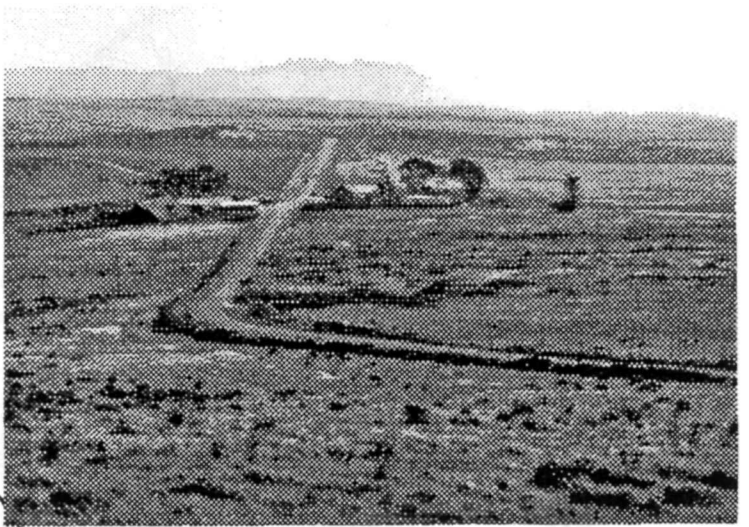
First page of the recorded lease between Charles Webb Howard and Joseph Maria for D Ranch in 1896. Marin County Recorders Office.

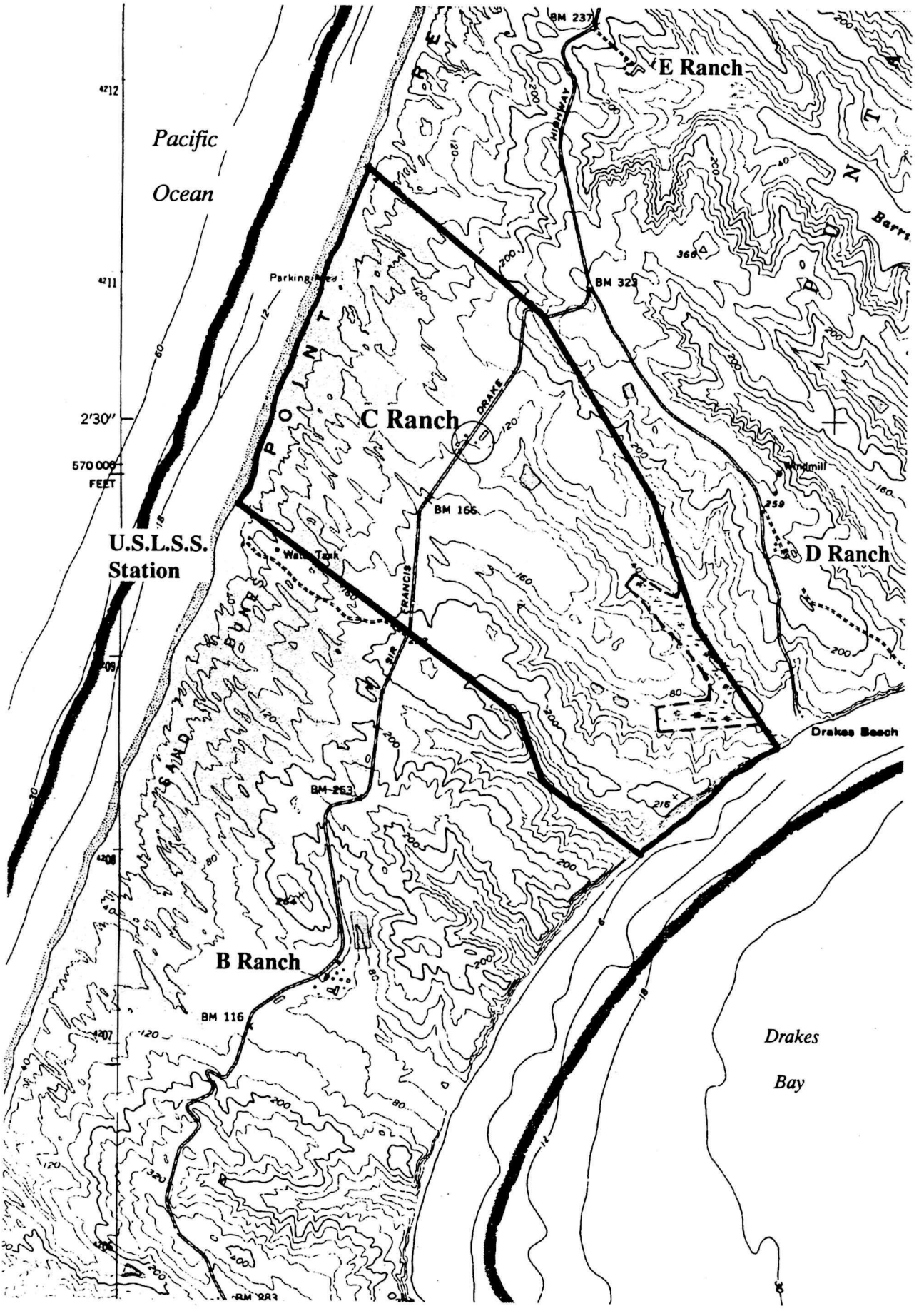
SECTION TWO:

Charles Webb Howard Ranches

D. C RANCH (Spaletta Dairy)






E Ranch
C Ranch
D Ranch
B Ranch
U.S.L.S.S.
Station
Pacific
Ocean
Drakes
Bay
Drakes Beach
Windmill
Parking Area
Water Tank
BM 237
BM 325
BM 166
BM 253
BM 116
BM 283
HIGHWAY
DRAKE
FRANCIS
POINT REYES
SANDSPIT
4212
4211
4209
4208
4207
2'30"
570 000
FEET

D. C RANCH
Spaletta Dairy

1. Description

The Spaletta family's C Ranch is one of the most visible to the traveler at Point Reyes--Sir Francis Drake Highway leads through the middle of the complex and traffic is stopped twice a day as cows cross the road to and from their milking. The one hundred-year-old ranch house, home to the second and third generations of Spalettas on the ranch, is a popular landmark on the road to the lighthouse.

C Ranch, the third ranch north from the lighthouse, is bounded north by D and E Ranches, east by Drakes Bay, south by B Ranch, and west by the Pacific Ocean. The 1062.17-acre ranch is comprised mostly of grassland, with dunes at the Pacific frontage and brushy area in the gulches. The ranch complex is located near the center of the property, on a wide flat. Sir Francis Drake Highway bisects the property and the ranch complex itself, with the dwellings, shops and new hay barn on the west, the dairy and feed barn on the east.

2. History of C Ranch

Capt. Oliver Allen may have been the first to settle at C Ranch, arriving in 1859. Born in Connecticut in 1804, Allen was trained by his father to be a cabinet-maker. After spending many years in that trade and as a machinist, Allen became an expert at steam engine technology and found work as an inspector in his home state. Allen soon proved himself to be a talented inventor. He perfected many innovations in steam dredging, and invented the "bomb lance," the first explosive projectile used in whaling. Allen's design was used worldwide for a century.

Allen came to California with the gold rush of 1849, bringing a disassembled river steamboat with his company that he reassembled upon arrival in San Francisco. He was involved with mining, river surveying, and an ill-fated attempt at farming. In late 1852 or early 1853, Allen was hired to improve two sawmills at Bolinas, most likely at today's Dogtown. He then settled with his family near Lagunitas Creek and, according to the 1880 Marin County history, sold a mill site to Samuel P. Taylor, who established the first paper mill on the west coast at the

site with Allen's engineering help. Allen's house was located at today's entrance gate to Cheda Ranch near Tocaloma. He is thought to have experimented with dairying at this location.[57]

On October 1, 1859, Allen and his family leased what was later called C Ranch for a term of five years from Shafter, Shafter, Park and Heydenfeldt. Allen fit the mold of the "sober, industrious [and] enterprising" dairymen that the Shafters had carefully chosen to operate the first of their dairies; in fact, Allen had known the Shafters from their visits at his Daniels Creek home in 1857. The 1860 census listed Allen as 56 years old, with wife Jennie and sons Giles and Charles, both of whom worked as farm laborers. Two others, including Point Reyes' pioneer blacksmith Frank Miller, were employed at the ranch, in which Allen owned $2,520 worth of improvements.[58]

John Quincy Adams Warren, traveling the area in 1861, described Captain Allen's dairy:

> [It embraces] about 900 acres and 80 head of American dairy stock. He makes 50 pounds [of butter] per day during the season, and the gross amount is about four *tons*. The churning is all done by hand. There are a few horses and young stock, numbering in all about 200 head. This farm is on the "Point," with the ocean on both sides. The forage is abundant, and in some places the grass is green the year round.[59]

The ranch appeared on a detailed U. S. Coast Survey chart made in 1862. In the exact location of today's C Ranch, the ranch had a number of buildings and corrals, and a fence running east-west to the bay and ocean. The road at that time passed to the west of the ranch buildings.

While at Point Reyes, Captain Allen continued to work on his labor-saving

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[57]Munro-Fraser, Marin County, p. 431-433.

[58]Leases Book A, pp. 35-37, MCRO; Shafter, Life, Diary, p. 197; Oliver Allen Papers, Bancroft Library; Population Schedules, 8th U. S. Census, 1860.

[59]Warren, California Ranchos, p. 206. Warren visited and described 11 dairies at Point Reyes; his description of the dairies of Allen, Tanner & Medbury and Buels & Fay places them as definitely corresponding with ranches later labeled C, B and A. The references "with the ocean on both sides" and "between the lands leased to Swain and Christopher Medbury" give surety to the identification of Allen's as C Ranch.

inventions. John S. Hittell wrote in 1882 that "the large butter dairies near San Francisco generally use ALLEN'S square-box churn to make the butter, ALLEN'S table to work it, and ALLEN'S mold to shape it for the market--all invented by Oliver Allen, of Marin County."[60]

Payne Shafter of Olema, son of James McMillan Shafter, wrote about Allen in his memoirs, praising the captain for his inventions:

> When we had the rotary horse power with which to churn our cream into butter, [Allen] pulled one cord to whip the horse, another cord to ring a bell to stop him, another cord with which to put on the brakes. He was a born inventor . . . . The cunning of his hand was seen everywhere.[61]

Allen no doubt shipped his products by schooner, but the location of the landing that served his ranch is unclear. It is probable that a landing at Swain's (F Ranch) was in use, as that was the later site of the major wharf; Steeles had a wharf at Limantour Estero but it would have been a difficult journey to that spot from Allen's ranch.

Allen's son Giles died while at Point Reyes. In 1865 Allen purchased a 2000-acre ranch in Green Valley east of Marshall. C Ranch was kept under lease with partner J. W. Upton; the business was referred to as Allen & Upton. In 1870 Allen sold the dairy stock to different parties for $7,529. It is a possibility that Upton continued the lease, as he and his family were prominent on various ranches on the Point until 1890. Captain Allen sold the Green Valley ranch to his son in 1875 and moved to Petaluma.[62]

C Ranch came under the ownership of Charles Webb Howard in the Shafters/Howard partition of 1869. Howard's superintendent Hinrik Claussen was busy rebuilding the ranches at the time of his death in 1872; according to

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[60]Hittell, Commerce and Industries, p. 264.

[61]Typescript in Watt Collection at Jack Mason Museum. Shafter claimed that Allen had also invented the first revolver, an idea that Samuel Colt improved and received credit for.

[62]Oliver Allen papers, Bancroft Library; Munro-Fraser, Marin County, p. 433.

Claussen's grandson the renovation of C Ranch was yet to be completed at that time.[63]

During the Howard era, C Ranch operated as did all the others on the Point. A typical dwelling, 25' x 50' dairy house, horse and calf barns, and hog pens no doubt existed as they did at the neighboring ranches. A large milking barn was not built until around 1920; previous to that, cows were milked outdoors.

Alfred N. Cleland leased C Ranch in 1875. By 1880 Charles Peterson, a 35-year-old native of Schleswig-Holstein, was renting the ranch and employing five Portuguese hands. Peterson gained some attention in the Marin County newspaper when he decided to build a new house.[64] The local newspaper vividly reported the housewarming in June, 1885:

> Mr. Chas. Peterson of Point Reyes has just got into his new house. Thereanent the old spirit of the Point arose, and the people gathered themselves together, and with their baskets, called in. As luck would have it, three splendid musicians from the city were there that night. And as if the gods themselves had managed by enchantment to fill the place with glory, the barn was found gaily decorated and illuminated, so that when this and that were put together there was a merry time indeed. The baskets were inexhaustible, the music inspiring, and the dancing by old and young, together with the cordial friendship between host and hostess Peterson and all their neighbors, made the occasion long to be remembered. Mr. Green, the scenic artist, proved also the orator of the occasion, and in a speech which was much applauded he set forth the glories of the occasion.[65]

Less than four months after his housewarming, Peterson decided to leave C Ranch, as noted in the newspaper:

> Mr. C. Peterson, of Point Reyes, has sold his dairy ranch

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[63]Mason, Historian, p. 98.

[64]Marin County Journal, April 29 and December 16, 1875, p. 3, and April 10, 1884, p. 3; Population Schedules, 10th U. S. Census, 1880.

[65]Marin County Journal, June 25, 1885, page 3.

> to his brother-in-law, Reinhold, and will take a ranch in Sonoma County seeking better school facilities. Sorry to lose him, for he is of that kind that makes a country, and hope that he may still find a place in Marin that will suit him.[66]

Brothers Anton and Peter W. Reinhold, also born in Schleswig-Holstein, had been leasing B Ranch and, when Peterson departed, Anton took on C Ranch. On April 17, 1889, the house Peterson had built in 1885 burned. The contents were partially insured and a new house was built by carpenter Samuel Olstead of Olema; this was no doubt the house that remains at C Ranch.[67]

The Reinhold brothers were among the partners in the purchase and operation of the gasoline schooner *Point Reyes* in 1910. By that time Peter Reinhold had moved to F Ranch to the north.[68]

Anton Reinhold continued to lease C Ranch into the late 'teens. Reinhold retired to a house he owned in Point Reyes Station. Joseph V. Mendoza and Hamilton Martins was leasing the ranch in 1919 when it was bought by John Rapp and resold to a trio of Portuguese dairymen.[69]

Rapp sold C Ranch to Joseph Nunes, Joseph Avila, and Frank Ladera on December 17, 1919. The three reportedly had been leasing B Ranch from the Howard estate and wanted to stay there; Rapp sold Joseph V. Mendoza two ranches, A and B, so Nunes, Avila, and Ladera bought C and moved their dairy business there.[70]

The 1920 census recorded Nunes, 25, Avila, 34, and Ladera, 24, as residing at the ranch along with three Portuguese laborers. Ladera's name disappeared from the record after 1920; the ranch was popularly known as Nunes and Avila's. Nunes and Avila had recently come to the United States from the Azores. They built a large wooden milking barn similar if not identical to the ones at A and B

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[66]Ibid., October 1, 1885, p. 3.

[67]Ibid., April 25 and June 13, 1889.

[68]Mason, Point Reyes, p. 66.

[69]Mason, Point Reyes, p. 66; Marin Journal, June 26, 1919, indicates that Reinhold still lives at Point Reyes; interview with Lawrence "Lefty" Arndt.

[70]Deeds Book 208, p. 407, MCRO; interview with Joseph H. Mendoza.

Ranches and shipped cream from their dairy to the cooperative creamery in Point Reyes Station. Nunes and Avila were lifelong bachelors--Nunes did the cooking and kept house while Avila ran the dairy--and when they sold the ranch to Thomas and Virginia Gallagher in 1946 they retired to Point Reyes Station as Reinhold had, in fact to Reinhold's old house that had most recently been occupied by the Gallaghers.[71]

Thomas Gallagher, a son of F Ranch's John J. Gallagher, and his wife Virginia, a daughter of Domenico Grossi who owned H and M Ranches, bought the ranch in 1946 and lived there until they retired in 1953. After purchasing C Ranch, the Gallaghers discontinued the Grade B dairy and ran beef cattle; part of the grazing land was leased to the Smith brothers and Manuel Silva.[72]

Mrs. Gallagher recalled that the ranch was in fine condition when they bought it, and that the Gallaghers kept it up. Nunes and Avila had beautiful camellia bushes around the house, enclosed with a tidy picket fence, and had good apple trees, a rarity on the Point. The Gallaghers kept the sturdily built old house in good repair.[73]

The Gallaghers moved to Fairfax in 1953, although Tom Gallagher preferred to live in the C Ranch house than to remain in Fairfax. The couple leased the ranch to Virginia's nephew Jim Spaletta in October, 1955, with Gallagher retaining an upstairs room in the house where he spent most of his time. Spaletta invested heavily in the reestablishment of the dairy business; he built a Grade A milking barn, fences and corrals, holding pond, and improved the pasturage. It was recorded in 1963 that Spaletta milked 180 cows out of 500 head of stock. Eventually Spaletta moved to Valley Ford, turning the operation of the ranch over to his son and business partner, Ernie. Ernie and his family milk up to 300 cows at the Grade A dairy; the ranch is operated under a special use permit with the federal government, which bought the property from the Gallaghers in 1964.[74]

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[71]Population Schedules, 14th U. S. Census, 1920; interviews with Ronald McClure and Joe and Scotty Mendoza.

[72]Interview with Virginia Gallagher. Thomas Gallagher and Virginia Grossi were married in 1942; Mr. Gallagher died in 1966.

[73]Interview with Virginia Gallagher. An undated news clipping about the ranch sale tells of C Ranch having "a fine garden, with a variety of camellias now in bloom."

[74]Murphy, Appraisal, 1963, page 15; interviews with Jim and Ernie Spaletta. Jim Spaletta is the son of Virginia Gallagher's sister Eda (Grossi).

3. Buildings and Historic Resources

Four of the original structures remain at C Ranch. The visual prominence of the remaining historic buildings provide the park visitor a good view of the working ranch.

The two-story house, built in 1889, is a fine example of the typical Shafter/Howard ranch dwelling, and is in good condition due to the care of the owners for the last 70 years. The house is slightly different from the 1860s Shafter dwelling, being 34' by 26' instead of the typical 28' by 32'. The gable-roofed house has, facing the highway, a single dormer window and a downstairs bay window; a small front porch was recently removed after partially collapsing. The C Ranch house has had few alterations over the years, although a shed-roof room was added to the back before 1931.

The old milking barn, used for hay storage for almost 50 years, was built in 1920 and has had structural work to improve stability. It measures 52' by 152'. Originally painted white but now red, it is in good condition. The original horse barn was rebuilt by the Spalettas after collapsing in a storm in the early 1980s, and has no remaining historic integrity, although a portion of the old interior retains its historic fabric. A long, narrow bunkhouse, dating from before 1931, is no longer used as a dwelling and is in poor condition. A small old shed behind the house is in poor condition.

The ranch appears to retain its historic patterns of corrals and pastures, enclosed with board and barbed wire fences. Two groves of Monterey cypress trees, one on the west side of the house and the other south of the milking barn, survive, and new trees of the same species have been planted north of the house.

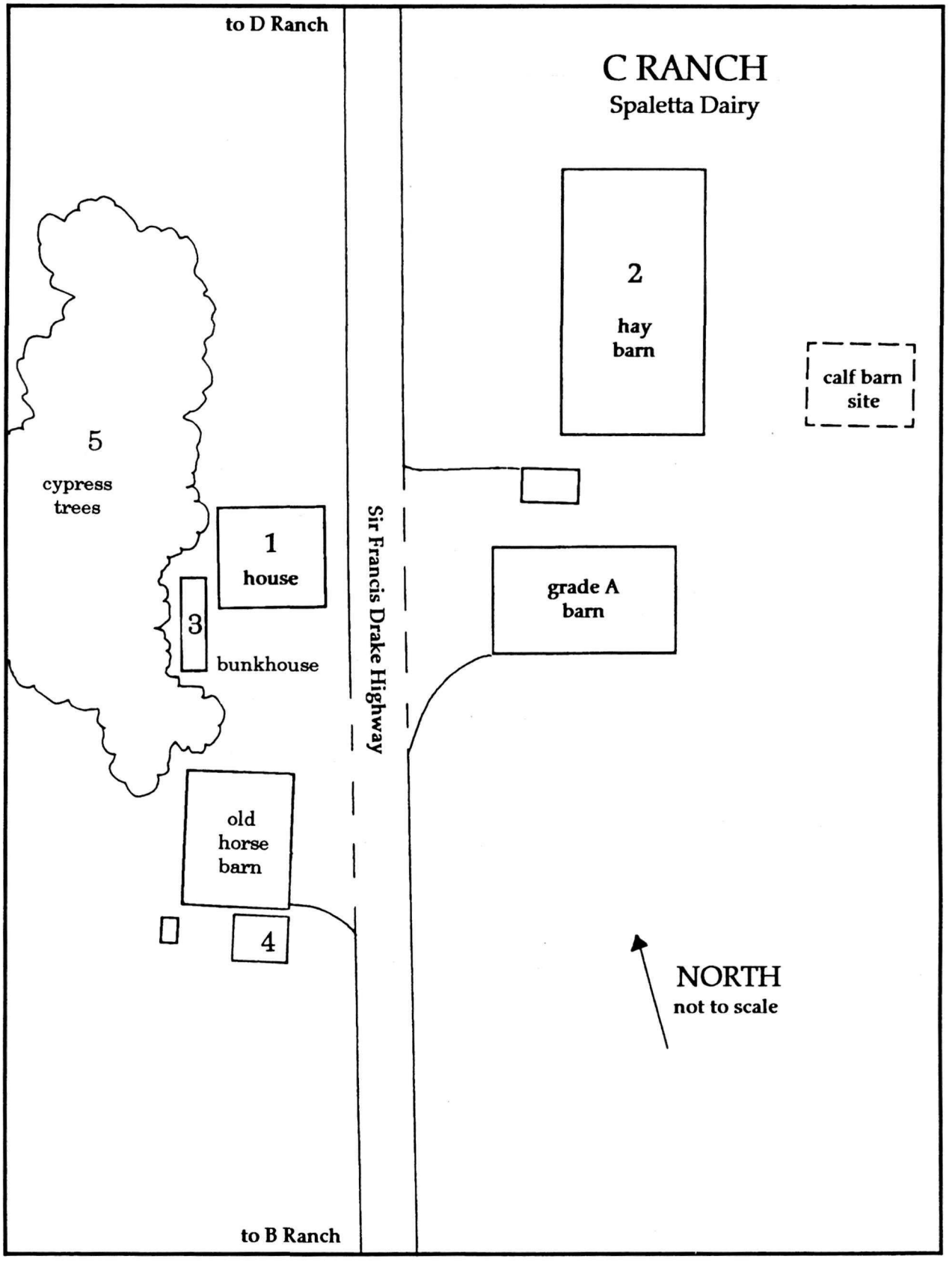
4. Significance

C Ranch is a significant part of the historic Shafters and Howard dairy district, and the Marin County dairy industry. The remaining ranch house and barn, both in fair condition, illustrate family life on a pioneer dairy and the industry of the area during the last 130 years.

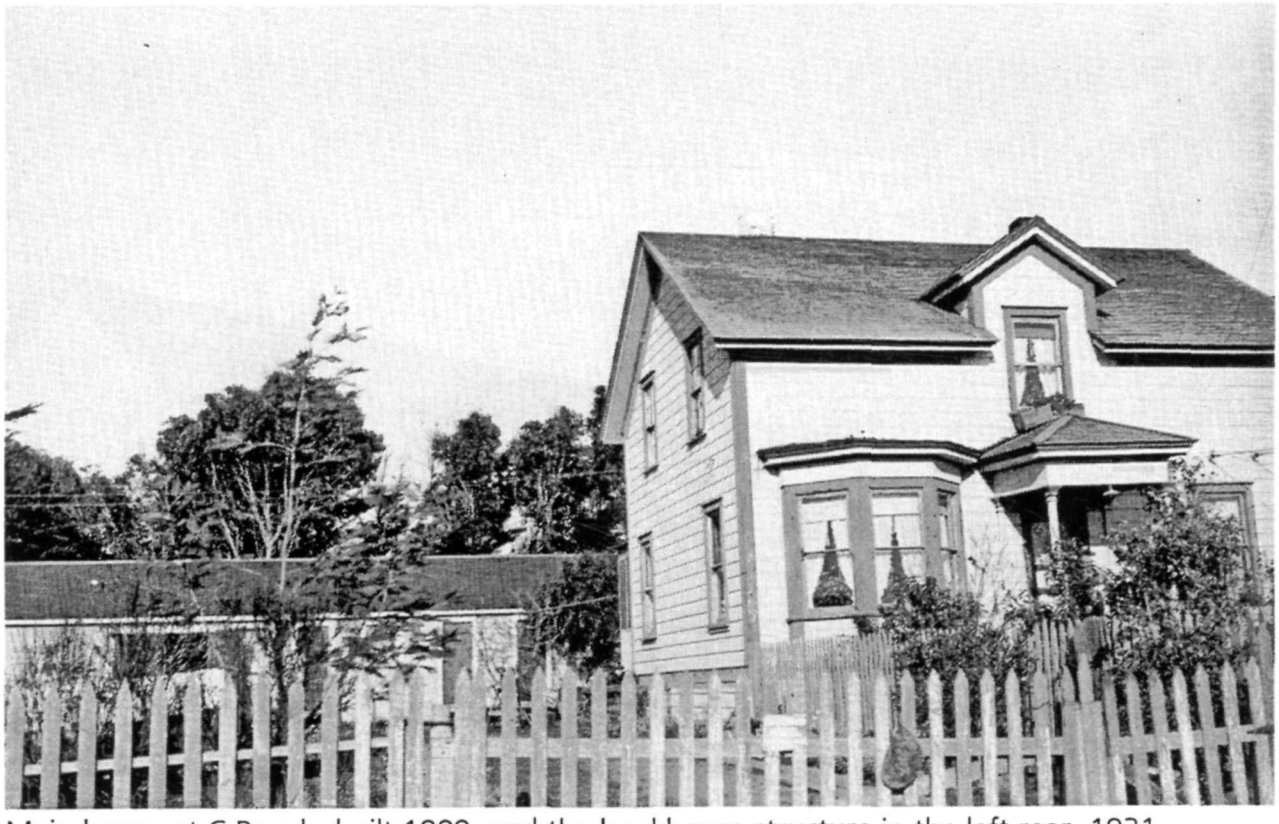
5. Historic Features

1. main house, 1889*
2. hay barn, 1920*
3. bunkhouse, pre-1931*
4. shed, pre-1931*
5. cypress trees*
6. corrals and fences*

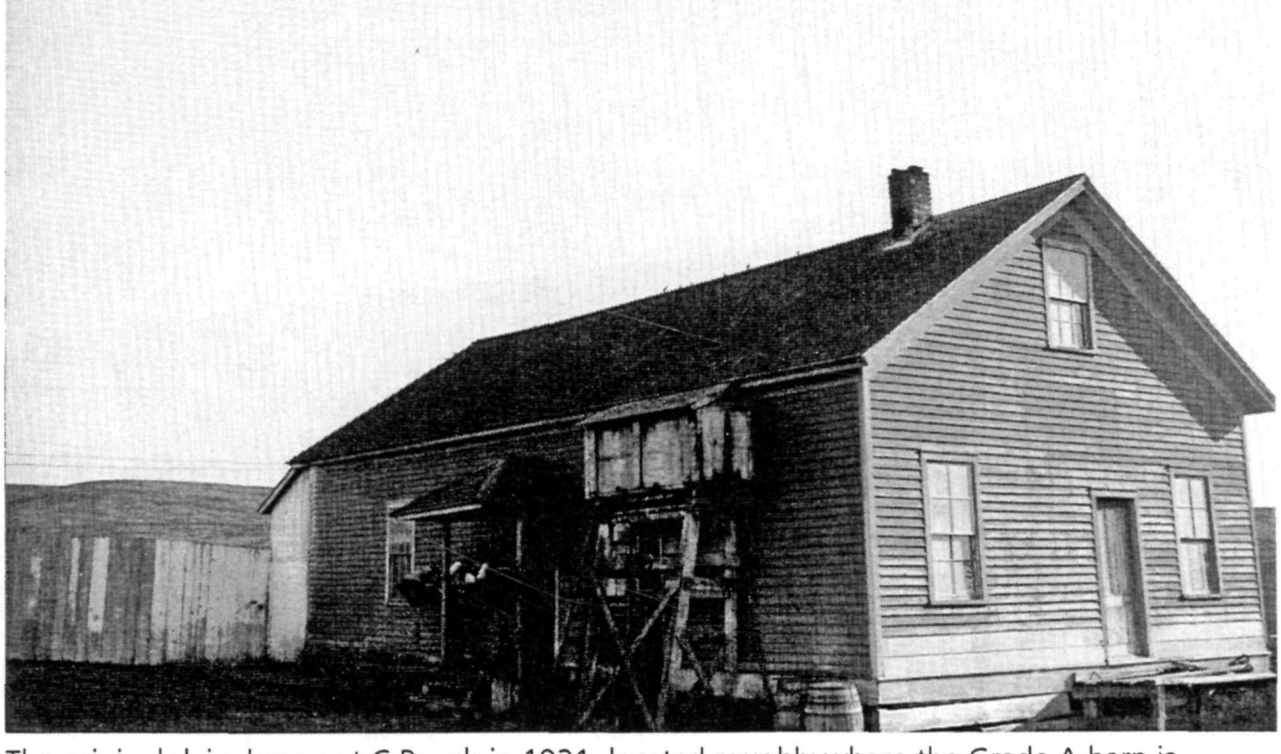
*Contributing structures/features for future National Register Nomination.


to D Ranch
C RANCH
Spaletta Dairy
2
hay
barn
calf barn
site
5
cypress
trees
1
house
3
bunkhouse
Sir Francis Drake Highway
grade A
barn
old
horse
barn
4
NORTH
not to scale
to B Ranch

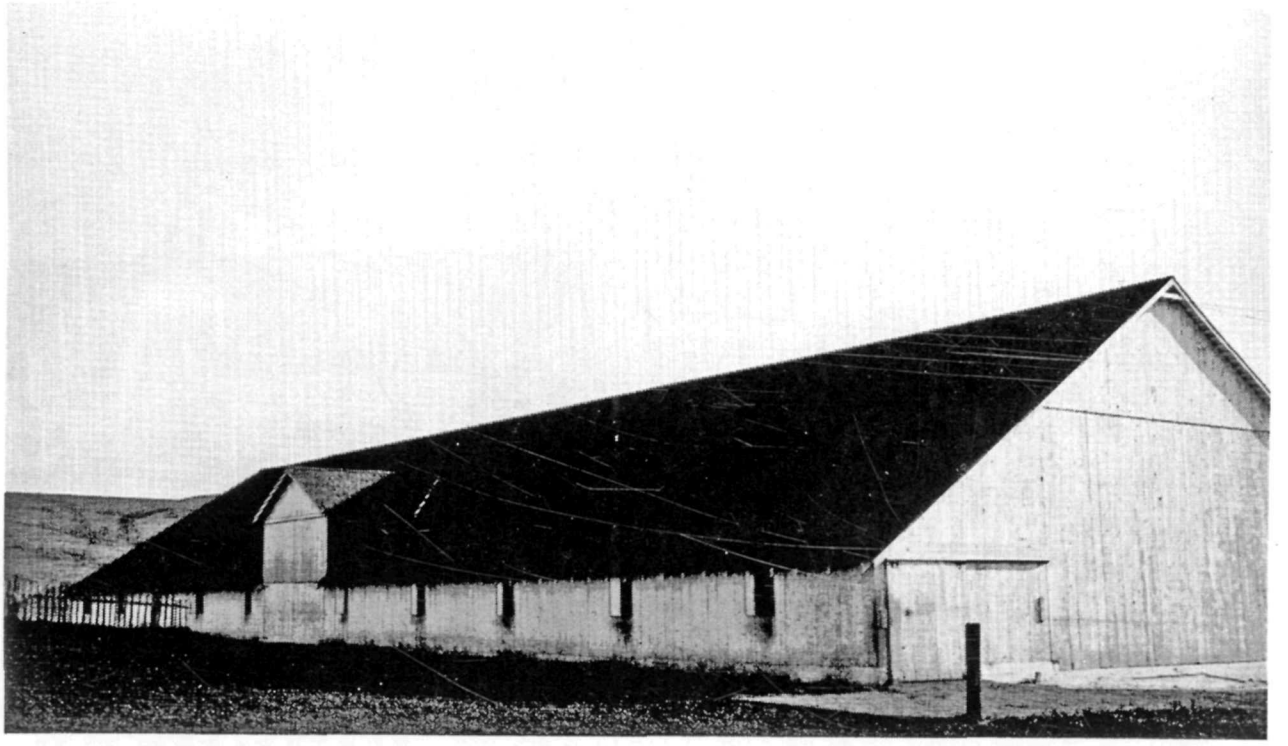
Oliver Allen, founder of C Ranch, in a portrait that appeared in the 1880 *History of Marin County, California*.



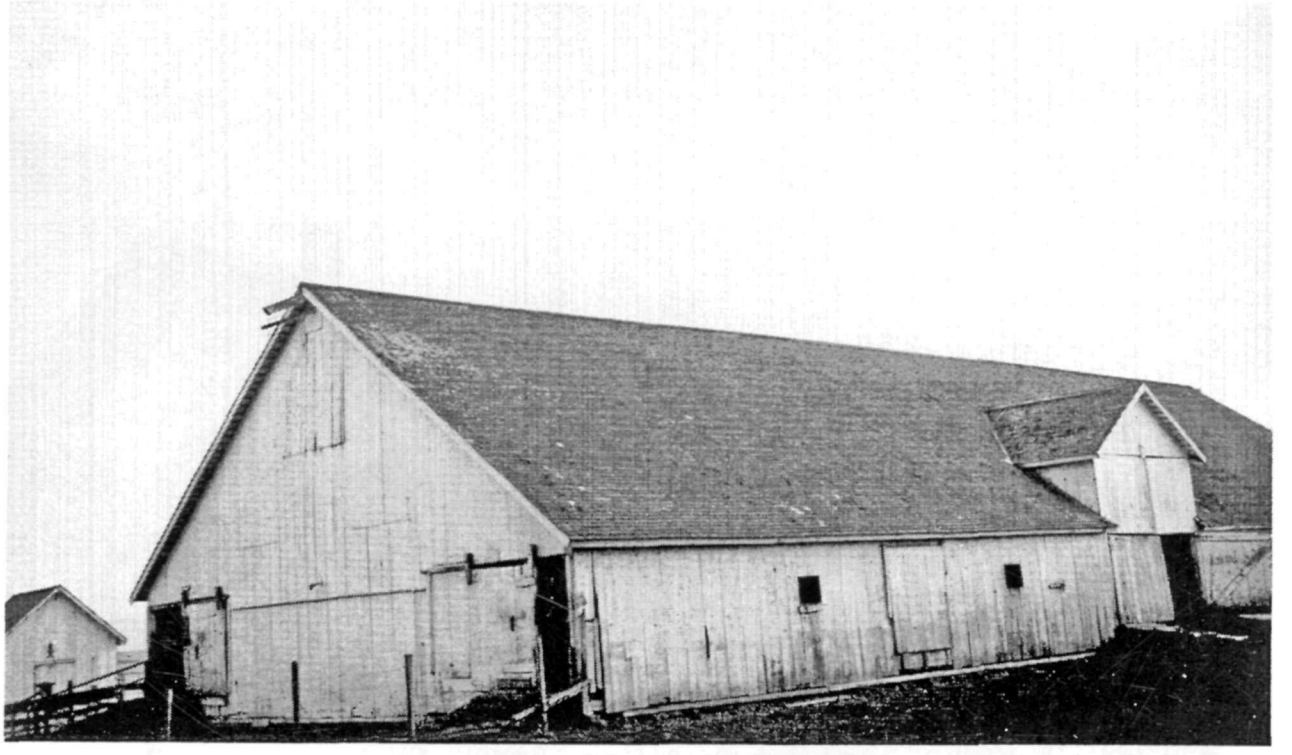
Main house at C Ranch, built 1889, and the bunkhouse structure in the left rear, 1931. The porch recently collapsed and was removed. Courtesy of Roy Farrington Jones.



The original dairy house at C Ranch in 1931, located roughly where the Grade A barn is now. This dairy was demolished in the 1950s. Courtesy of Roy Farrington Jones.

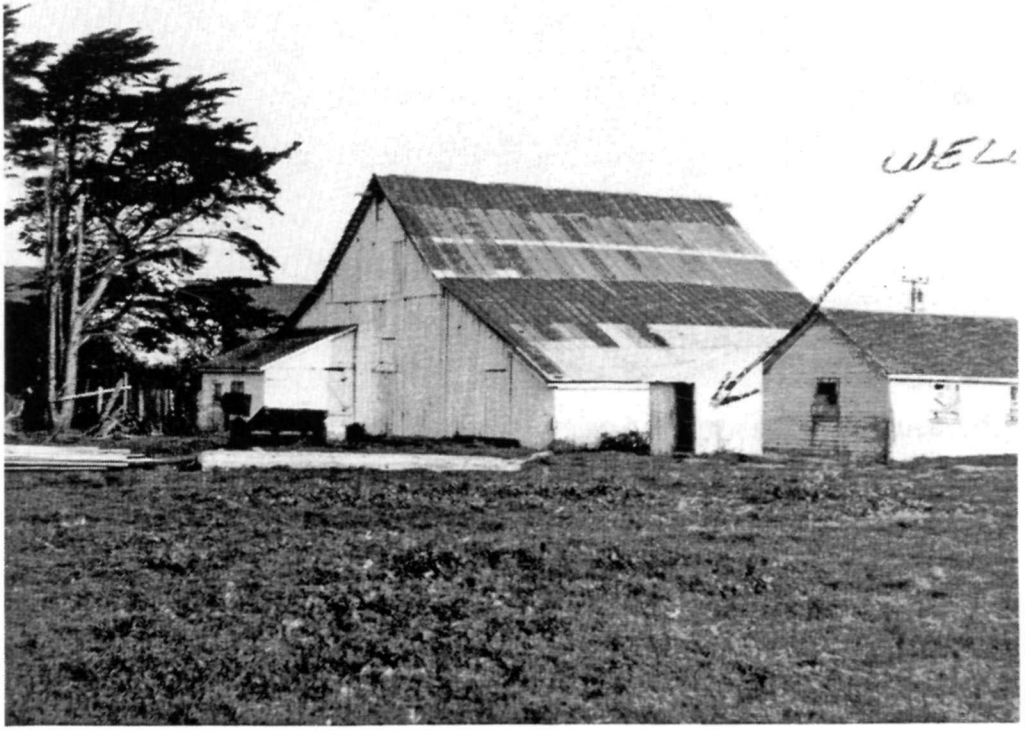


Milking Barn at C Ranch, 1931, northwest facades. Courtesy of Roy Farrington Jones.



Southwest facades of the C Ranch milking barn, 1931. Courtesy of Roy Farrington Jones.

The horse barn at C Ranch, 1931, with what appears to be a wagon shed behind. Courtesy of Roy Farrington Jones.



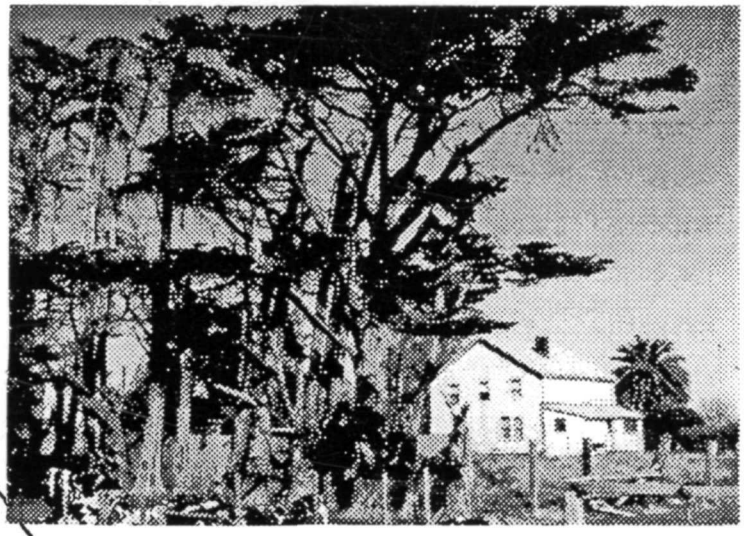
Rear (easterly) view of the horse barn, 1960, from an appraisal for the National Park Service.

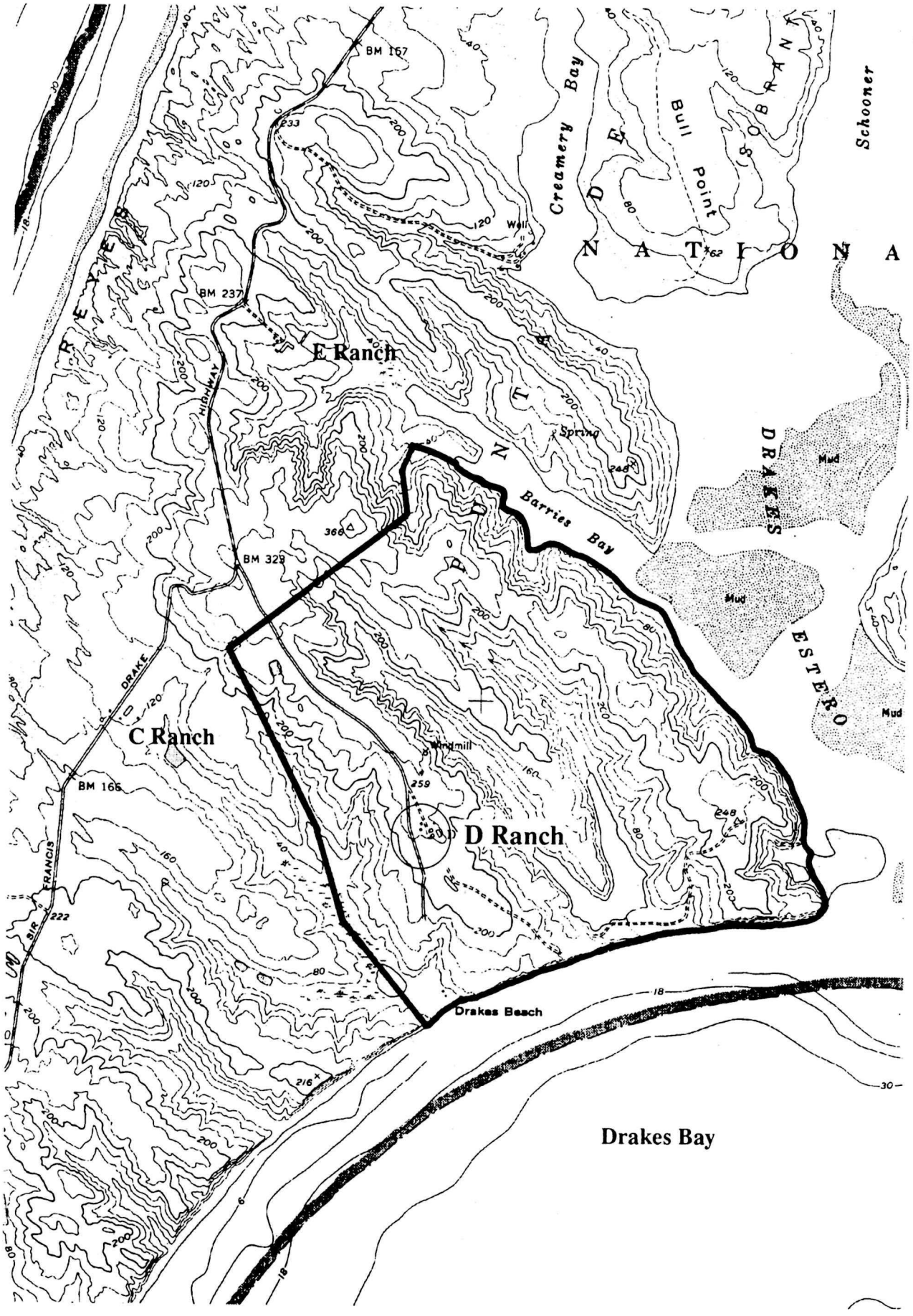
A popular southward view of the Spaletta Ranch, taken around 1966. The calf barn still stands on the left. National Park Service Collection.

SECTION TWO:

Charles Webb Howard Ranches

E. D RANCH (Horick Dairy)




E Ranch
C Ranch
D Ranch
Drakes Bay
Drakes Beach
Barries Bay
Creamery Bay
Bull Point
Schooner
DRAKES ESTERO
POINT REYES
NATIONAL
HIGHWAY
DRAKE
FRANCIS
BM 167
BM 237
BM 328
BM 165
Spring
Windmill
Well
Mud

E. D RANCH
Vivian Horick Dairy

1. Description

Being one of the few Point Reyes dairies that contains most of its pioneer structures, D Ranch is important as a historic complex and because of its scenic location overlooking Drakes Bay. The old dwelling, dairy house, horse and calf barns, and milking barn overlook Drakes Bay as they have for close to 115 years. The ranch has been in the same family for more than 50 years, and is now in its third generation.

D Ranch sits on a level ridgetop on a finger of land that points directly south to Drakes Bay. The ranch fronts on the bay and Drakes Estero, and is cut by four large gulches draining southeast, making the ranch appear to be three fingers of a hand. It is bounded north by E Ranch, east by Drakes Estero, south by Drakes Bay, and west by C Ranch.

Drakes Beach is located at the southwestern corner of the ranch, and Drakes Beach Road passes close to the west of the ranch complex. The 1,211.41-acre ranch consists of grassland on the uplands, and steep brushy slopes in the deep gulches.

2. History of D Ranch

D Ranch apparently did not exist before the early Shafters and Howard era, and was built some time between 1862 and 1872. It was not mentioned by Warren in 1862, but appeared on the 1871 Shafter division map and the 1873 Marin County map. The ranch buildings were identical to most of the other ranches on the Point; the house, on one of the larger plans, was virtually identical to those at A, E, and others.[75]

D Ranch became part of Charles Webb Howard's holdings with the 1869-70 Shafters/Howard partition. Joseph Maria, the first tenant name found associated with the ranch, leased D Ranch as early as 1896. Maria rented the 140-cow dairy

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[75]Mason, Historian, page 98.

for $2,000 per year plus the standard one-tenth cut of calves, and held the lease until about 1899. Azores-born John Avilla and his Swedish wife Sigrid leased D Ranch in 1900, where he milked 140 cows and made 3,900 pounds of butter per month, using five Portuguese laborers. Next, Anselmo Regallo, with his wife and six children, rented the ranch; he employed five hired hands as well. Fred Wilson, born in Ireland, leased D Ranch for a number of years until 1920.[76]

The dairy no doubt operated similarly to the others on the Point, shipping its products via sailing and steam schooners from the F Ranch wharf until trucking became feasible in the early 1920s. Tenant Regallo was one of the partners in the purchase and operation of the gas schooner *Point Reyes* which went into operation about 1910.[77]

John Rapp purchased the Howard estate in 1919 and soon sold the ranches individually. On January 14, 1920, Rapp sold D Ranch to Trajano (John) Machado and Hamilton Martins (a brother-in-law of Joseph V. Mendoza, who had recently purchased A and B Ranches; the tenant, Wilson, moved to a lease at I Ranch on the O. L. Shafter estate). The 1920 census listed a James Wilson, perhaps a brother of Fred Wilson, and his family operating a dairy at D Ranch with Martins and Machado, with the help of two hired hands.[78]

Hamilton Martins, born in the Azores, came to Point Reyes in 1909 at the age of 14 to live with his sister Zena Mendoza on the Pierce Ranch. After working in San Francisco and military service in World War I, he returned to Point Reyes to marry Mary Smith, daughter of a Yugoslavian immigrant living in White Gulch on the Pierce Ranch. Martins' partner Machado came to the United States from the Azores in 1905. Martins recalled the details of the purchase to historian Jack Mason in the 1970s:

> The papers were signed at a desk in the Bank of San Rafael, which financed so many shoestring speculations in Marin County fifty years ago. A bachelor friend of

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[76]Leases, Book D, pp. 578-582, MCRO; Marin Journal, June 20, 1901; Map of the Lands of the Country Club, 1899; Population Schedules, 12th and 13th Censuses, 1900 and 1910; Mason, Point Reyes, p. 66; interview with Andrew Porter.

[77]Mason, Point Reyes, p. 66.

[78]Deeds Book 209, pp. 435-441, and Book 210, p. 257, MCRO; Population Schedules, 14th U. S. Census, 1920; interview with Andrew Porter.

> White Gulch days, Trajano Machado, went in with them [the Martins'] on equal shares. Neither Ham nor Machado had money, but no matter--banks were handing out money on a man's character in those days, and in this respect they were richly endowed. John Rapp got $57,500 for D Ranch, all of it borrowed![79]

The Point Reyes post office moved from F Ranch to the dairy house on D; Martins took on the appointment as postmaster. Mrs. Martins gave birth to a daughter, Alice, at D Ranch. Life for Mary Martins wasn't easy, as Mason wrote:

> The eight-room farmhouse had delighted her at first, but was too old to keep clean. The wind howled and the windows rattled. No way to heat the upstairs, so it was mostly unused. Seven men to feed, with just an ancient woodburning stove to cook on. Out on the dreary reaches of the ranch there was an unending struggle with mud, fog and wind. Ham and Machado, neither of them mechanics, were helpless when the dairy machinery broke down . . . .

The bank foreclosed the property in April, 1924. "Still another Portuguese immigrant, Anthony Luiz (Tony) Lacerda picked up the mortgage payments . . . and everything else: house, barns, post office, cows, dairy machinery and furniture --even dishes Ham and Mary had received as wedding gifts." Martins later leased the M Ranch, another short-term venture. He then opened a candy store in Inverness and later operated a trucking business that served Point Reyes ranches, hauling calves, hogs, and vegetables.[80]

Tony Lacerda's ownership of D Ranch apparently went the way of Martins and Machado's: in 1927 Point Reyes Station banker Quinto Codoni acquired the ranch through default and rented it to Manuel Gomez. Lacerda, a bachelor, moved to Mill Valley where he died at age 60 in 1938.[81]

Quinto Codoni arrived in Marin County from Corippo, Valle Verzasca, Switzerland in 1872, his passage having been sponsored by his older brother--

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[79]Mason, Historian, page 80.

[80]Ibid., pp. 80-84; Official Records Book 45, pp. 251-253, MCRO.

[81]Mason, Historian, p. 539; Official Records Book 124, pp. 487-490, MCRO; Marin Journal, November 30, 1938.

Joseph--who owned a dairy at Tocaloma. Codoni soon became employed driving hogs for Charles Webb Howard's tenants to scows at Novato, for transport to San Francisco; this trip usually took three days. According to Codoni's daughter, Alice Hall, he kept a hog pen by the I.D.E.S. Hall on the road at N Ranch and spent the night there on his way overland. The North Pacific Coast Railroad began operating in 1875, and cut a day off the time it took to get hogs from the Point to San Francisco. In 1889 Codoni operated a business in Point Reyes Station butchering and shipping calves and hogs.[82]

According to Mason, Codoni was the chief hog and cattle buyer on Point Reyes by 1910. Codoni was a partner in the purchase of the gasoline schooner *Point Reyes,* which could haul up to 200 hogs at a time in addition to its cargo of butter.

Codoni owned property in Point Reyes Station and was a director of the Tomales Bank and Trust Company, later to become the Dairyman's Bank and Bank of America. He was in a good position to purchase D Ranch when Lacerda's troubles overtook him. Codoni bought the ranch on August 31, 1927.[83]

On March 19, 1928, a guest of the officer-in-charge at the Point Reyes Lifeboat Station saw flames in the distance; a telephone check revealed that the fire was at D Ranch. Five Coast Guardsmen grabbed fire extinguishers and rushed to the scene in the officer-in-charge's personal automobile, but found that the bunkhouse and a garage were engulfed in flames. The men worked to save other buildings, where numerous small fires had started on rooftops. An investigation found that a ranch hand had left a lighted lamp in the garage when he went to visit a neighbor. The bunkhouse was rebuilt by 1936.[84]

D Ranch was leased to Manuel Gomez until Codoni's son-in-law William T. Hall took it over in the fall of 1934. Bill Hall's father owned and operated the Excelsior Dairy in Petaluma. Hall came to Point Reyes and found work plowing fields on Point Reyes and making butter at the Point Reyes Cooperative Creamery. He married Alice Codoni and rented N Ranch on the old Point Reyes road about

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[82]Marin County Journal, February 7 and March 21, 1889, p. 3; interviews with Alice Hall and Rae Codoni.

[83]Mason, Historian, pp. 534-539, 545; Official Records Book 124, pp. 487-490, MCRO.

[84]Station Logbook, Point Reyes Lifeboat Station, March 19, 1928, National Archives, Pacific Sierra Region, Record Group 26.

1925. Two children, Vivian and Bill, Jr., were born there. Hall operated both dairies for two years and in 1936 the he moved his family to D Ranch.[85]

Hall had produced excellent Holstein stock from a bull obtained from ex-Point Reyes dairyman Henry Claussen of Salinas. The Halls operated a Grade B dairy with about 100 cows at D Ranch until 1945, when Bill Hall and some friends built the Grade A milking barn. The old dairy house was abandoned, and has been used since only for storage.

The Halls used draft horses to work the ranch until buying a tractor about 1937. They planted hay, beets, and turnips, according to Mrs. Hall. One of their workmen, Ernest Morris, lived with the family for more than 60 years. Quinto Codoni was a regular visitor at the ranch, where he had a beach cabin until it was destroyed by a storm. The Halls also had a hunting cabin in a protected cove inside Drakes Estero, near where many historians believe that Francis Drake careened *Golden Hinde*. The Park Service ordered the cabin torn down after federal purchase.[86]

The ranch had three windmills which pumped water for drinking and dairy operations. Eventually, the windmills were taken out of use and water was trucked from wells at F Ranch.[87]

Drakes Beach County Park was established on a parcel that had been previously sold by the Halls below the ranch in 1939 after many years of public support, including fundraising barbecues at the I.D.E.S. Hall. The property was owned by Ernest Chipman, a San Francisco doctor who used the marsh for a hunting preserve. A local hunting group calling themselves the Pirates Club bought the parcel from Chipman and donated it to the county. At the time, the only access to the beach was through D Ranch. The Halls charged 25 cents to visitors for passage for some years until the county condemned a right-of-way in 1948 after a lengthy period of legal wrangling. After efforts at a compromise between parties failed, the District Attorney filed an action to force the Halls to give right-of-way. Meanwhile, Tom and Virginia Gallagher offered an easement across their C Ranch for a road to the beach. But Lake County Judge Benjamin Jones ruled, in the case "Marin County and its Board of Supervisors vs. Clara

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[85]Fairfax Gazette, January 1, 1935; interview with Alice Hall and Vivian Horick.

[86]Mason, Historian, p. 538.

[87]Transcript of interview with Alice Hall, 1981, Marin County Library.

Codoni, William T. Hall and Alice Hall," that the 1919 Rapp deed "gives reservation of right of way, [and] that the county by grant, quasi-easement and prescription, [is] given free passage through the property." Hall was awarded $4,850 in 1948, but the county neglected to build the new road until 1955, after Hall, frustrated by many attempts to get the new road built, erected a gate across the old road and again charged a fee for passage.[88]

Quinto Codoni died at age 82 in 1940. Bill and Alice Hall bought the ranch, and in the late 1940s sold the dairy business to daughter Vivian and son Bill, Jr. Vivian and husband Rudolph Horick built a new home on the ranch in 1964 and operated the dairy until Horick's death in 1980, when Vivian Horick became the sole operator. The ranch was purchased by the National Park Service for Point Reyes National Seashore from Alice Hall on November 5, 1971. Mrs. Hall and the Horicks entered a 20-year use and occupancy reservation agreement with the federal government.

Today Vivian Horick's Grade A dairy business milks 260 cows at D Ranch on a special use permit. Her mother, Alice Hall, lived in the old ranch house for 55 years until her death in 1991.[89]

3. Buildings and Historic Structures

Like the Mendoza Ranch, D Ranch has most of its pioneer dairy complex intact, with some modern structures supplementing the historic scene. The last surviving example of the larger Shafter/Howard dwelling type is here. The old dairy has, surprisingly, not been altered after it was abandoned about 45 years ago. The dairy has been left to decay, with plaster falling off but some of the machinery intact. The horse barn and old milking/hay barns have been altered to fit with the changing times on a modern dairy ranch and still occupy prominent places in the dairy operation, and retain their original sites and massing. The bunkhouse has been kept in reasonable condition.

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[88]Master Recreation Plan, p. 15; Marin Journal, November 6, 1941; interviews with Vivian Horick and Joe Mendoza. Members of the Pirates Club included Joseph V. Mendoza, county Judge Edward Butler, attorney Jordan Martinelli, local rancher Leland Murphy, Ross Valley real estate man Fred Croker, and County Clerk George Jones.

[89]Interviews with Alice Hall and Vivian Horick.

The house is a full two-story gable-roofed dwelling, 30' by 30', with no dormer windows as was typical of the smaller houses in the area. Shed-type additions, constructed in phases, line the south side of the house; the original entrance porch on the north side is unused now, and retains the original windows. The interior of the house has undergone only a small amount of renovation, mainly in the downstairs portion. The house is in obvious need of foundation work. The yard features a decorative light post built by craftsman Clementi Angeli of Olema in 1938, of round stones and concrete mounted with a ship's lantern salvaged from a local wreck. A concrete walkway to the house, built in 1938 when the entrance to the house was changed from the north side to a shed addition entrance on the southeast side, remains; an inscription, "1938", is found on the step to the house.

The dairy is a standard 25' by 50' dairy house with its original exterior siding, interior lath and plaster walls with wood wainscoting, windows and floors. Portions of the belt-driven shaft system which operated the churn and separators remain in the building, which was left as is when it was abandoned in 1945. The old saw and grinder are also extant. The dairy has three rooms and a small shed addition on the south side for the ranch emergency generator. Parts of the east side wall of the dairy has been replaced with plywood.

The bunkhouse, built after the original burned in 1928, is a small rectangular building with its original clapboard exterior. The windows have been changed from six-over-six to one-over-one and the shingle roof has been replaced with roll roofing. It appears to be in poor condition.

The 40' by 60' horse barn, dating from the origins of the ranch, has many of its original features; comparisons with a 1935 photograph of the barn show little change in the exterior fabric. It once housed eight to ten horses, but the stalls were removed in the early 1940s. It is used for hay storage at present.

The massive old milking barn has had the west wall removed to provide feeding space for cows. The Horicks lengthened the original 50' by 120' barn by about 60 feet in the 1960s for hay storage. The barn is used for feeding, hay storage, and calf shelter.

A small manager's residence dating from 1947 appears to be in good condition. An old wood shed with a carcass cleaning area on the south side stands in the yard of the old house. Bill Hall added portholes and lighting fixtures, salvaged from a local shipwreck, some time in the 1940s. Two garages--one built

in 1941 and the other in the 1950s--stand in the ranch complex, as well as a new metal shed.

The ranch retains its historic patterns of corrals and pastures with few alterations; the pastures are enclosed with a combination of barbed wire and board fences.

An old grove of cypress trees which acted as a windbreak is dying; many have been removed. A large cypress marking the spot of the Hall family cabin on Drakes Cove is approximately forty years old. The original road to the ranch was obliterated for most of its length by the park road to Drakes Beach. Only the short portion from the road to the ranch complex is unaltered.

4. Significance

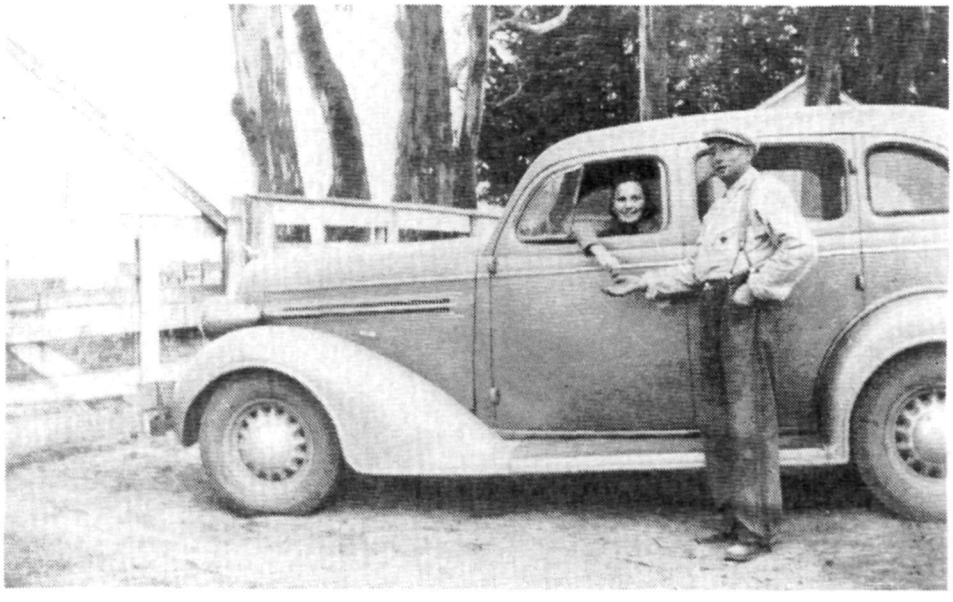
D Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the Marin County dairy industry. Additional significance arises from its historic integrity as a complete unit representing an 19th century California dairy ranch. It contains the last example of the large-style Shafter/Howard house, of which there were once about ten on Point Reyes. Its dairy is practically a museum piece, the only one remaining on the Point that has not been altered and made into a dwelling; unfortunately, it is in poor condition. The presence of a bunkhouse and a later employees residence in the complex, in addition to a 1945 Grade A sanitary milking barn of medium size, give the ranch a sense of change without significant damage to the integrity of the pioneer layout.

D Ranch sits in one of the most spectacular locations on the Point, overlooking Drakes Bay and the Pacific Ocean. It is viewed by visitors on the road to Drakes Beach, and is a prominent landmark from many locations on Point Reyes. The presence of the ranch, viewed from a distance, illustrates the stark but beautiful isolation of the Point Reyes dairies.

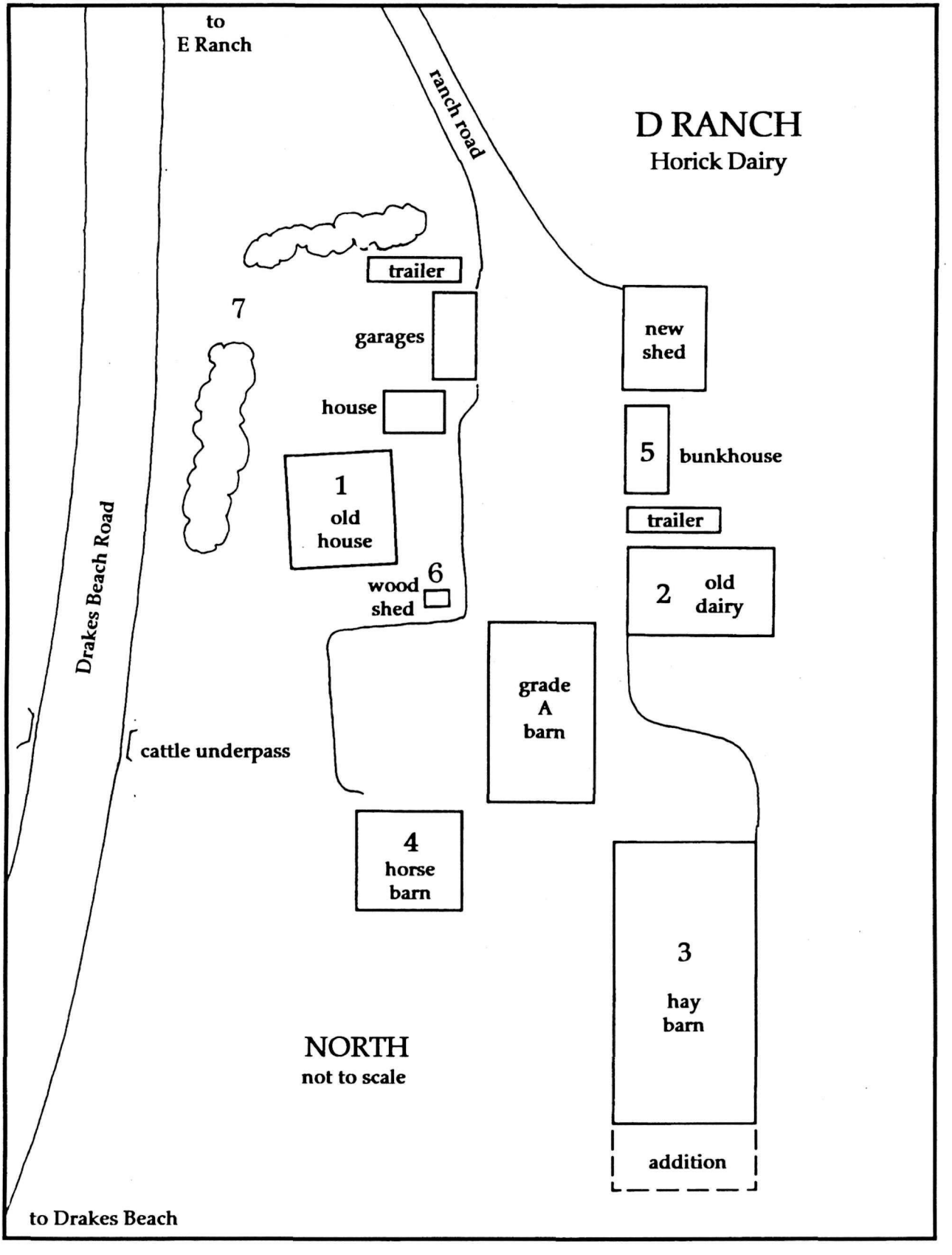
5. Historic Features

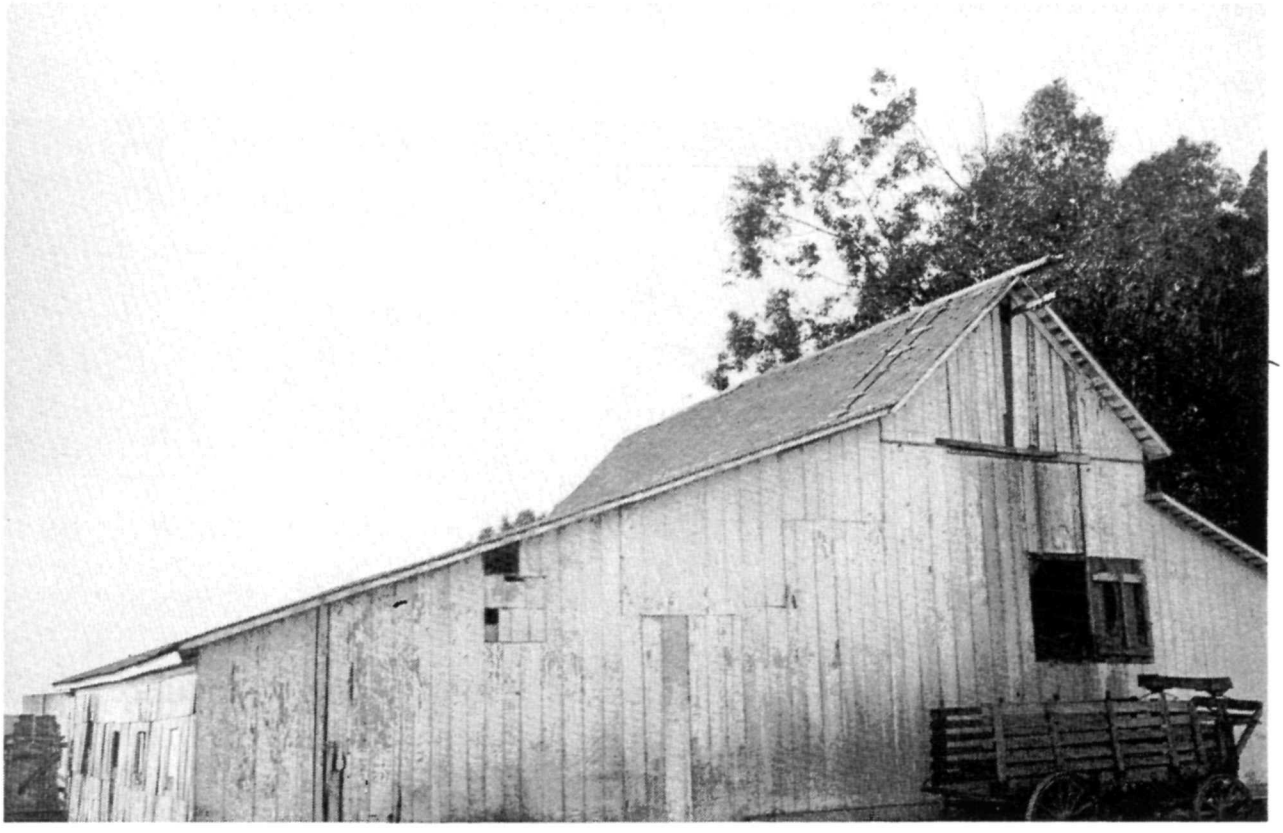
1. house, ca. 1862-71*
2. old dairy, ca. 1862-71*
3. hay barn, ca. 1880s*
4. horse barn, ca. 1862-71*
5. bunk house, 1928*
6. wood shed, pre-1936*
7. cypress trees west of dairy, ca. 1900*

*Contributing structures/features for future National Register Nomination.



In a posed photograph, Vivian Hall "pays" the toll to Drakes Beach in the early 1940s. Courtesy of Vivian Horick.

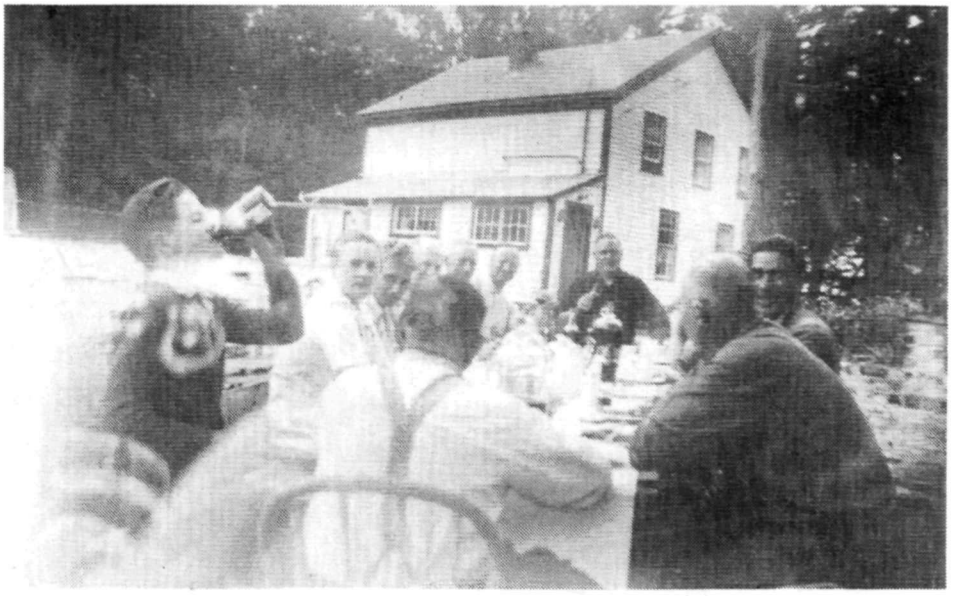

to
E Ranch
ranch road
D RANCH
Horick Dairy
trailer
7
garages
new
shed
house
5
bunkhouse
1
old
house
trailer
wood
shed
6
2
old
dairy
Drakes Beach Road
grade
A
barn
cattle underpass
4
horse
barn
3
hay
barn
NORTH
not to scale
addition
to Drakes Beach



The east facade of the horse barn at D Ranch, above, taken in 1935. Very little of the siding has changed since this picture was taken. Courtesy of Roy Farrington Jones.

Left, Bill Hall, Jr., stands at the new entrance to the old D Ranch house, around 1938. Note the ships lamps and original window configuration on the first floor, since changed to a picture window. Courtesy of Vivian Horick.

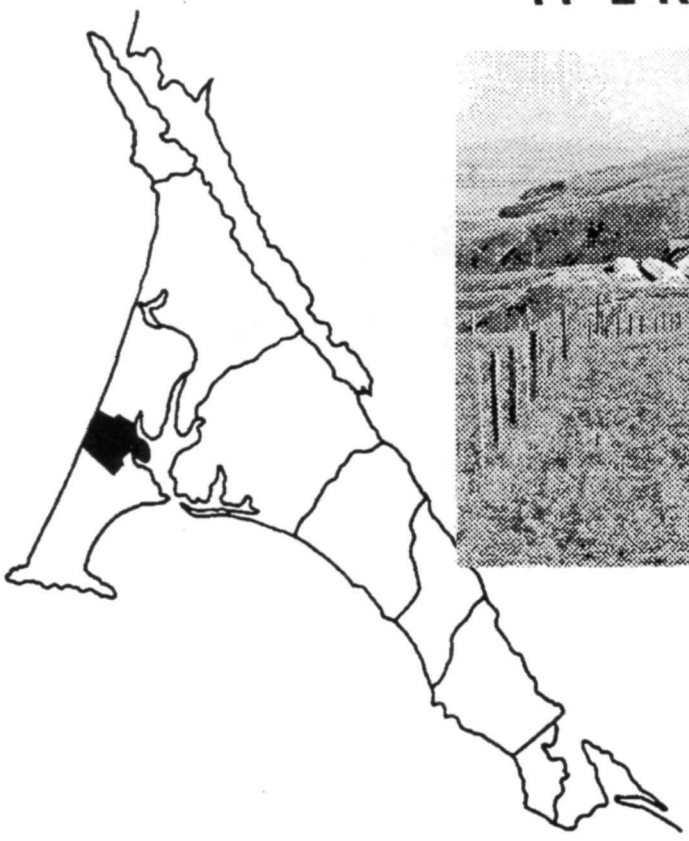
Two views of D Ranch, taken in the 1940s, illustrate the significant windbreaks of eucalyptus and cypress, of which only dying specimens remain today. Photos courtesy of Vivian Horick.

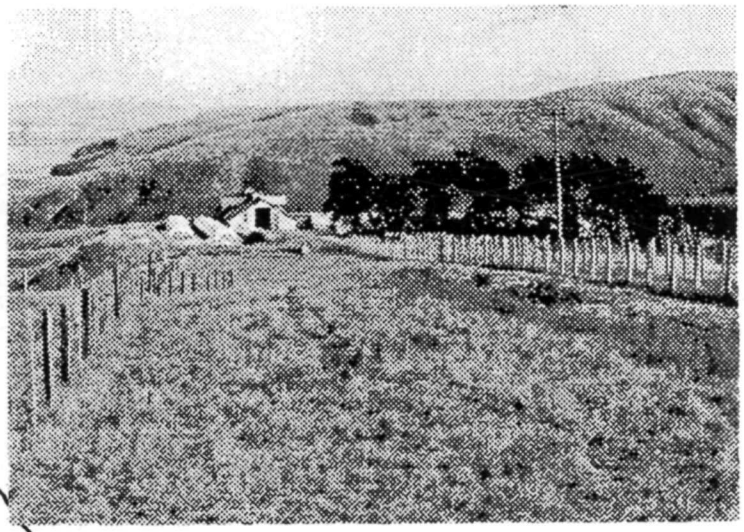


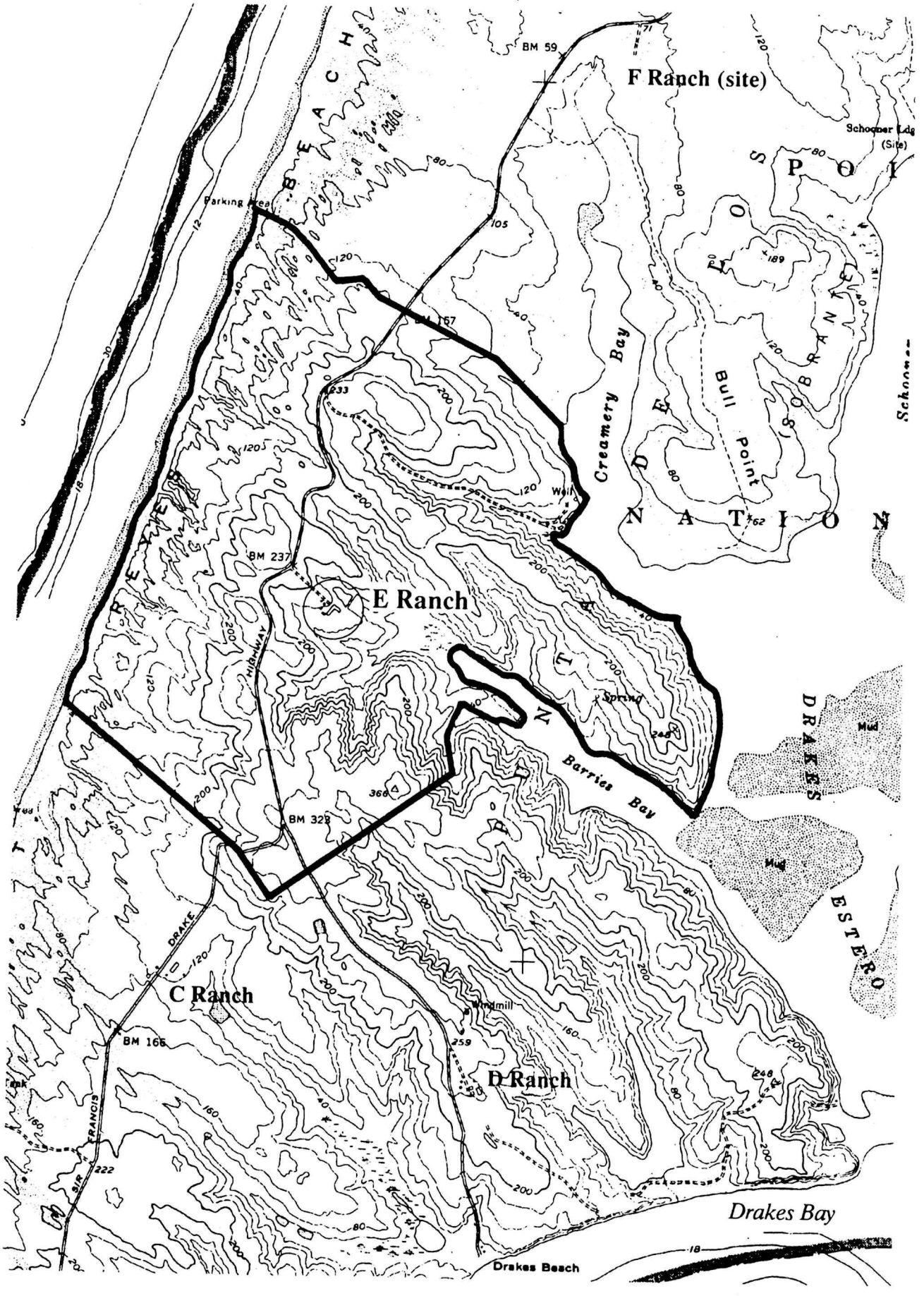
SECTION TWO:

Charles Webb Howard Ranches

F. E RANCH (Nunes Ranch)






F Ranch (site)
E Ranch
C Ranch
D Ranch
Creamery Bay
Bull Point
DEER ISLAND
POINT REYES
NATIONAL SEASHORE
Barries Bay
DRAKES ESTERO
Drakes Bay
Drakes Beach
Parking Area
Windmill
Spring
Mud
BM 59
BM 237
BM 328
BM 166
DRAKE
FRANCIS

F. E RANCH
George Nunes Ranch #2

1. Description

To historians, E Ranch is one of the most prominent of the Point Reyes dairies, largely due to Jack Mason's historical coverage of the Claussen years supplemented by the Claussen family's extensive photo collections and enthusiastic recollections. For more than forty years Capt. Henry Claussen managed a model dairy here. Of the pioneer dairy structures all but one are gone, the others having fallen victim to two decades of neglect during the 1940s and 1950s.

E Ranch's location could well be called one of the most scenic on the California coast. Straddling a finger-shaped ridge with surrounding gulches that drain into Barries Bay, and blessed with a fine view of Drakes Bay and Inverness Ridge, the ranch complex sits behind a row of young cypress trees at the end of a long driveway off Sir Francis Drake Highway. The old hay barn, cupolas preserved, dominates the ranch and lends it the remaining historic character.

E Ranch is bounded north by F Ranch lands, east by Creamery and Barries Bays on Drakes Estero, south by C and D Ranches, and west by Point Reyes Beach on the Pacific Ocean. The ranch complex sits on a flat space near the top of a small peninsula. Sir Francis Drake Highway divides the bay and ocean sides of the ranch as it heads south towards the lighthouse. A dirt road leads to Drakes Bay from a point on the highway about a mile north of the ranch entrance.

The 1472.4-acre ranch is mostly grassland, with portions of heavy brush and sand dune on the ocean side, and brushy gulches cutting up the bay side.

George Nunes raises replacement stock on E Ranch for his dairy at A Ranch. Two employees and their families reside in the two existing homes.

2. History of E Ranch

E Ranch was one of the Charles Webb Howard dairies built from scratch on a site that had not yet supported a ranch. According to family accounts, Hinrik Claussen, Howard's superintendent of ranch construction and dairy operations, completed E Ranch before the end of September 1872. Consisting of a typical

large-model house, dairy, horse barn, calf barn and pig pens, with an outdoor milking corral, the ranch at first was unprotected from the winds that roared over the ridge from the ocean. The occupants soon planted a hedge of eucalyptus west of the ranch buildings. The large milking barn was built some years later, probably in the early 1880s.[90]

According to the official map of Marin County published in 1873, James W. Upton's family operated E Ranch up to that year. Upton married Rosa Cunningham, daughter of a neighboring rancher; the couple had a son, Archie. Upton had been a partner of Oliver Allen's at C Ranch until Allen's departure in 1870. Upton died in 1872 and was buried in the Claussen family cemetery on G ranch; his widow married Nathan Stinson of H Ranch soon after. Another early tenant At E Ranch was Alfred N. Cleland, who probably took over the lease after Upton's death.[91]

When Superintendent Claussen died unexpectedly in late 1872 his son Capt. Henry Claussen took over the Claussen dairy operations at G Ranch. Within a few years the younger Claussen moved to E Ranch, where he stayed well into the next century.

Peter Henry Christian Claussen, known as Henry or Captain Claussen, was born in Schleswig-Holstein, Denmark, on July 15, 1842. After receiving a good education he went to sea at age 17. Finding this to be his favored trade, he returned to study navigation. Claussen shipped out as a second mate, and by the time he was 21 received a master's certificate, enabling him to operate any vessel. At the request of his father he came to California in 1870, settling at Sacramento. Claussen was married to Agneta C. Wittgren, a fellow Swede, in 1872. Mrs. Claussen died in 1887.[92]

His father Hinrik (see Chapter H) had come to Point Reyes from Sweden in 1869 to oversee establishment of new dairies for Howard. According to his son's

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[90]Mason, Historian, p. 98; examination of Claussen family photos in collections of Jack Mason Museum, San Francisco National Maritime Historic Park and PRNS.

[91]Mason, Historian, p. 291; Oliver Allen Papers, Bancroft Library; Munro-Fraser, Marin County, p. 426. The Marin County Journal of March 15, 1883, tells that J. W. Upton's remains were moved from the G Ranch cemetery to San Rafael, and commented that "Mr. Upton died in 1872, yet strange to say, his appearance was as lifelike as when he was alive."

[92]Munro-Fraser, Marin County, p. 446; Mason, Point Reyes, p. 61; Marin Journal, November 25, 1915, p. 4.

biography, Henry rushed to Point Reyes when his father died and stayed, operating G Ranch until 1875 or 1876 when he came to E.[93]

The date of Claussen's arrival at E Ranch is confused by conflicting newspaper reports. An article of December 1875 stated that Henry Claussen leased a ranch with 200 cows, it being the next ranch past Crandall's F Ranch; the correspondent referred to this as Claussen's second ranch, after describing the Claussen dairy at G Ranch. Perhaps this second ranch was the small one, without a letter designation, that existed south of F Ranch and was used as a commercial creamery in the 1890s and as an artichoke farm in the 1940s. A small notice in November of 1876 stated that A. N. Cleland had left E Ranch and Claussen had taken over, having 600 cows (a very high number which may have reflected the combination from Claussen's two dairy ranches). Cleland (misspelled Clelland) was placed on the Point in the lightkeeper's log dated July 1874.[94] Nonetheless, the former article praised Claussen's dairy skills:

> Here, too, was a visible spirit of thorough intelligent practice. After partaking of Mrs. Claussen's generous hospitality we rode on . . . .[95]

Claussen was obviously well liked by neighbors and many people in Marin County. According to fellow pioneer Payne Shafter, residents of Scandinavian descent called him "Papa" Claussen, and sought him for "advice, sympathy, and comfort, which he never denied them." Claussen was "hospitality itself," wrote Shafter. He accepted various local responsibilities, including the school board membership and precinct work, and peacekeeping in his township. Claussen served as Justice of the Peace from 1895 to 1899. He was elected in 1877 as Vice President of the state Dairymen's Association.[96] Captain Claussen was described thusly in 1880:

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[93]Mason, Point Reyes, p. 61; History of Monterey and Santa Cruz Counties, Vol. II, 1925, no pp.

[94]Marin County Journal, December 16, 1875 and November 2, 1876; Mason, Historian, p. 291. Mason appears to be mistaken when he states, in Point Reyes, p. 61, that Hinrik and Henry arrived at Point Reyes together, Hinrik to G Ranch and Henry to E. Claussen biographies and local newspaper reports discount this.

[95]Marin County Journal, December 16, 1875.

[96]Marin County Journal, October 25, 1877, p. 3, and November 24, 1915, p. 4; Marin County supervisors records.

> He is one of the many careful, honest and industrious dairymen of that section [Point Reyes] of Marin County, and a man most highly honored and respected by all who know him. A gentleman in the highest and truest sense of the word, and one whom it is a pleasure to meet and know.[97]

Claussen received regular mention in the San Rafael newspaper, often appearing at or hosting social functions, weddings, and local events. Occasional breaks from the hard work of the dairy were necessary; once Claussen came home to a surprise masquerade party, "a scene of gaiety for three hours, and allowed joy to take precedence over business." Another day, guests had a "very agreeable time" at a Claussen party where they "spent the eve in social concourse." One newspaper noted that the Claussen ranch had "the best kept road" in the area.[98]

The census report of the Claussen Ranch in 1880 revealed that Claussen tilled 50 acres and kept 1430 acres in permanent meadows. The farm was valued at $30,000, livestock at $7,005, fences $300, and implements $700. A total of 196 milch cows, 10 horses, and 57 "other" animals occupied the ranch. Of 190 calves born, 15 were sold alive and 170 slaughtered. The dairy produced 37,000 pounds of butter in 1879.[99]

The cream for buttermaking was made by the pan method at this time; in 1884 Claussen, "one of our very best dairymen," considered purchasing Laval's new separator, and later was rumored to be ready to buy two new Fay cream separators. According to his son, Claussen did not purchase a machine until about 1896, after he had seen the Swedish-made Alpha DeLaval separator demonstrated at the 1893 Mid Winter Fair in San Francisco. Claussen installed a boiler and steam engine which not only powered the separator and churn, but also a saw outside the building; the saw and churn had previously been operated by a horse treadmill. Henry Claussen, Jr., described the operation:

> [The] steam engine was connected with a shaft running crosswise in dairy room and operating separator. Box churn was operated by a leather belt attached to pulley

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[97]Munro-Fraser, Marin County, p. 446.

[98]Marin Journal, January 24 and April 18, 1889, January 2, 1890 and January 18, 1900.

[99]Agricultural Schedule 2, 10th U. S. Census, 1880.

> shaft and to pulleys on churn. The outside pulley ran free so that the churn could be stopped at the proper time to remove butter. Just above the pulleys on churn is a manhole cover which is secured into place by an oak crossbar. A shaft extended to the outside of the dairy house to which a pulley was attached. A leather belt ran from this pulley to another pulley on a frame to which a shaft ran at the end of which was attached a circular saw. Wood was fed into the saw by a sliding carrier and could be cut at various lengths, to fit either boiler or for domestic purposes.[100]

A newspaper article dated 1892 discusses Claussen's "new" creamery in some detail, saying that Claussen has "erected one of the best in Marin County, and it is kept in the most perfect order." The buttermaker, who had no previous experience with steam separators, "understands this machine, and runs it so well that one would take him to be a first-class engineer." [101]

For a number of years, Claussen sold part of his cream to the nearby Russell Creamery Company. The bulk of it Claussen made into premium butter on contract for the Palace Hotel in San Francisco. At the turn of the century, Claussen's dairy was reported to be milking 170 cows and making 4,800 pounds of butter per month, employing six Portuguese laborers and a Chinese cook.[102]

In 1902 the following report about the E Ranch dairy appeared in the *Dairy and Produce Review* and was reprinted in the local newspaper:

> In my travels among the dairies I rarely come across one that is as neat as Mr. Henry Claussen's on the Howard estate on Point Reyes. In fact, it does a man good to look at such a model of cleanliness. The creamery has been in charge of Mr. John Paulino, the butter maker, almost constantly for fourteen years. Everything from top to bottom has been the constant victim of Mr. Paulino's scouring propensities. You can see your face in the water faucets at the sink, the oil cups on the engine reflect

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[100]Marin County Journal, February 7 and April 10, 1884; information from a caption on a photograph provided to the National Park Service by Henry Claussen.

[101]Marin Journal, August 4, 1892.

[102]Marin Journal, November 16, 1899 and June 20, 1901; Mason, Point Reyes, p. 67.

> your visage, and even the shafting that the pulleys are on are kept as bright as when turned out at the factory. Once upon a time Prof. Lamson-Scribner, Chief Agrostologist of the United States Department of Agriculture visited Mr. Claussen's creamery and paid him a compliment by saying that his creamery was the cleanest one he had ever had the pleasure of stepping into . . . . An Acme Alpha separator, the first one shipped to this coast, and which came from Stockholm, Sweden, is still doing service. Mr. Claussen is now milking 180 cows.[103]

The article mentioned the buttermaker John Paulino, an immigrant from the Azores. He may have been succeeded by Joseph Mendoza, a fellow Azorean, after the turn of the century.[104]

Henry Claussen's wife Agneta died in 1887; his mother continued to reside at the ranch. According to Jack Mason,

> . . . As he had for his father, Captain Claussen stood over the grave with his ship's bible and performed last rites. Mother and son carried on for three years, until in 1890 Christiana went to Sweden on the pretext of finding a companion for herself. She returned on September 25, 1891, with, instead, a wife for her son. His marriage to Clara Wallengren was performed three days later in San Francisco with Charles Howard looking on.[105]

Soon two children were born to the Claussens, Henry in 1892, and Clara in 1893. The children, as adults, recounted their lives for historian Mason, who wrote about life at the Claussen ranch:

> . . . the Claussens ran a ranch on Point Reyes unlike any before or since. Geraniums, tulips and angel's wing

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[103]Marin Journal, March 20, 1902, quoting B. A. Frost in Dairy and Produce Review.

[104]Population Schedules, 12th U. S. Census, 1900; interview with Joe Mendoza.

[105]Mason, Point Reyes, p. 61; marriage reported in Marin Journal, October 1, 1891. A notice appeared in the Marin Journal in early 1890 describing Claussen's Christmas Eve wedding with Lydia Nelson, of a prominent Olema family; in what was no doubt a great embarrassment to Claussen, the notice proved to be a mistake, as apparently the wedding had been called off and an overzealous reporter prematurely released the story.

> begonias flourished in Clara's glass conservatory. Limoge demi-tasse cups gleamed in her dining-room cabinet. Houseguests slept under handmade down comforters. A stream of visitors came and went: German and Swedish diplomats and seafaring men Claussen had known in his younger days. Emma [Shafter] Howard and her sons came by train to Point Reyes Station and rode out to the Post Office (F) Ranch on the mail stage, where the host picked them up in a surrey and drove them on to E Ranch . . . .
>
> The children lived a kind of idyll on Point Reyes. Their favorite horseback ride was to Point Reyes Beach where they were favorites of the husky Swedes and Finns at the lifesaving station. At boat drill Henry was popped into the breeches buoy and sent skimming across the sand. They taught him how to fire the lisle [sic] gun, to coil a hawser without knotting it, and later how to row in actual boat drills and rescue operations.

As an amateur photographer young Clara Claussen documented life at the ranch and nearby lifesaving station with her big box camera. Her excellent photographs provide an unmatched view of Point Reyes early in the century.[106]

The census of 1910 reported Claussen's dairy as employing eight workers, including Claussen's son Henry.[107]

Henry Claussen suffered a massive stroke while doing business at the F Ranch schooner landing in 1912. He died on November 13, 1915 at the age of 72, and was buried with his father, mother and first wife at the cemetery on G Ranch. His son Henry returned from the Hitchcock Military Academy in San Rafael to take over the dairy. The Claussen family left E Ranch and Point Reyes in 1917, mother Clara going south with her married daughter (young Clara married Clarence Pape, a surfman at the Life-Saving Station) and Henry to Gonzales, near Salinas where he founded the Alpine Dairy. Henry married his childhood friend Alice Peterson, born at F Ranch next door. Claussen kept in touch with Point Reyes dairying, selling stock and sending news of his successes. He died in 1977 in Watsonville at the age of 85. Sister Clara Claussen Pape Marshall had died three

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[106]Clara Claussen Marshall's photo albums are in the collection of the J. Porter Shaw Library, San Francisco Maritime National Historic Park.

[107]Population Schedules, 13th U. S. Census, 1910.

weeks earlier in Bakersfield.[108]

E Ranch was included in John Rapp's purchase of the Howard estate in 1919. Lindo Berri, of Swiss extraction, and Leo Bartolotti, born in Italy, purchased the ranch from Rapp that same year. Berri and Bartolotti may have been leasing the dairy from the Howard estate before the purchase. The partners occupied the ranch in the early 1920s along with five family members and three Swiss milkers. Eventually the two dairymen leased E Ranch to others; Joseph V. Mendoza's brother-in-law--John Amador--leased E Ranch beginning in 1926 until some time in the 1930s.[109]

It appears that Berri sold or lost his share in E Ranch during the depression. The Bank of America, and Bartolotti sold E Ranch to George and Ethel Molseed in December 1935.[110]

An electrician by trade, Molseed was new to dairying. Mrs. Molseed was a granddaughter of pioneer Olema dairyman Giuseppe Muscio. The Molseeds, with Mrs. Molseed's son Francis "Lefty" Adams, built the first Grade A dairy barn on the Point, about 1936, and operated the dairy at E Ranch during World War II. After George Molseed died in 1947 his stepson Francis "Lefty" Adams took over. Adams built a small house on the ranch. He remodeled the old Claussen house, removing the conservatory and adding what appeared to be two rooms on the southeast side. A reservoir was constructed in the gulch north of the dairy. By the 1950s the pioneer ranch buildings fell into disrepair.[111]

Early in 1952 the Molseed dairy herd of 327 Holstein cows was auctioned off and beef cattle put on the ranch. Ethel Molseed then divided the ranch into two parcels and sold the ocean side to A Ranch owners George and Tessie Nunes in 1954. Mrs. Molseed rented the ranch for three years to Jim Spaletta, who revitalized the dairy operation, and continued to occupy the old Claussen house. The Nunes put stock on their part of the land and purchased the remainder of E

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[108]Mason, Point Reyes, p. 63; History of Monterey and Santa Cruz Counties, n. p.; Mason, Historian, p. 204.

[109]Deeds Book 208, p. 373, and Official Records Book 105, p. 463, MCRO; interview with Joseph H. Mendoza.

[110]Official Records Book 243, pp. 338-339, MCRO.

[111]Interviews with Fred Rodoni, George and Betty Nunes, Joe Mendoza.

Ranch in 1956 with the intent of having their son Marvin operate a dairy there. Spaletta moved his dairy business to C Ranch in March of 1956.[112]

The Nunes family improved the old ranch during the late 1950s, tearing down the decrepit pioneer dairy, calf and horse barns, and slaughterhouse. The Claussen's big old milking barn was given a concrete foundation in 1957 and a generator room was added to the Grade A barn. A calf barn/bull pen and a large equipment shed was built in 1963, and a picturesque fence was installed on the driveway. Not long before Marvin Nunes was to move in, the old house burned. Nunes replaced it in 1963-64 with a modern one-story house.

Marvin Nunes operated a Grade A dairy at E Ranch from November 1963 to early 1972. Nunes was well known in the state for his purebred Holstein herd. One of the early dairymen to use computers to regulate the health and feeding of his herd, Nunes installed the "Ross home milking method" which distributes feed to the cow relative to the milk that it produces. Nunes was a member of the Dairy Herd Improvement Association which keeps herd records in a data bank in Provo, Utah. One of Nunes' purebreds, named EMC Doublin Dari, produced 27,190 pounds of milk and 966 pounds of butterfat during a one-year period. Nunes' prize herd rated a feature story in the county newspaper.[113]

The National Park Service purchased the ranch for Point Reyes National Seashore in 1971. Marvin Nunes moved the dairy business to Sonoma County in 1972, ending 100 years of dairying on the ranch. Today Marvin's brother George raises young stock and grows oats for silage on E Ranch. Two employees and their families live in the two houses at the ranch. The Nunes family had a 20-year reservation of use and occupancy, and now lease the ranch from the government.

3. Buildings and Historic Resources

Two historic buildings remains at E Ranch, the large Claussen barn and the unused Grade A milking barn. Probably built in the 1870s or early 1880s, the Claussen barn features two distinctive vent cupolas on the roof ridge; no doubt at

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[112]Baywood Press, February 21, 1952; Official Records Book 859, p. 563, and Book 1014, p. 522, MCRO; interview with Jim Spaletta; Nunes family history from interviews with Teresa Mendoza Nunes Brazil and George and Betty Nunes.

[113]Independent-Journal, October 28, 1967.

one time these were marked with the letter "E." The barn has been altered to accommodate calves and feeding operations, and a concrete floor and foundation was added in 1957. The barn was reroofed in 1992 and is in fair condition. The Grade A milking barn, typical of others of the era, is a plain, gable-roofed structure built of cinder blocks faced with concrete and wood. It is no longer used for milking, but is in good condition.

The ranch retains its historic patterns of pasturage and hayfields. The pastures are enclosed with a combination of barbed wire and board fences. A young grove of cypress trees line the west side of the ranch complex, in the location of eucalyptus trees planted by the Claussens in the 1870s. The short road to the ranch, dating from about 1870, is significant as an original transportation route on the Point.

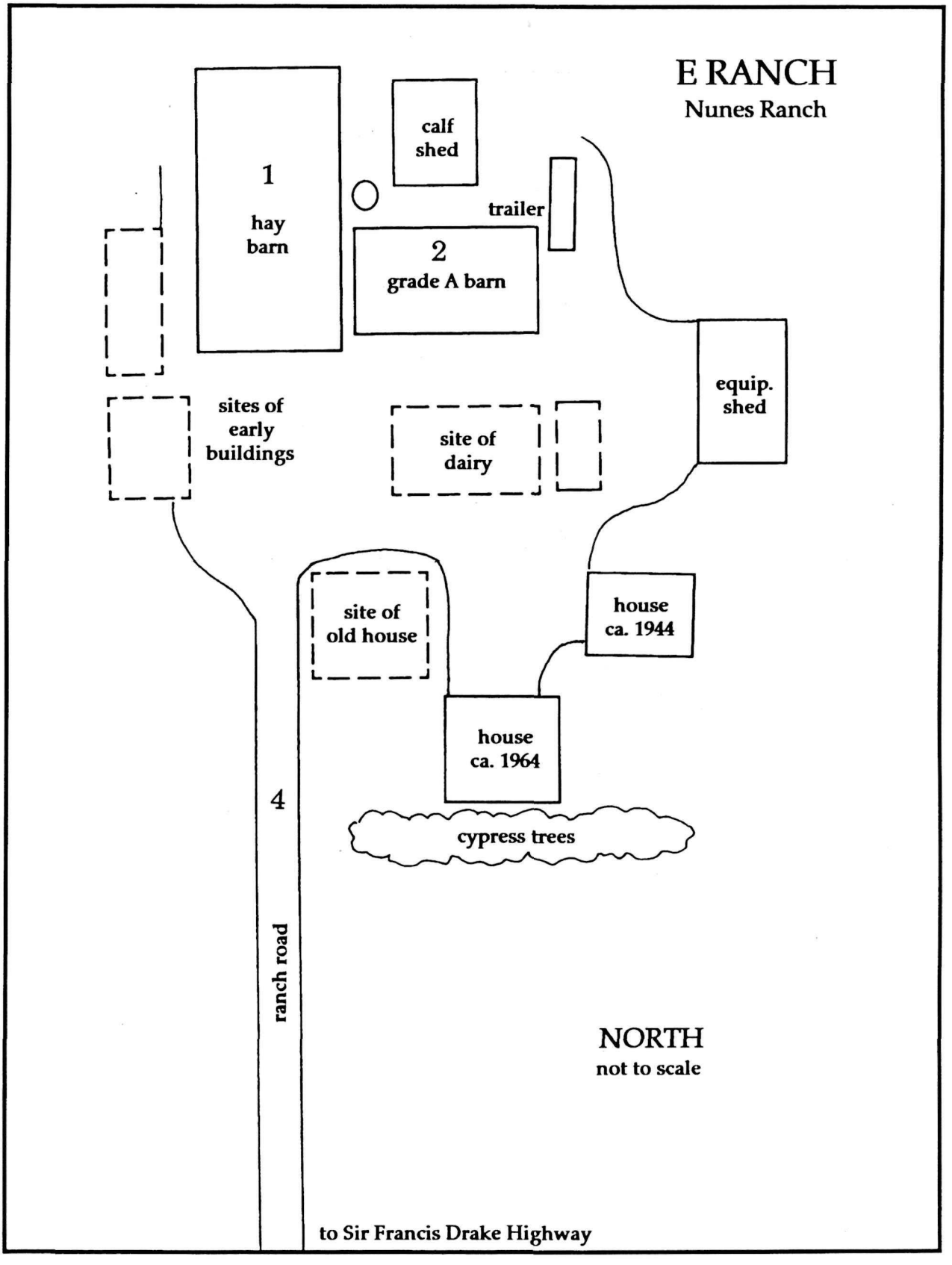
4. Significance

E Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County. While E Ranch has historic significance for its contribution to the dairy industry during the Claussen years, 1875-1917, and after, the lack of historic features damages the integrity of the ranch. The large barn is the only significant pioneer building, retaining its original shape and massing, and cupola vents, but has been altered; the barn performs a function for the Nunes family business, and is a scenic attraction for visitors to the park when it is in good exterior condition.

5. Historic Features

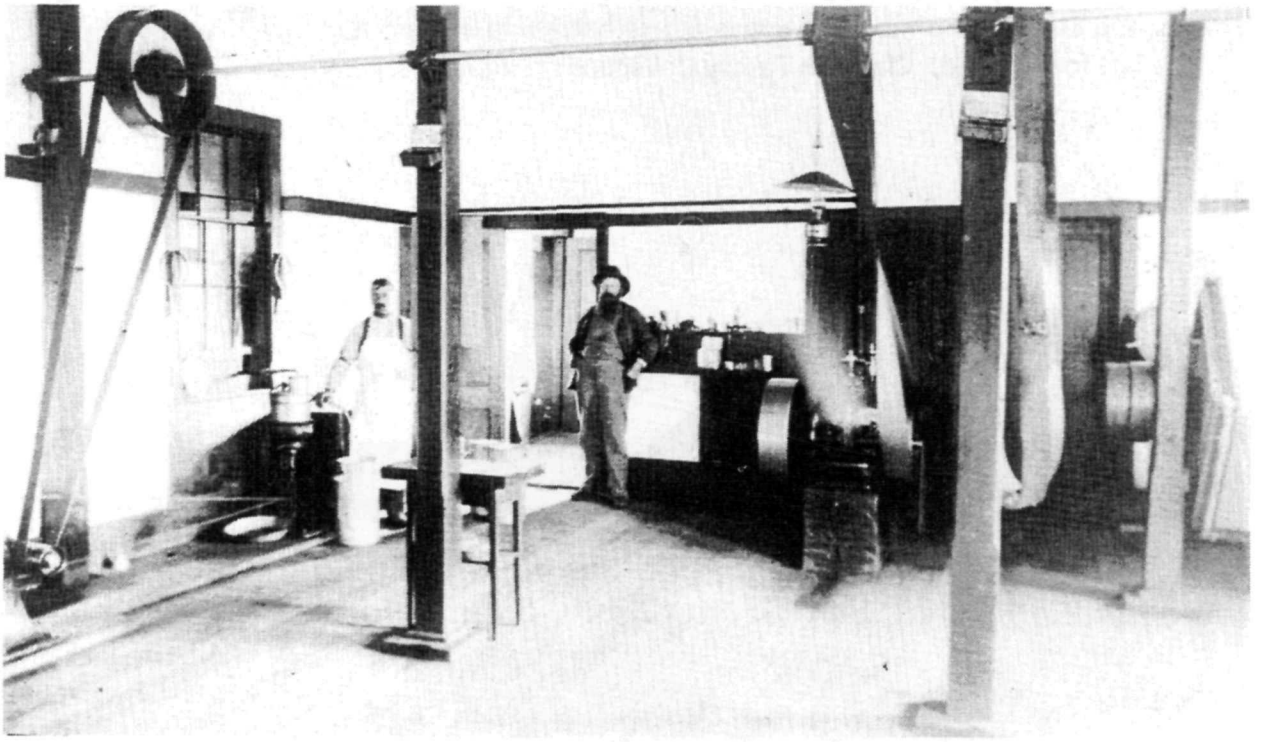
1. hay barn, ca. 1880s*
2. Grade A barn, ca. 1936*
3. Fences and corrals*
4. road to ranch, ca. 1870*

*Contributing structures/features for future National Register Nomination.

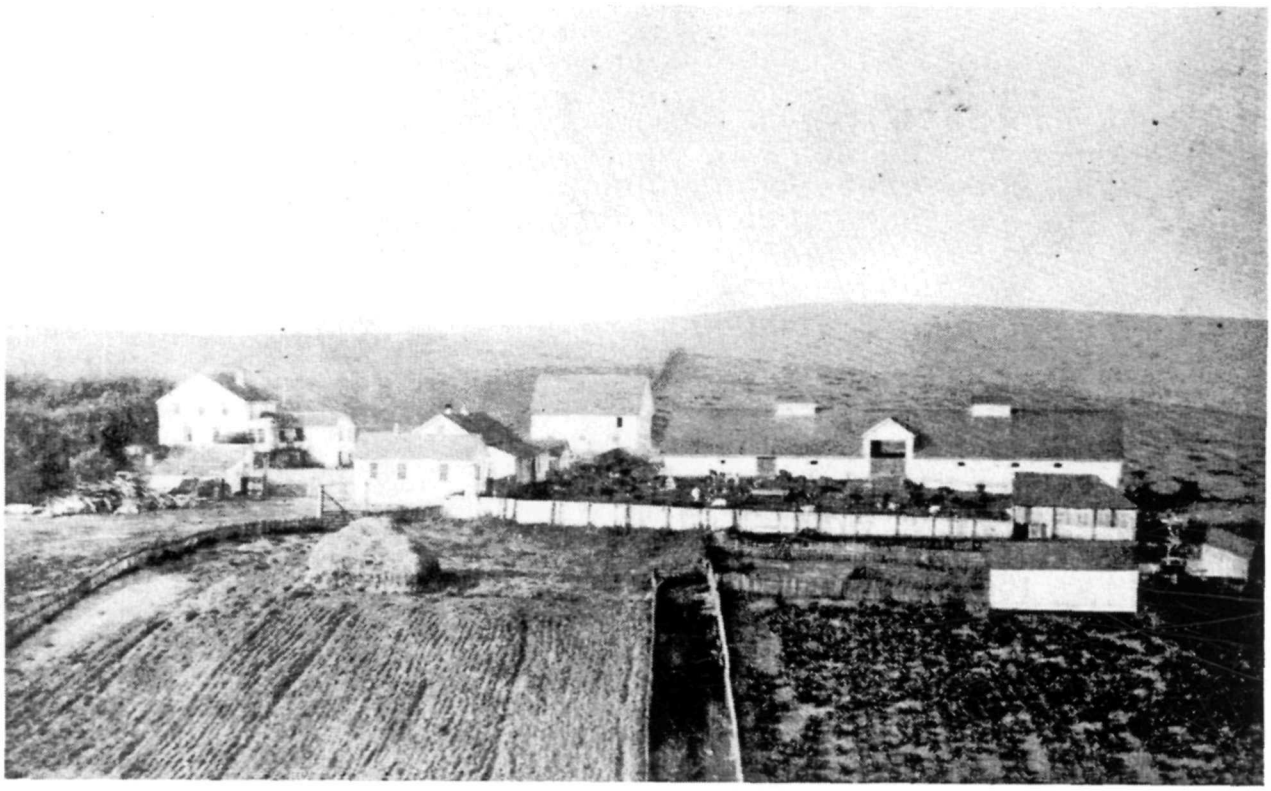

E RANCH
Nunes Ranch
1
hay
barn
calf
shed
trailer
2
grade A barn
equip.
shed
sites of
early
buildings
site of
dairy
site of
old house
house
ca. 1944
house
ca. 1964
cypress trees
4
ranch road
NORTH
not to scale
to Sir Francis Drake Highway

Henry Claussen, in a portrait that appeared
in the 1880 *History of Marin County.*

A view of E Ranch reportedly taken shortly after construction, in 1870. Barrie's Bay and Drakes Estero are in the distance. Claussen Family Collection, National Park Service.

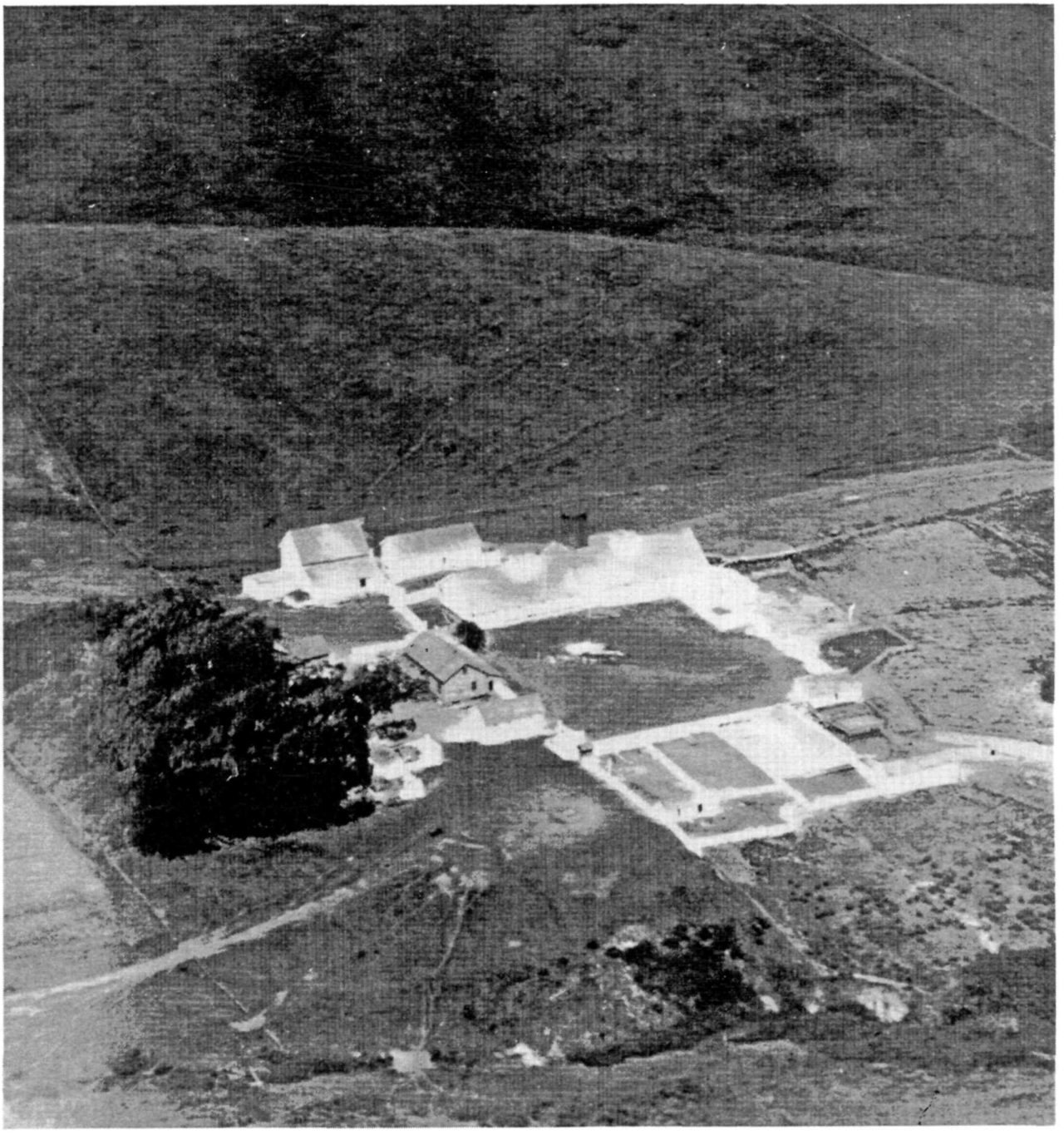


Inside the Claussen dairy, around 1900. This is the only interior view found during research. Machinery is run off of belts and pulleys, including the separator at left and the butter churn visible at the far right. A small steam engine, center, powers the shaft. Henry Claussen stands by the door. Claussen Family Collection, National Park Service.

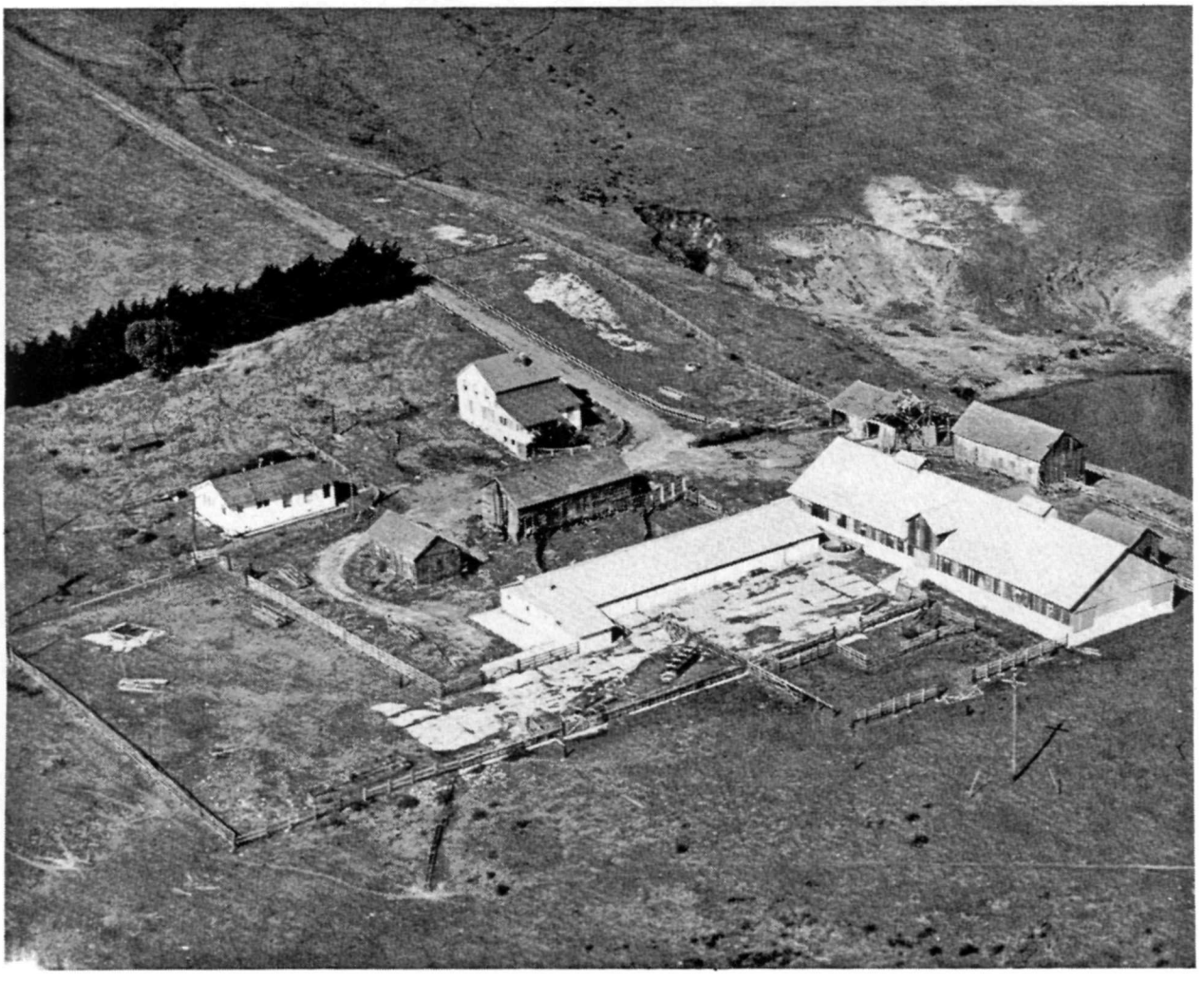


E Ranch as it appeared around 1880, looking north. From left to right, a grove of eucalyptus, the Claussen home, dairy house, horse barn, and milking barn. Notice the crop field in the left foreground. Claussen Family Collection, National Park Service.

The E Ranch house had been shingled by the time this photo was taken in the 'teens. Photo from the Julius Smith Family Album, Jack Mason Museum Collection.



E Ranch from the air, 1929. California State Lands Commission Collection.

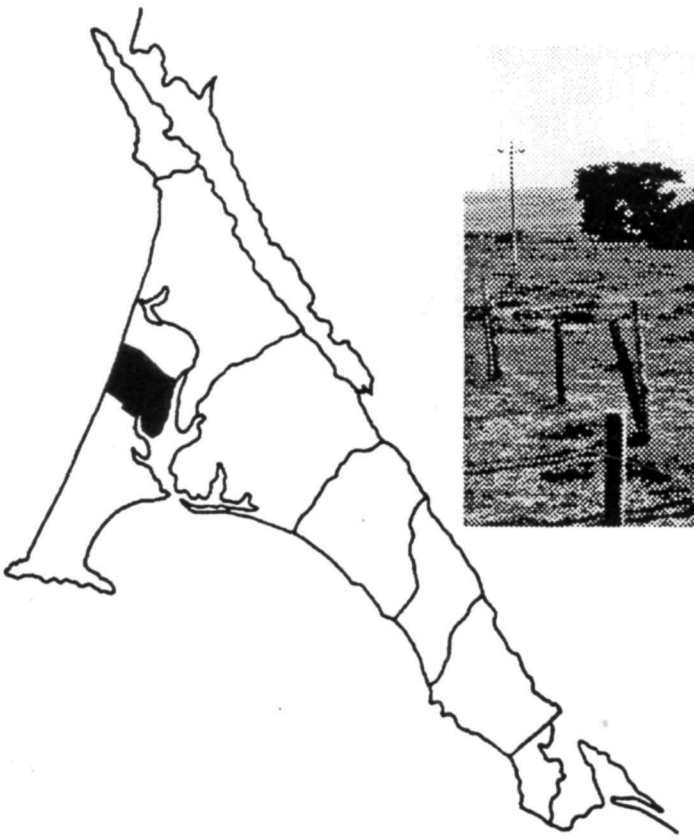


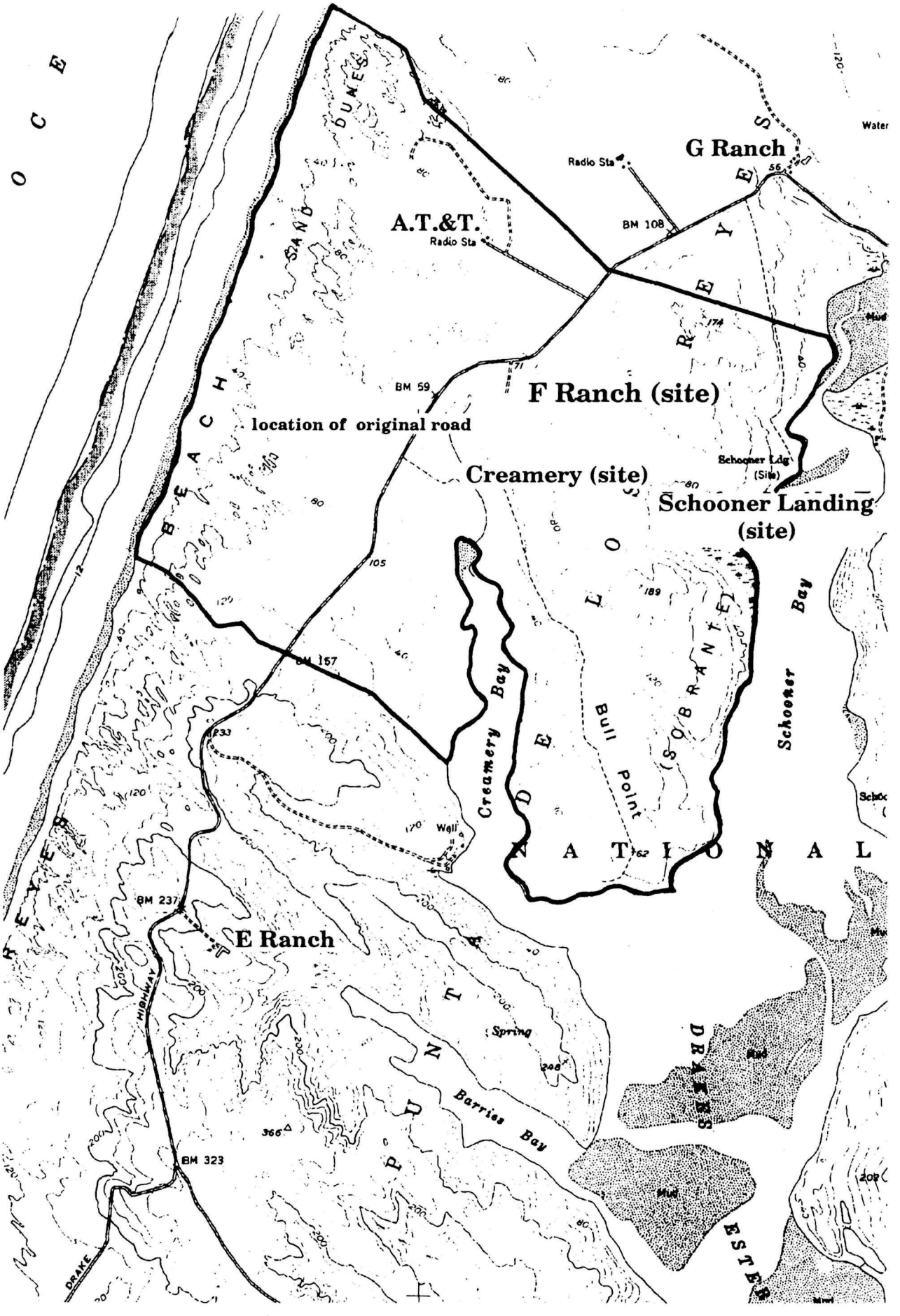
E Ranch from the air, around 1959. Numerous improvements are visible, such as the Grade A barn and the concrete foundation on the hay barn. The original house has been remodeled, and will burn within a few years. The pioneer dairy structures are dilapidated, and would be soon removed. Nunes Family Collection.

SECTION TWO:

Charles Webb Howard Ranches

G. F RANCH (site)




G Ranch
A.T.&T.
Radio Sta
Radio Sta
BM 108
F Ranch (site)
BM 59
location of original road
Creamery (site)
Schooner Landing
(site)
Schooner Ldg
(Site)
Creamery Bay
Bull Point
Schooner Bay
E Ranch
BM 237
BM 323
BM 157
Spring
Barries Bay
HIGHWAY
DRAKE
BEACH
SAND DUNES
OCEAN
NATIONAL

G. F RANCH
Gallagher Ranch (site)

1. Description

Alas, F Ranch can only be listed as a historic site with no remaining structures. The ranch buildings, including the largest Point Reyes barn and one of its finest ranch houses, met the wrecker's ball more than twenty years ago. During its heyday F Ranch was virtually a town, appearing as such on California maps until at least the 1940s. F Ranch, probably the oldest ranch site on the Point, was for many years the location of the Point Reyes post office. With the schooner landing on the estero below, F Ranch acted as the center of commerce for the Point Reyes Peninsula dairies until the 1920s.

F Ranch sits west of the center of the Point Reyes Peninsula. Bull Point is one of the major features of the property, jutting into Drakes Estero and comprising most of the acreage of the ranch. F Ranch is bounded on the north by G Ranch, east by Schooner Bay on Drakes Estero, south by Creamery Bay and E Ranch, and west by the Pacific Ocean and the AT&T communications facility. The ranch is relatively flat with gentle slopes leading to the ocean and estero shores. The ranch site, marked by a tattered grove of old cypress and eucalyptus trees, is at the center of the property near the head of Creamery Bay.

The 1,656.27-acre ranch is mostly grassland, although brush is encroaching as grazing and cropland is diminished. Sir Francis Drake Highway bisects the property, bypassing the tree-studded ranch site by about a quarter mile.

The Gallagher family, longtime owners (1919-1967) and lessees (1913-1919, 1967 to present) of F Ranch, have leased back the property from the Park Service for grazing beef cattle.

2. History of F Ranch

Some of the earliest settlers at Point Reyes may have occupied what would become F Ranch. Antonio Maria Osio, grantee of Rancho Punta de los Reyes, built a home, probably of logs and adobe, near a spring in the vicinity of the later ranch complex in 1842 or 1843. The home burned and was replaced in a slightly

A 1862 U. S. Coast Survey chart showing the location and layout of the Swain Ranch. California State Lands Commission.

different location with a larger dwelling, probably built of adobe, in 1845. When Lieutenant Joseph Warren Revere visited Point Reyes in 1847 his guides took him to what was likely Osio's rancho, where he found "nothing but a broken-down corral--passing on the way a herd of cattle so little civilized that the very antelopes were grazing amongst them." Osio mortgaged this area to a Mr. Bird about 1850, after which the ranch became known as the Bird Farm. Andrew Randall moved to the site when he purchased the rancho from Osio in 1852. Randall and his wife lived in a house that he may have built, from which he managed the large number of tame and wild livestock in his ownership. A survey made for Randall in 1854 showed two or three buildings at the F Ranch site and a fence crossing Bull Point to the south.[114]

Randall's former ranch foreman, Josiah Swain, occupied the house for many years after Randall's murder in San Francisco in 1856. Swain had leased 2,000 acres from John Reynolds in 1857, but was apparently evicted by the new owners, Shafter, Shafter, Park and Heydenfeldt the next year after that law firm gained title to the land. The Shafters then wrote a new lease to Swain in July of 1858.[115]

Swain operated a butter dairy here until at least 1862, when Warren visited his ranch and wrote this description:

> From 6,000 to 7,000 acres are devoted to stock grazing on which are pastured 100 head of dairy stock. Manufacture is principally butter--averaging about 30 pounds per day, and from 50 to 60 pounds per day during the busy season. The whole season's crop, is from 11,000 to 12,000 pounds.
>
> There are some 800 head of wild cattle, and 20 head wild horses on the ranch; also a dozen horses for the use of the farm, and a few head of sheep. The forage is good, water plenty and the ranch all inclosed by fence. I was pleased to see my friends W. Evans and W. H.

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[114]Mason, Historian, p. 110; Hendry and Bowman, "Spanish and Mexican Adobes," pp. 93-95; Revere, Naval Duty, p. 67; Becker, Point Reyes, p. 43; Lake, "Punta de los Reyes Rancho"; survey for Andrew Randall, May 1854, PRNS; Marin County Tax Assessments, Vol. 2, 1854, p. 314, Bancroft Library, University of California, Berkeley.

[115]Leases Book A, p. 8, 17-19, MCRO; Mason, Point Reyes, p. 37.

Dodge, who are pasturing stock, &c. on the ranch.[116]

James McMillan Shafter's son--Payne--described the time he had spent with Swain in the early 1860s:

> Here on Point Reyes as a boy, when let loose from school, I spent my vacation with Captain Josiah Swain in his old ranch house, built largely from the wreckage of ships whose bones whitened the neighboring sands of the ocean. The captain had a grand old ox, trained to quietly browse up alongside of a flock of geese, and hiding behind the ox walked the hunter, gun in hand. I heard of one pothunter who got 24 geese at a single shot from his No. 6 bore gun . . . .[117]

A Coast Survey map of 1862 showed Swain's ranch at the exact location as the later F Ranch, so designated around 1869. About six buildings were surrounded by small corrals and a large fenced pasture. Roads or trails left the site in four different directions, and the main road to Point Reyes led through the center of the complex. A few buildings appeared at Bull Point, reached by a road from the ranch.[118]

The Shafters apparently then leased the ranch to a man named Logan. Oscar Shafter described Logan as and old "itinerant vagrant" who "has done very well however in the matter of butter-making." Thomas B. Crandell took the lease at F Ranch in June 1865. Crandell came to Point Reyes in 1861 and worked for the Shafters. Probably by the time Crandell moved in the ranch had been developed into a dairy of the Shafters and Howard design, with cows and buildings owned by the landlords. Crandell's dairy in 1870 supported 155 milk cows and produced 30,600 pounds of butter during 1869-70. The *Marin Journal* described Crandell's F Ranch operation in 1875:

> We drove next to the "F" ranch, which is leased by T. B. Crandall [sic]. Mr. Crandall [sic] is working with 250

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[116]Warren, California Ranchos, pp. 205-206.

[117]Marin Journal, December 1, 1893.

[118]U. S. Coast Survey, Section X, "Map of a Part of the Coast North of Punta de los Reyes, California," 1862, California State Lands Commission.

> cows. He, like all the dairies visited, except the Claussen, sets his milk in small pans placed on racks, one row above another, around the sides of the milk room. His establishment is very creditable. Mr. Crandall [sic] is a friend to the Rural Press, taking two copies, one for his Eastern friends and one for himself.[119]

In October 1875 Crandell moved to another Howard Point Reyes dairy, the Bear Valley or W Ranch. His lease turned over to brother-in-law Charles H. Smith who, with his wife, four children and other relatives, employed nine farm laborers and a Chinese cook on the ranch, indicating a large dairy operation. According to the 1880 census, Smith operated some form of a slaughterhouse, where he slaughtered and sold 44,500 pounds of beef in a year's time. Smith no doubt shipped the beef, as well as his dairy products, from the schooner landing that had been developed years earlier on the estuary below the ranch. According to reports of a storm in 1878, the landing was equipped with warehouses for storage of butter before transit.[120]

R. D. Hatch of Olema took the next lease on F Ranch. It was during Hatch's tenure at F Ranch that the schooner landing was improved to include a warehouse and rail system. The local newspaper reported the pending improvements in 1884:

> Capt. Boyle's new schooner made her first trip to the Hatch embarcadero on Limantour Bay last Monday. A commodious new wharf is to be built for her, with facilities for shipping stock, especially hogs, which has hitherto been done at great disadvantage.[121]

In 1890 Hatch sold his leasehold to Alfred Peterson, and moved to San Francisco. Peterson was succeeded in 1898 by Charles and Gertrude (Upton) Skinner and Charles' brother William, all from G Ranch; the next year the Skinners moved to Olema where William Skinner replaced W. H. Abbott as

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[119]Shafter, Life, Diary, p. 228; Marin County Journal, December 16, 1875.

[120]Munro-Fraser, Marin County, pp. 446-448; Marin County Journal, January 31, 1878, p. 3; Population Schedules and Special Schedules of Maunufactures, 10th United States Census, 1880.

[121]Marin County Journal, April 10, 1884, p. 3.

superintendent of the Howard ranch creamery at Bear Valley.[122]

Peter W. Reinhold, late of B Ranch, took a lease on F Ranch on October 1, 1899. Reinhold rented 220 cows and the ranch for $3500 per year, with ten horses and two yoke of oxen for $30 per year each. In 1901 Reinhold milked 190 cows and made 5,700 pounds of butter per month. According to historian Mason, F Ranch had the largest milking barn on Point Reyes, accommodating 130 cows. The Reinholds occupied F Ranch until 1913 when they sold out to John J. Gallagher of Olema and moved to Gonzales, near Salinas.[123]

South of the ranch, at the head of Creamery Bay, stood a creamery reportedly built by Charles Webb Howard. The Point Reyes Creamery Company manufactured butter at this location under the direction of the Russell brothers during the latter part of the century, but was apparently not a success. The buildings were later used by artichoke farmer Alessondro Simondi before their demolition in the 1950s; Simondi grew artichokes on the surrounding acreage.[124]

F Ranch supported a post office, officially called Point Reyes, in 1853-1854 while the area was owned and occupied by Andrew Randall, and from 1887 to 1920. A heated battle broke out over the post office name between the inland town of Point Reyes, on the narrow gauge railroad north of Olema, and the tiny settlement of Point Reyes at F Ranch. The growing railroad town had first claimed the name Point Reyes in 1883, although that name had been previously used out on the Point during Randall's time at F Ranch in the 1850s. In 1891 the government attempted to resolve the discussion by naming the inland town "Marin," a move that the local newspaper promised would "stir up lively opposition." Local protests led to the decision of designating the F Ranch post office "Point Reyes," and the town "Point Reyes Station." By the turn of the century, F Ranch had become popularly known as the Post Office Ranch.

The postmasters were usually the ranchers themselves, although the wives of the ranchers most likely did most of the postal work. The F Ranch postmasters included: Robert Hatch 1887-1889, Alfred Peterson 1889-1898, Charles Skinner

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[122]Ibid., January 2, 1890 and August 24, 1899.

[123]Reinhold/Howard lease in Jack Mason Museum Collection, Inverness; Marin Journal, June 20, 1901; Mason, Point Reyes, p. 65; Mason, Historian, p. 99.

[124]Interview with Joseph H. Mendoza; Marin Journal, December 1898 and November 16, 1899; Independent-Journal, November 5, 1949, pp. M8-9; historic aerial photography, PRNS. The 1900 census listed Algrion Russell in the vicinity of the creamery.

1898-99, Peter Reinhold 1899-1913 (Mrs. Reinhold actually served as postmistress), and John Gallagher 1913-19. In 1900 a new two-room post office was built opposite the kitchen in the farm house, with pigeon holes for mail. The post office moved to D Ranch in 1920, then to the lighthouse.[125]

John J. Gallagher, born in Connecticut of Irish parents in 1862, and his large family leased F Ranch until 1919 when they purchased it from John G. Rapp. After Gallagher retired his son Tom ran the dairy, shipping cream to Point Reyes Station. Gallagher sold 521 acres to American Telephone and Telegraph Company on November 19, 1930, for an overseas communications facility.

Italian farm hand Jim Colli worked for the Gallaghers in the 1920s as a milker. He later related that he was a good cook and could fix things, and that Gallagher liked him, but the other Irish hands did not like Italians and treated him badly (giving him the rowdy cows to milk, etc.) so he quit. After World War II Colli and his partner Allesondro Simondi grew peas and Italian beans at the old creamery site at Gallagher's, living in the large old creamery house above Creamery Bay. The farm eventually produced artichokes, using Mexican laborers.[126]

The Castiglioni brothers leased the ranch from the Gallagher family for five years beginning in April, 1937, for $5,520 per year, but after falling behind in their payments they were evicted in 1939. During World War II the Coast Guard leased a barn on the ranch to shelter horses for the wartime beach patrols. Before this time Tom Gallagher had taken over the dairy and operated it with his wife Virginia until 1946, when the couple bought C Ranch and moved there. The family stocked beef cattle on F Ranch and abandoned the buildings. After twenty years of deterioration, the buildings, some of the most significant on the coast, were demolished by the park service. The Gallagher heirs continue to run beef cattle on the ranch under a Special Use Permit.[127]

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[125]Mason, Point Reyes, p. 149; Marin Journal, March 5 and April 2, 1891, December 14, 1899, p. 3.

[126]Interview with Jim Colli; Independent-Journal, November 3, 1949, pp. M6-7.

[127]Marin Journal, July 20, 1939; inrerview with Virginia Gallagher and Rich Gallagher.

3. Buildings and Historic Resources

No historic buildings remain at F Ranch. A set of non-historic corrals occupy part of the sandy pasture east of the historic grove of ranch trees. These cypress trees, with one or two eucalyptus, date from the 1870s through about 1920, and should be preserved, as well as possible, as the last tangible remains of this significant historic site. The original road to Point Reyes crosses north/south through the ranch site, but is hardly traceable. The road to the schooner landing, in use since the 1850s or earlier, remains, following its original alignment east of the ranch to Schooner Bay. Rotting pilings mark the site of the landing. Two other historic roads exist on the ranch, one to Bull Point and the other, about a mile south of the ranch entrance, to the site of the creamery and Simondi artichoke farm.

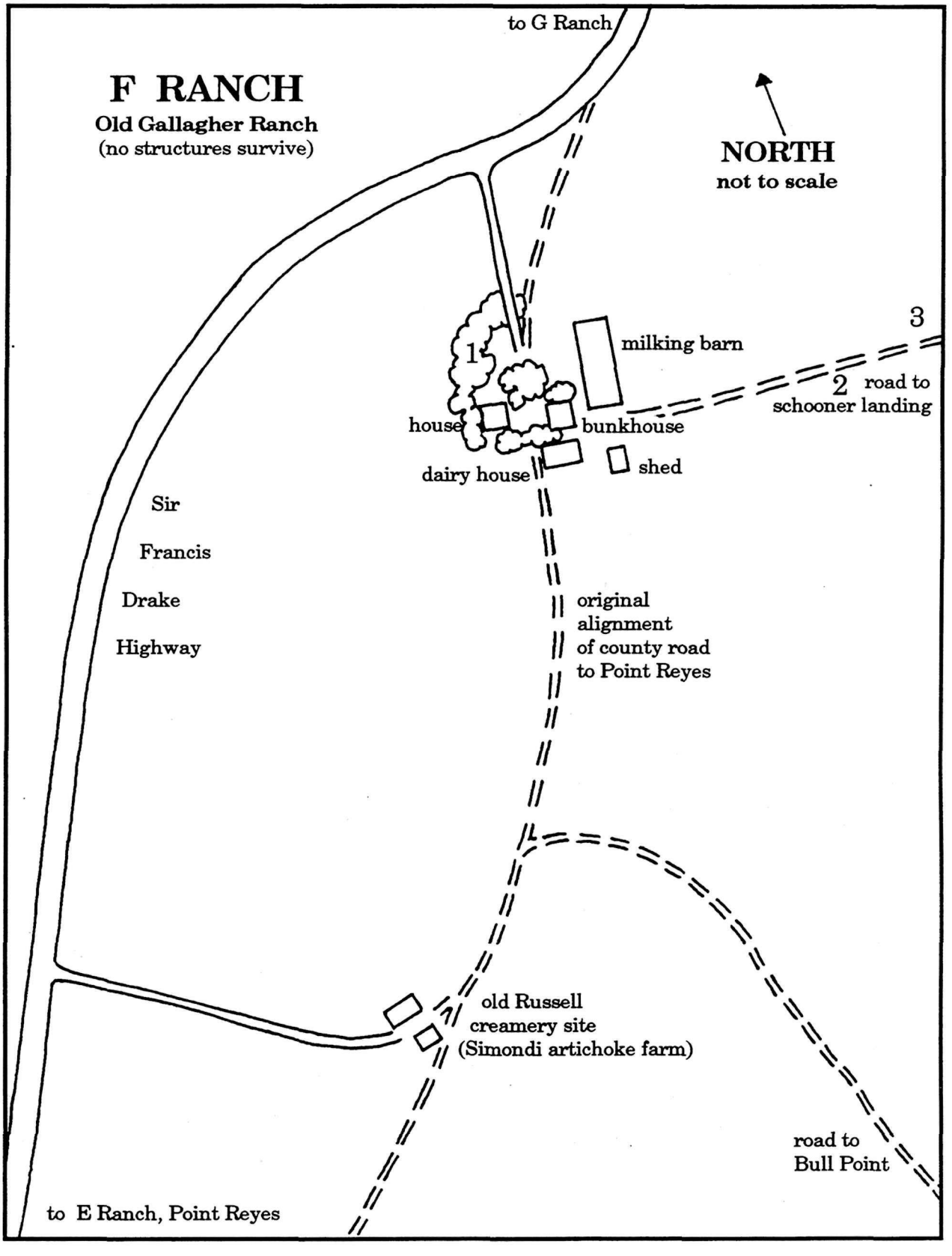
4. Significance

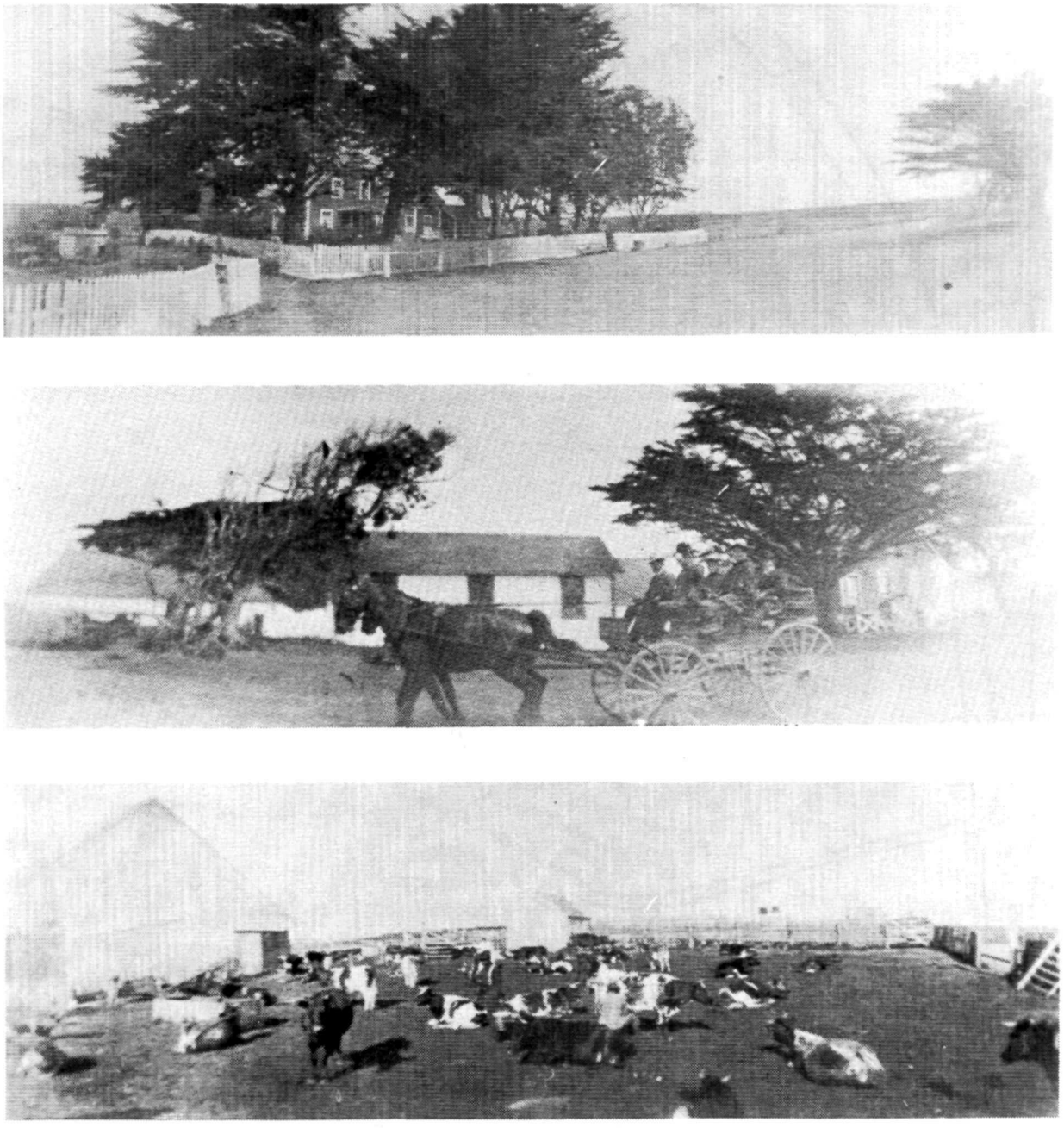
The sites of F Ranch and the schooner landing have regional significance for the contribution to the commerce of the region. From this point, most of the produce of this very important dairy region was shipped to San Francisco. The site of F Ranch existed as a small town with post office and store, central to the commerce of Point Reyes. While the remaining tangible resources are time-worn and few, they continue to provide illustrations of the pioneer ranches and transportation systems on the ground and water. F Ranch was a significant part of the Shafters and Howard A to Z dairy enterprise and the dairy industry of Marin County.

5. Historic Features

1. cypress trees, ca. 1870s*
2. road to schooner landing, ca. 1850s*
3. schooner landing site (pilings), 1850s-1910s*

*Contributing structures/features for future National Register Nomination.


to G Ranch
F RANCH
Old Gallagher Ranch
(no structures survive)
NORTH
not to scale
1
milking barn
3
2 road to
schooner landing
house
bunkhouse
dairy house
shed
Sir
Francis
Drake
Highway
original
alignment
of county road
to Point Reyes
old Russell
creamery site
(Simondi artichoke farm)
road to
Bull Point
to E Ranch, Point Reyes



Three 1905 views of Peter Reinhold's F Ranch, from an album loaned by June Gibbon.

The house and post office at F Ranch as it appeared around 1900. Polland Collection, Anne T. Kent California Room, Marin County Library.

The F Ranch schooner landing around 1915. The schooner *Point Reyes* is at the wharf. Remains of the road still exist. Claussen Family Collection, National Park Service.

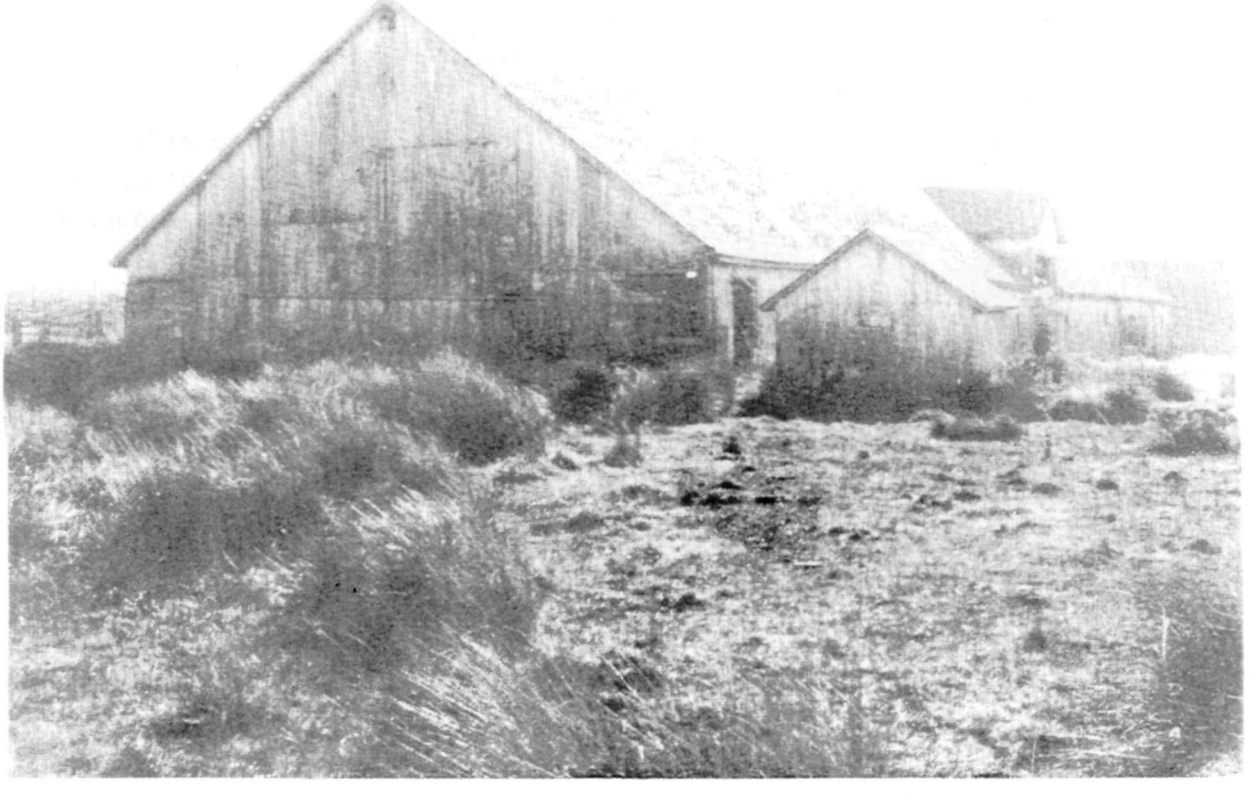
A detailed view, above, of the F Ranch house as it appeared in the early 1920s. Apparently the walkway on the right led to the post office. Photo from the Julius Smith Album, Jack Mason Museum Collection.

Haying time at F Ranch, circa 1920s. Photo from a Gallagher Family Album, courtesy of the McClure Family.

Schooner *Point Reyes,* above, at the F Ranch landing, around 1920.

Preparing a field for seeding hay. Both photos from a Gallagher Family Album, courtesy of the McClure Family.

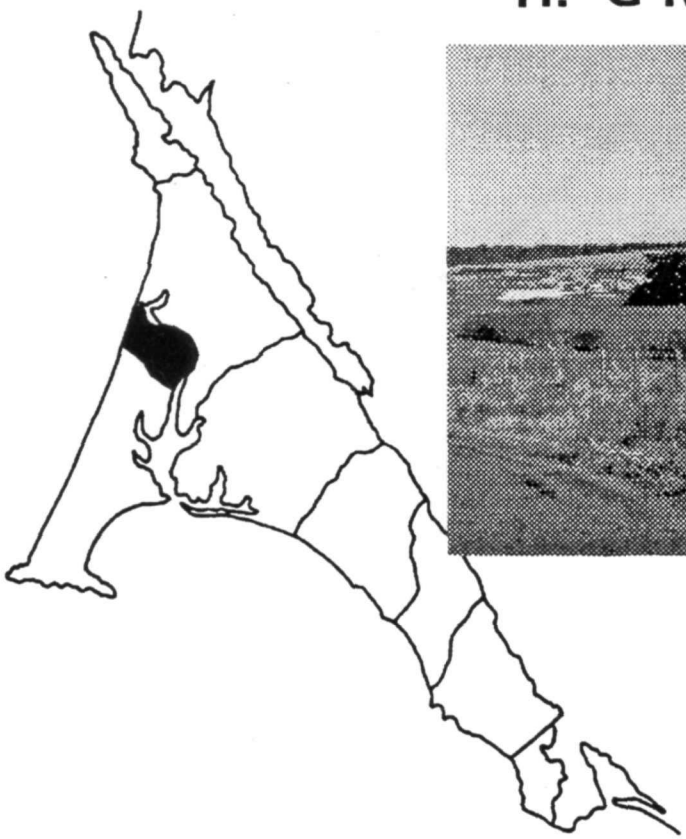
Right and below, views of the F Ranch house and milking barn before being demolished by the National Park Service, 1967. Jack Mason Museum Collection.

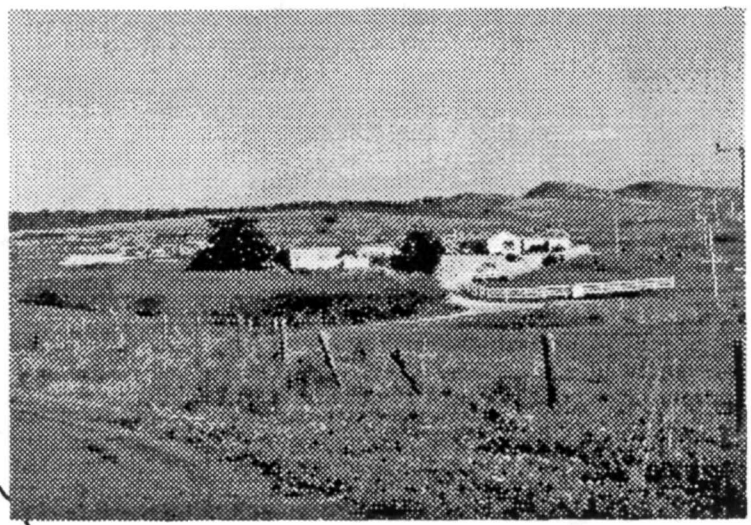


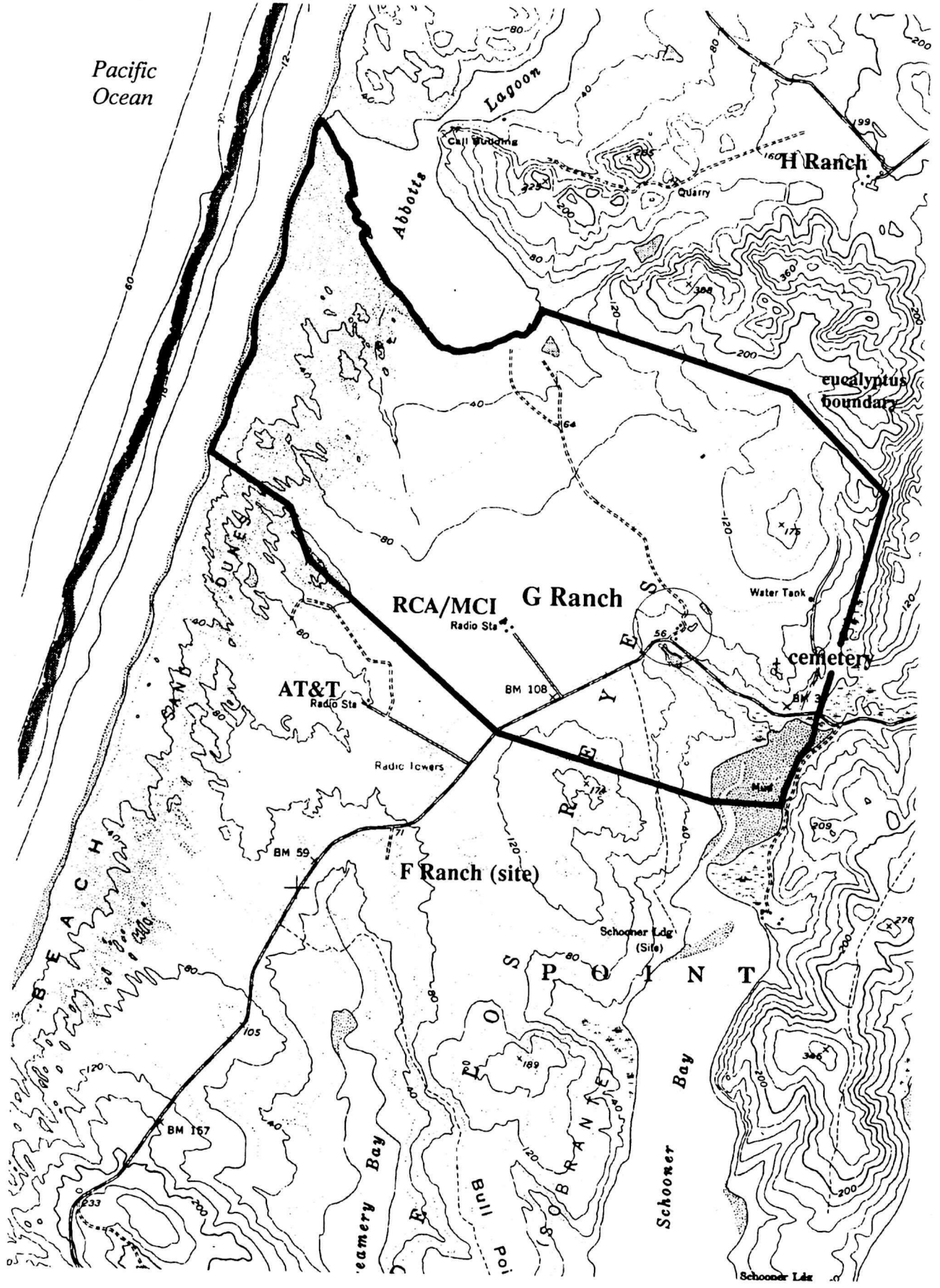
SECTION TWO:

Charles Webb Howard Ranches

H. G RANCH (Lunny Ranch)






Pacific Ocean
Lagoon
Abbotts
Call Building
Quarry
H Ranch
eucalyptus boundary
G Ranch
RCA/MCI
Radio Sta
AT&T
Radio Sta
Radio Towers
Water Tank
cemetery
BM 108
BM 59
F Ranch (site)
Schooner Ldg (Site)
POINT REYES
BEACH
SAND DUNES
Bull Point
Schooner Bay
Schooner Ldg
BM 167

H. G RANCH
Joseph Lunny Ranch

1. Description

G Ranch is a place of many names. Commonly known as the RCA Ranch since 1929, and historically called the McClure Ranch and Flat Ranch, it is now popularly known as the Lunny Ranch. As one of the few well-documented Point Reyes ranches, G Ranch is rich in history yet lean in remaining historic resources. As the headquarters for Charles Webb Howard's dairy improvements (1869-ca. 1874) and the home of many notable Point Reyes pioneers, the ranch later suffered under the ownership of RCA Corporation, to the point that only two small sheds from the old ranch remain; the remainder having been replaced with nondescript yet functional buildings.

G Ranch is the northernmost of the Charles Webb Howard dairy ranches. It is located at the center of the coastline between Point Reyes and Pierce Point. It is bounded on the north by Abbotts Lagoon and H Ranch, east by the Rogers Ranch and a portion of the M Ranch, south by Schooner Bay on Drakes Estero and the old F Ranch, and west by the Pacific Ocean. The H Ranch boundary, which is also the division between the lands of C. W. Howard and O. L. Shafter, is marked by a colonnade of eucalyptus trees. The 1191-acre ranch is mostly grassland with brushy areas with a sandy portion at Point Reyes Beach.

The ranch has been divided twice, first by RCA and more recently with a purchase of 260 acres by the U.S. Coast Guard in 1974. A small pioneer cemetery rests on a knoll on the ranch, part of which is owned by the U. S. Coast Guard. Sir Francis Drake Highway bisects the property, making a sharp curve from the west to the south in front of the ranch complex. All of the ranch buildings lie to the northwest of the highway.

2. History of G Ranch

When the Point Reyes partition occurred in 1869, Charles Webb Howard sought and hired a Scandinavian immigrant dairyman named Hinrik Claussen as superintendent to oversee reconstruction of existing dairies and building of new

ones on his property. It is likely that this is the time that the ranches were given letters of the alphabet for identification. Claussen lived at G Ranch, one of the first two to be completed by 1872.[128]

Claussen's grandson wrote that at the time, "dairies were in operation, but facilities were inadequate for a paying project. My grandfather supervised the building of fences, barns, houses, etc." Claussen brought with him modern dairying techniques from Scandinavia. According to Jack Mason, butter production "soared" after Claussen's methods were put to use.[129]

Hinrik Claussen had been a highly respected dairyman and farmer in his native Schleswig-Holstein, reportedly selling his products to noblemen. True to his German roots, Claussen aided the Germans in a 1848 boundary dispute in his region, and lost his valuable estate as a result. Claussen was sent penniless to Sweden, where he lived until coming to the United States around 1869.[130]

Hinrik's son, Captain Peter Henry Claussen (called Henry), after a short career at sea, arrived at the ranch on April 1, 1871. He married a fellow Scandinavian, Agneta C. Wittgren, and became an active Point Reyes dairyman, serving on the school board and other public functions.[131]

Hinrik Claussen died at age 56 on September 29, 1872, of complications from an insect bite (blood poisoning), and was buried in the small cemetery he had set aside on a knoll east of the ranch house. Mrs. Claussen returned to Sweden and her son Henry took over operation of the ranch. A description appeared in an article about the Point Reyes dairy district in 1875:

> . . . we drove to the "G" ranch. The ranch is now leased by Henry Claussen. It was formerly held by his father, who planned and constructed dairy buildings upon it which are a credit to his skill and practice. Upon this ranch both butter and cheese are made; 45,000 pounds of cheese being made last year from the milk which would have gone to the hogs. The plan of this establishment

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[128]Mason, Historian, p. 98.

[129]Mason, Ibid., p. 98, and Point Reyes, p. 61.

[130]Marin Journal, November 25, 1915, p. 4.

[131]Munro-Fraser, Marin County, p. 446.

> and the practice employed is so interesting that I reserve it for description and comment at another time.[132]

Writers and news correspondents often noted Claussen's talent as a buttermaker. John Quincy Adams Warren, while touring Charles Webb Howard's dairies in 1872 or 1873, was enchanted with what is no doubt Claussen's dairy at G Ranch:

> . . . on one farm I found a pretty Swedish girl superintending all the indoor work, with such skill and order in all the departments, that she possessed, so far as I saw, the model dairy on the estate.
>
> . . . here is the neatest, the sweetest, the most complete dairy in the whole region; the best order, the most shining utensils, the nicest butter-room--and not only butter, but cheese also, made, which is not unusual; and here is a rosy-faced, white-armed, smooth-haired, sensibly-dressed, altogether admirable, and, to my eyes, beautiful Swedish lass presiding over it all; commanding her menservants, and keeping every part of the business in order.[133]

Captain Claussen has been credited with planting the mile-long line of eucalyptus which marks the historic boundary between the C.W. Howard and O.L. Shafter properties. The grove still stands to the north of G Ranch.[134]

Claussen's family moved to E Ranch, where his family stayed for more than 40 years, by late 1876. One contemporary newspaper report placed Claussen and his wife at E Ranch by 1875, while another noted his coming to the ranch in 1876.[135]

John A. Upton leased G Ranch by 1879, perhaps earlier. He was the son or

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[132]Marin County Journal, December 16, 1875, p. 3. Unfortunately, the article was not followed up as promised.

[133]Nordhoff, Northern California, p. 180. There could be some question whether the writer is referring to Claussen's G or E Ranches. There has been no record found that places Claussen at E Ranch any earlier than 1875. Mason surmises that the Swedish "lass" was Britta Claussen (Ecklund), Henry's sister.

[134]Mason, Point Reyes, p. 63.

[135]Marin County Journal, November 2, 1876, p. 3.

brother of James W. Upton who operated the E Ranch until his death in 1872. Upton and his wife--Delia--had three children, Gertrude, Carlotta and son Alston, who was born at G Ranch in 1884. The Upton family called their home the Flat Ranch at the time. In 1880 the ranch supported eight dairy hands and a buttermaker and a cook, both Chinese.[136]

Upton was reported to be preparing to build a large cow barn in 1881, and no doubt he did. The *Marin Journal* reported in early 1884 that "John Upton of Point Reyes is making a pound of butter a day to the cow, feeding immense quantities of beets and hay, with bran and some oilcake meal."[137]

According to one news account, G Ranch was used by Howard's ranch superintendent, W. H. Abbott, as the location of the annual roundup on the ranches. The cattle from ranches A through G belonged to Howard and would be collectively culled for market, whether it be the sale of young castrated bulls, heifers, or old milk cows. Also, young cows were branded at these roundups.[138]

Upton's daughter--Gertrude--kept a journal, part of which was published by Jack Mason. The twelve-year-old's look at life on Point Reyes in 1886 is detailed with weather, social life, and small news items. The families of neighboring ranchers, including Amos Stinson, Wilbur Skinner, Henry Claussen, W.D. Evans and George Hussey, figured prominently in the narrative; Mrs. Randall of Olema Valley and Payne Shafter were spoken of. Gertrude's writings offered glimpses of music and drawing lessons, church, riding to the neighbors, overnight visitors and school, providing impressions of a rich life where the struggles of pioneers on the bleak coastal dairies were no longer. Civilization, no doubt aided by the regular schooner service to and from San Francisco, had come to Point Reyes.

Often Gertrude mentioned a fact in passing which shed some light on local customs, or some significant news:

> "One of Mr. Evans' men died on Thursday. They buried the man without a funeral."

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[136]Official map of Marin County, 1873; Marin County Journal, February 14, 1884; Mason, Historian, p. 415; Population Schedules, 10th U. S. Census, 1880.

[137]Marin County Journal, May 26, 1881, February 7, 1884.

[138]Marin Journal, September 12, 1889. Abbott presided over the Howard ranches from headquarters at Bear Valley (W) Ranch.

"The wharf was washed away and the storehouse blown down Tuesday."

"Papa has been to Berry Point after beef. He says that the roads are very bad."[139]

"Mr. How [probably Andrew Howe, the local carpenter] wainscoted our room today. The wainscoting is 3 ft. 10 in. high. We will put up our pictures today. Mamma thinks she will paper the room before Friday."

"Papa hired a Negro boy to work here Monday. His name is William Nace. I call him Billy Coachman."[140]

About Gertrude, Jack Mason wrote, "Her warmest memories were of her father, John Upton, 'sitting in the little nursery on G Ranch, rocking the current baby to sleep, singing the only tunes he knew, "Old Dog Tray" and "Nellie Bly." My, how I loved that man!'" John Upton died on May 30, 1888. His widow continued the dairy business for another two years. The newspaper noted an aspect of the ranch early in 1889: "The hay-field of Mrs. J. A. Upton on Point Reyes presents a very fine appearance. It will undoubtedly be encouraging to realize the abundant harvest now in prospect."

Mrs. Upton moved to San Jose in June 1889, whereupon the newspaper expressed regret at her departure, "as she is a lady of culture and worth." Mrs. Upton sold the dairy business and leasehold in September 1890 to "an exemplary young man," Charles Skinner of Santa Cruz, who had recently been employed at W Ranch. Skinner later married Gertrude Upton. D. H. Cunningham, a 56-year-old former Point Reyes dairyman, bought out Skinner's interest in the "Flat Ranch" in August 1892. Where the Skinners went after this is not known, but in 1898 they moved to F Ranch. Before 1896 Cunningham had brought in a partner, James R. Reeves, and the dairy became known as Cunningham and Reeves.[141]

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[139]According to a Shafter business ledger of 1897, Upton leased 150 acres on Berry Point (Drakes Head).

[140]Mason, Historian, pp. 74-76, 86-90.

[141]Marin Journal, June 20, 1889, November 28, 1889, September 25, 1890, August 25, 1892; Mason, Historian, p. 90; First Report of the State Dairy Bureau to the Governor of the State of California (Sacramento: A.J. Johnston, Superintendent State Printing), 1896, p. 19.

The knoll-top cemetery on the ranch grew, as at least four United States Life-Saving Service men were buried there in the early 1890s, as well as other members of the Claussen family (including Capt. Henry Claussen) and various local people. Some, such as James Upton and the Stinsons' father, were reburied elsewhere after a short time in the little cemetery. The Claussen family took care of the cemetery for decades, with help from later owners the McClures, until passing on the responsibility to the U. S. Coast Guard.

Cunningham's partner--James R. Reeves--took over the lease at G Ranch on October 1, 1896, and held it to early 1906; Reeves rented 200 cows for $3,100 per year plus the one-tenth of new stock. Reeves, born in Augusta, Maine, in 1852, had been working on dairies in the area since at least 1885. In 1894 he married Mary Dunn of Olema at Point Reyes. They had two children while living in Point Reyes: Elbert, in December of 1895 (born in San Francisco), and James, born in 1900.[142]

In 1901 Reeves milked 195 cows and produced 5,850 pounds of butter per month. Reeves grew corn on the ranch for feed, and stored it in a silo. He also kept the public road (now Sir Francis Drake Highway) in repair. In early 1906 he sold the dairy business at G Ranch to James McClure and went to Inverness where he operated a hotel and stage line.[143]

James McClure had previously rented Muddy Hollow, K and L Ranches. According to relatives, McClure, a carpenter born in County Armaugh, Ireland, on October 12, 1868, followed his uncle David McClure from Ireland to California in May, 1889. James came first to Olema where he worked for three months in the Shafter sawmill, then worked for two years at the Point Reyes dairy ranch of McGaughey and Marshall. He left Point Reyes for two years and worked on streetcars in San Francisco before returning to Point Reyes, where he again worked on various dairies, and where he married Margaret Hyde, also from Ireland, in 1895. His uncle--David McClure--was leasing K Ranch, and apparently James joined him there until about 1896, when he was able to lease a dairy from the O. L. Shafter Estate for himself. He then leased Muddy Hollow Ranch, where he was recorded in the census of 1900 as having three children. Next he leased L

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[142]Leases Book D, pp. 583-587, MCRO; Reeves family records provided by Robert Reeves of Tracy, California.

[143]Interviews with Robert Reeves; Population Schedules, 12th U. S. Census, 1900; Marin Journal, November 16 and December 7, 1899 and June 20, 1901.

Ranch where in 1902 son James Jr. was born.

James McClure came to G Ranch in 1906 with his wife Margaret and six or seven children. By the time they left the ranch in 1922, there were 11 children: William (Willie, born 1896), John (1897), Samuel (Sammie, 1899, died 1915), Annie (1900), James (Jimmie, 1902), Mary (1903, died 1917), Elizabeth (Betty, 1905), David (1908), Margaret (1910, died 1922 from influenza), Sarah (1912, also died from influenza), and Helen (1914). The McClure family spent almost 25 years at G Ranch.[144]

The following description of life at G Ranch during the McClure years (1905-1929) is based on various interviews with Jim McClure, Jr., and Dorothy McClure (widow of John) by the author and others.[145]

James McClure came to G Ranch shortly before the 1906 earthquake, an event which resulted in the destruction of a large silo on the ranch. McClure milked about 200 cows at G Ranch, employing up to eight milkers. The cows were rented from Charles Webb Howard (later the Howard estate managed by the O. L. Shafter Company) for $20 per cow, total rent being about $5,000 per year. The pigs, horses and wagons belonged to the tenants on a "good will" system, and were usually passed on by sale from tenant to tenant. Ranch hands milked the cows outdoors in the spring, inside the barn during winter. The McClures made butter, shipped by the schooner *Point Reyes* from nearby F Ranch, until they began to truck cream to the Point Reyes Cooperative Creamery about 1918. Cows were milked by hand until 1925, when the ranch obtained milking machines.

G Ranch had a slaughterhouse, located across the road from the ranch buildings, which served the tenants of all the nearby dairy ranches. Landlord-owned bull calves from the ranches were slaughtered every two weeks and shipped to San Francisco on the schooner; low-producing milk cows were also killed. McClure butchered three cows (owned by the estate) every Sunday and divided them up for neighboring families. Each received a different cut, hind quarter,

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[144]Interview with Dorothy McClure, November 1989; Mason, Historian, p. 462; school registers 1904-1919, Marin County Department of Education; Population Schedules, 12th U. S. Census, 1900.

[145]Interviews with Dorothy McClure by Diana Skiles, May 29, 1977 and June 9, 1977; interview notes by Jack Mason with Jim McClure, April 26, 1981; tape of conversation between Jim McClure, Dorothy McClure and Gladys Leiss, Betty Nunes, Nancy Chaffin and Naomi Van Breen, January 2, 1987, courtesy of Tomales History Center; Oral History of Dorothy McClure by Suzanne Baty, March 29, 1989, courtesy of Jack Mason Museum, Inverness; interviews by the author with Jim McClure, Ronald McClure, and Dorothy McClure, 1988-1990.

front quarter, etc., every week. The beef was to feed the family and employees of each ranch. Meat kept fairly well because of the cool climate. McClure kept his in a screened, open-air meat house under a cypress grove behind the house. The tenant distribution practice ended when the ranches were sold in 1919, and the slaughterhouse disappeared by 1947.[146]

The ranch hands lived in a room over the dairy for which they were responsible for keeping clean. They were provided blankets, pillowcases, and towels but no sheets; lice were a problem at times. Hired men ate in a separate dining room in the main house, the meals prepared in the early days by a Chinese cook; the men had a waiting room in which to pass time until dinner was put on the table. The milkers made $30 per month plus room and board, and each had his own string of cows, usually 25. As most of the milkers were Portuguese, some of the McClure men became fluent in that language. The hired men had no time off to speak of, but were laid off when the cows were dry. All of the men were single.

G Ranch children attended Point Reyes District School, in the gulch called Schoolhouse Canyon east of the ranch, at the east end of the eucalyptus row. It took fifteen to twenty minutes to get to school (the McClures were the family closest to the school). The teacher boarded with either the McClures or the Reinholds at F Ranch. Sometimes the teacher gave rides to the kids in her horse and buggy. McClure children usually made up a majority at the school, which closed for lack of students when the McClures moved away in 1922.

The McClures had a busy home life at G Ranch. The family rose about 4 a.m. and went to bed early. The children started chores at eight years old, and the boys worked on the ranch full time after 8th grade was completed. The girls were not allowed to milk, but stayed inside to help their mother wash dishes, sew, and bake. They baked eight loaves of bread at a time; the boys helped turn the dough with a large hand mixer.

In addition to his duties at the dairy, James McClure served a term as Justice of the Peace for the Point Reyes township, from 1911 to 1915.[147]

The flu epidemic of 1918-19 was of great concern to a family, especially such a large one. James McClure reportedly quarantined G Ranch during the epidemic,

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[146]Joe Lunny pointed out the location of the old slaughterhouse.

[147]Marin County supervisors records.

letting no one come or go. This action was effective, but when the family moved to near Novato two girls contracted the flu and died.

The family collected its firewood at the G Ranch beach (Point Reyes Beach), and occasionally found more than wood. Pacific shipping lanes passed G Ranch, sending wrecks or storm losses ashore on Point Reyes Beach. Once a big load of good redwood lumber washed ashore, which the McClures salvaged as best they could. Occasionally a ship bag would appear on the beach, contents intact. In mid-1919 the bark *Albert* broke apart off the shore and lost her cargo of leather and tallow. The leather sank, but the tallow did not:

> The tallow was in great hogsheads, thousands of them. The casks littered the beach for two miles after the wreckage of the vessel had succumbed to the pounding waves . . . .

To the chagrin of the insurers of the vessel, the public discovered the cargo. One man, Arthur French, took away a broken barrel and found that he could get fourteen cents per pound.

> The barrels weighed in the neighborhood of 300 pounds . . . soon the beach was covered with fortune hunters. They staked out claims. Learning that the tallow could be sold on the beach provided it had been melted and strained to remove the sand, the "miners" brought great melting pots. One man, John Alberigi, and his wife, built a little place on the beach to live in and they are making their home there, working day and night to excavate from the sands the gray and unwholesome looking stuff that is so easily transmuted to gold.
>
> It is reported pretty reliably also that James McClure and his sons, three or four in number, take time occasionally from their work on the ranch just above the grave of the wreck, to visit the wealth laden sands and extract a few hundred dollars.[148]

John G. Rapp, a wealthy San Francisco resident, purchased the Charles W. Howard ranches in 1919, and immediately sold G Ranch to James McClure, on

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[148]Described in Marin Journal, September 4, 1919.

December 17 of that year. Apparently this is the year that buttermaking ended at the ranch.[149]

James McClure rented the business about 1922 to his sons John and Jim and moved to the Burdell ranch north of Novato, on the pretext of having better access to a high school for his younger children. The McClure brothers worked at improving their dairy herd, and were among the first on the Point to replace their old tenant stock with purebred Holsteins. They purchased calves from Jesse Langdon, who was employing modern dairy methods at his Bear Valley Dairy Farm near Olema, and purebred bulls from Cundy and Son, Company.

In 1924 John McClure married Dorothy Moffitt, the schoolteacher at the lighthouse school. About the same year Jim entered a partnership with his brother-in-law Jack Gallagher at Pierce Ranch and moved there. John and Dorothy continued to operate the dairy at G Ranch.

John McClure made many improvements at the ranch, including the addition of electric milking machines in 1925. He used a gasoline-powered separator to make cream, which was shipped in five gallon cans by truck to Point Reyes Station.

Radio Corporation of America (RCA) took an interest in G Ranch in 1929, attracted to the ranch's location on the Pacific Ocean. The Marconi Wireless Company had built overseas transmitting and receiving stations at Tomales Bay and Bolinas in 1913; RCA bought that business and searched for a location to replace the Tomales Bay site. Technicians made tests at Point Reyes, and with the permission of James McClure, did so at G Ranch. Soon RCA expressed interest in buying 500 acres, but McClure wouldn't sell as to do so would reduce his acreage and make it difficult to operate a profitable dairy.

RCA countered by suing to condemn the property. The McClures went to court to fight the condemnation but lost after a three-day trial. James McClure received $127,500 for G Ranch, and John and Dorothy McClure were given 90 days to vacate. After a frantic search for suitable land they leased Boyd Stewart's ranch in Olema Valley, and eventually settled down at Pierce Ranch, which James McClure had bought from John Rapp with money from the RCA condemnation.

RCA erected a transmitting plant on the southwest portion of the ranch and leased the remaining dairy portion to the Grandi Company of Point Reyes Station.

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[149]Deeds Book 209, p. 491, and Book 211, p. 226, MCRO.

Al Bianchi and Richard Velloza operated the dairy for the Grandi Company, which had a string of dairy ranches as part of its general merchandise business. Apparently it was Bianchi who put in the Grade A dairy in the 1930s. French-born Frank Labrucherie took over the business about 1941, but within six years lost his Grade A certification and defaulted on the lease with RCA. The State Dairy Board condemned the dairy, an action which curtailed milk production until sanitary improvements were made.[150]

Some time after 1935 the main ranch house burned, and was replaced with a modest one-story home at the same site.

Joseph Lunny Sr., father of the present lessee at G Ranch, bought the business from Labrucherie in 1947 and set to work to improve the dairy and reestablish the Grade A certification. Lunny, Vice President and General Manager of Pope and Talbot, Inc.'s Steamship Division in San Francisco, had intended to retire but soon found his hands full with a troubled dairy at Point Reyes.[151]

The Lunny family moved to the ranch from a comfortable home in San Francisco. Lunny studied current dairy techniques and sought advice from respectable dairy experts. The Lunny ranch became one of the first at Point Reyes to improve the milk herd through artificial insemination, against the warnings of some neighbors. Lunny enlarged the small Grade A barn to a 12-cow, walk-through, built to University of California specifications. Within a few years great progress had been realized.[152]

Many physical changes occurred at the ranch in the 1950s. RCA had the old milking, calf, and horse barns torn down, leaving only a few sheds from the original ranch complex. A World War II army barracks was moved from the RCA facility to the ranch and is today the second residence at the ranch. A silo which had stood by the large barn blew down in a storm around 1956. The Lunnys added to the main house in the mid-1960s.

By 1959 Lunny milked 180 cows, mostly Holstein, out of a herd of 400. At its peak the Lunny ranch milked about 220 cows. Joe Lunny, Sr., died in 1959, leaving the business to his son Joe. Faced with environmental restrictions which

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[150]Mason, Historian, pp. 414-415; Baywood Press, October 14, 1954, Independent Journal, December 29, 1962, p. M2.

[151]Information on the Lunny years came from interviews with Joe and Joan Lunny.

[152]The Co-op Breeder, August 1959, p. 1-2.

put a financial burden on all dairy ranches in the 1970s, Joe Lunny, Jr., sold the dairy herd in 1975 and began to raise beef.

RCA sold the G Ranch to the Trust for Public Land on January 14, 1977, and the ranch was bought by the federal government for Point Reyes National Seashore in 1978. The Lunnys now operate the ranch on a Special Use Permit with the National Park Service. RCA has since been superceded by MCI International, Inc., and retains an inholding adjacent to the Lunny Ranch.

3. Buildings and Historic Resources

None of the major original buildings survive at G Ranch. Two sheds in poor condition exist but have no historic significance. What appears to be an older bunkhouse has been substantially altered. Corrals and fences, mostly barbed wire and wood, appear to remain in their historic locations.

The cemetery on the eastern hill contains the headstones and remains of Hinrik Claussen and his wife, son and daughter-in-law, as well as other family members and some unmarked graves. A separate fenced enclosure under Coast Guard ownership contains the marked graves of four surfmen who died while on duty at the United States Life-Saving Station at Point Reyes Beach in the early 1890s. The local Coast Guard unit has performed maintenance on the area.

A mile-long line of eucalyptus trees marks the historic boundary between Howard and Shafter lands. The trees were reportedly planted before the turn of the century, perhaps as early as 1870, by Henry Claussen.

Two roads leave the G Ranch complex, one to the schooner landing in Drakes Estero, and one to the schoolhouse at M Ranch, being the original route between Point Reyes and Olema before the levee and floodgate was built before 1916. The schooner road has been plowed under in most of its length. The school road remains only as a remnant.

4. Significance

G Ranch is a significant part of the Shafters and Howard ranch enterprise and the dairy industry of Marin County. Unfortunately, the ranch no longer contains any significant historic buildings. This fact greatly diminishes the integrity of the ranch.

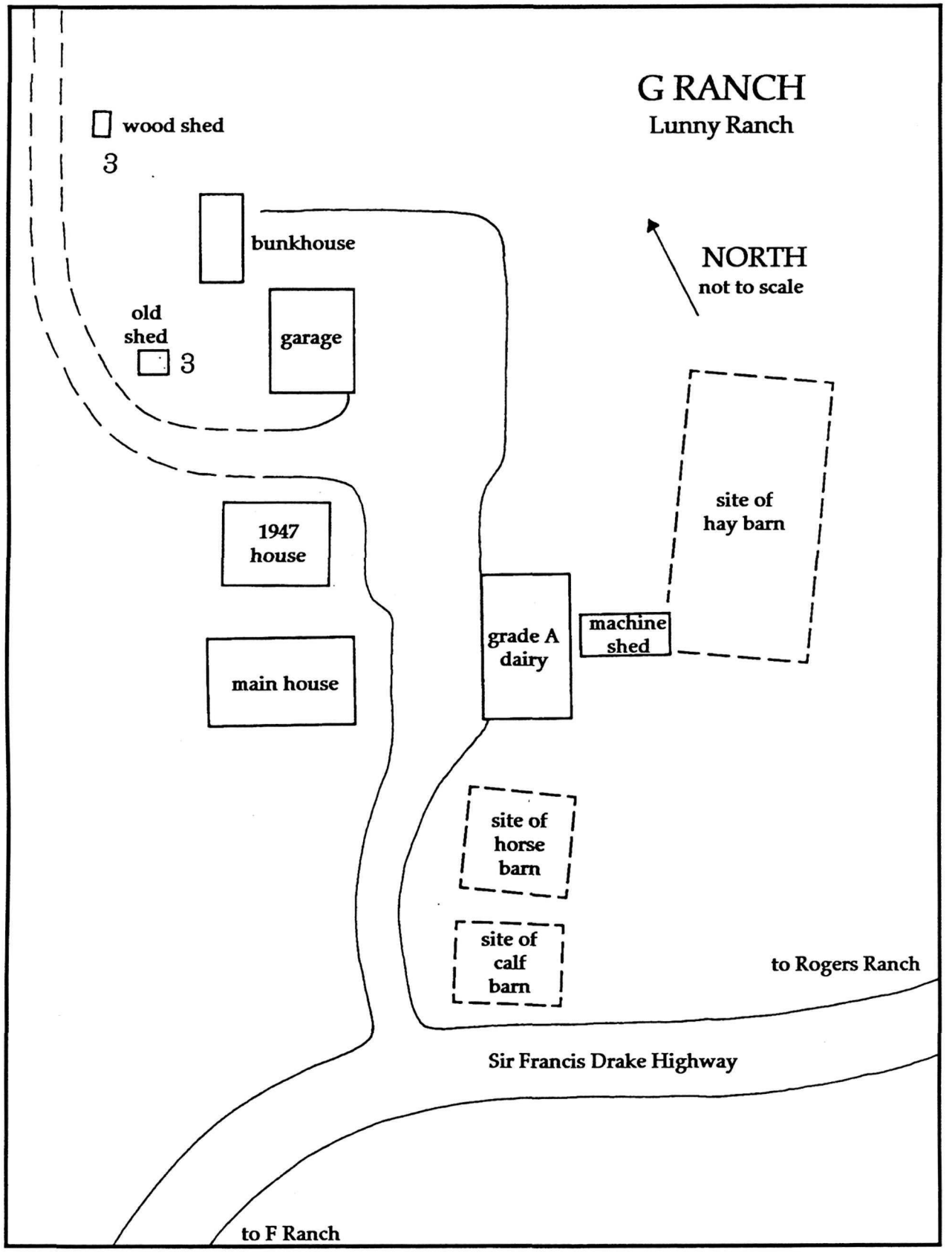
The G Ranch cemetery has local significance in agricultural history and as a historic gravesite.

The mile-long line of eucalyptus trees are a major Point Reyes landmark of local historic significance, illustrating one of the important land divisions of the Shafter/Howard properties that remained unbroken for seventy years. The trees are a unique representation in the area of boundary marking, as most row trees were planted as windbreaks.

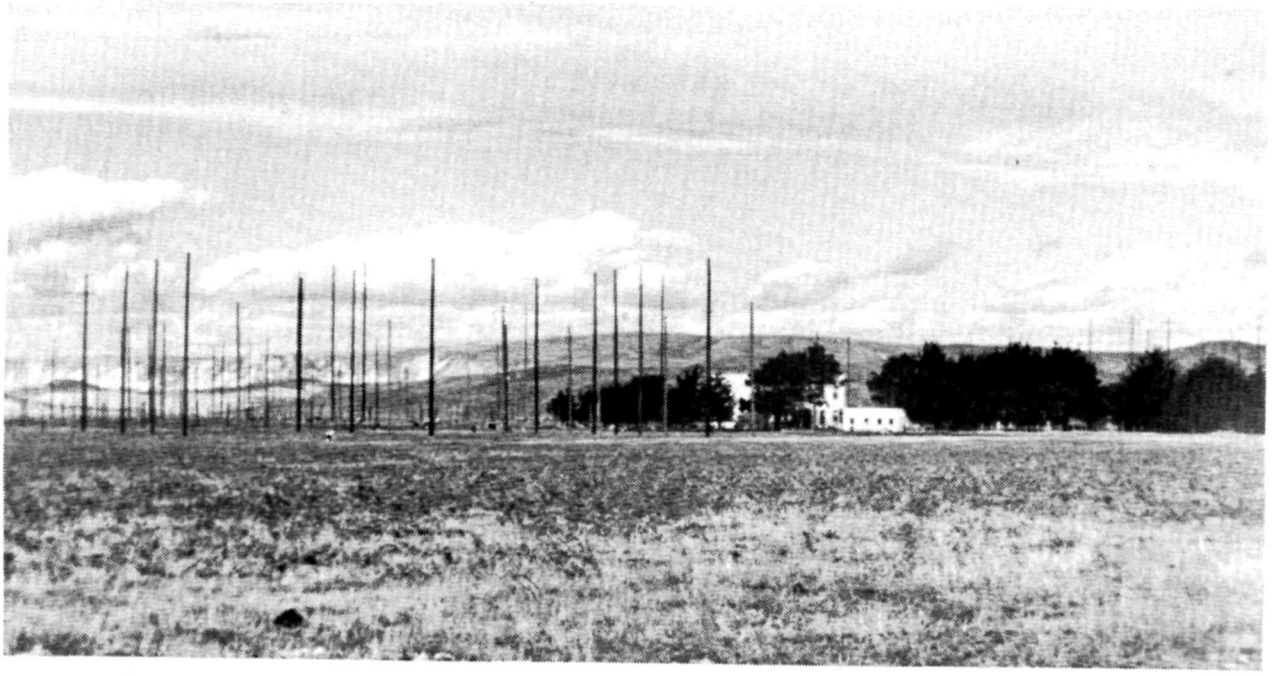
5. Historic Features

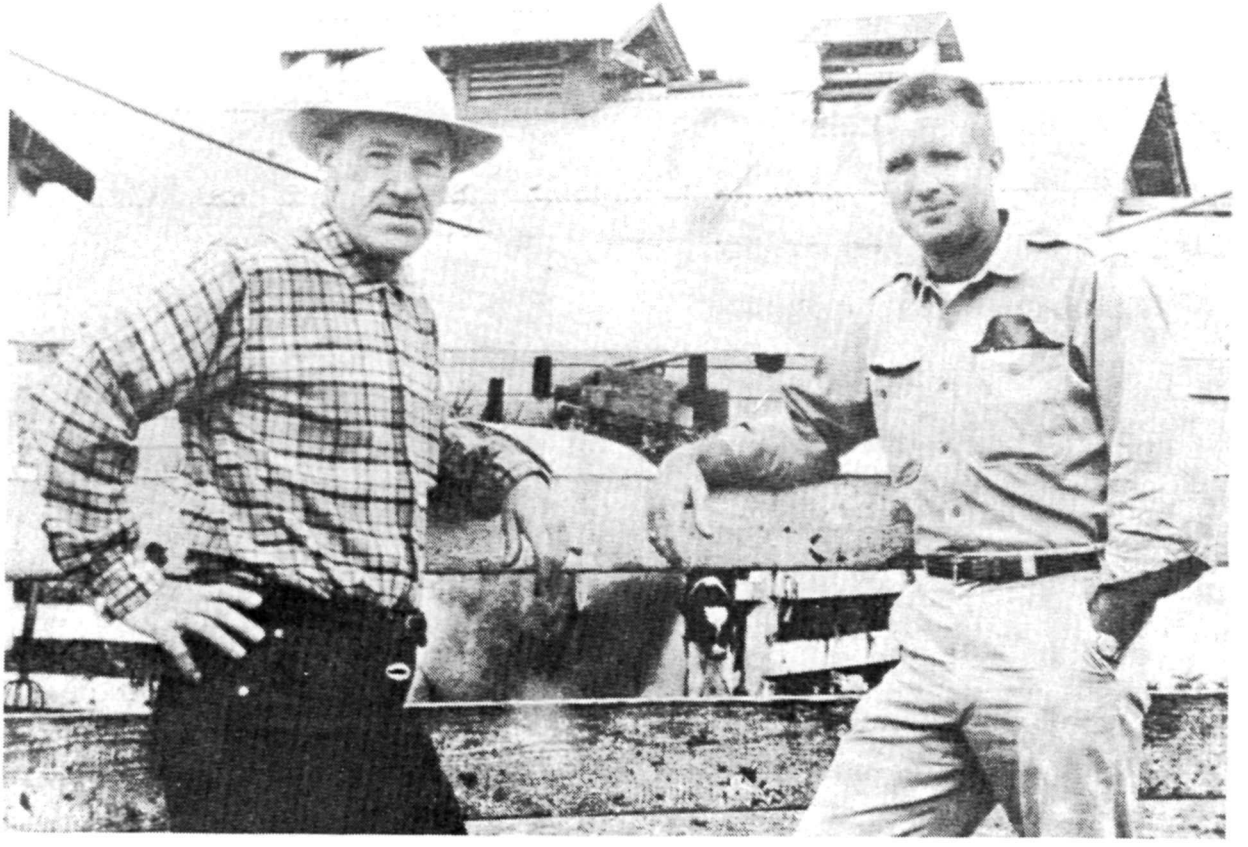
1. Claussen cemetery, 1872-1915*
2. eucalyptus hedge, Shafter/Howard boundary, ca. 1870s*
3. two sheds, ca. 1900

*Contributing structures/features for future National Register Nomination.


G RANCH
Lunny Ranch
wood shed
3
bunkhouse
NORTH
not to scale
old
shed
3
garage
site of
hay barn
1947
house
grade A
dairy
machine
shed
main house
site of
horse
barn
site of
calf
barn
to Rogers Ranch
Sir Francis Drake Highway
to F Ranch

The McClure family poses in front of the house at G Ranch, around 1920. James McClure is on the far left rear, Margaret McClure in the center rear, and Jim McClure is third from the right. Photo from the Julius Smith Family Album, Jack Mason Museum.



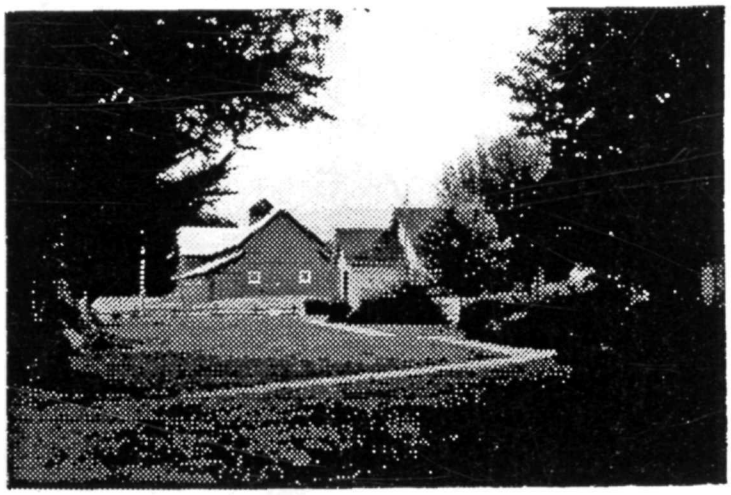


Top, RCA built this radio station on the G Ranch in 1929. Photograph by D. M. Gunn.
In the bottom photo, Joe Lunny, Sr. and advisor Tom Halpin of Pacific Breeder's Co-op stand in front of the old G Ranch barns. From *The Co-op Breeder,* August, 1959.

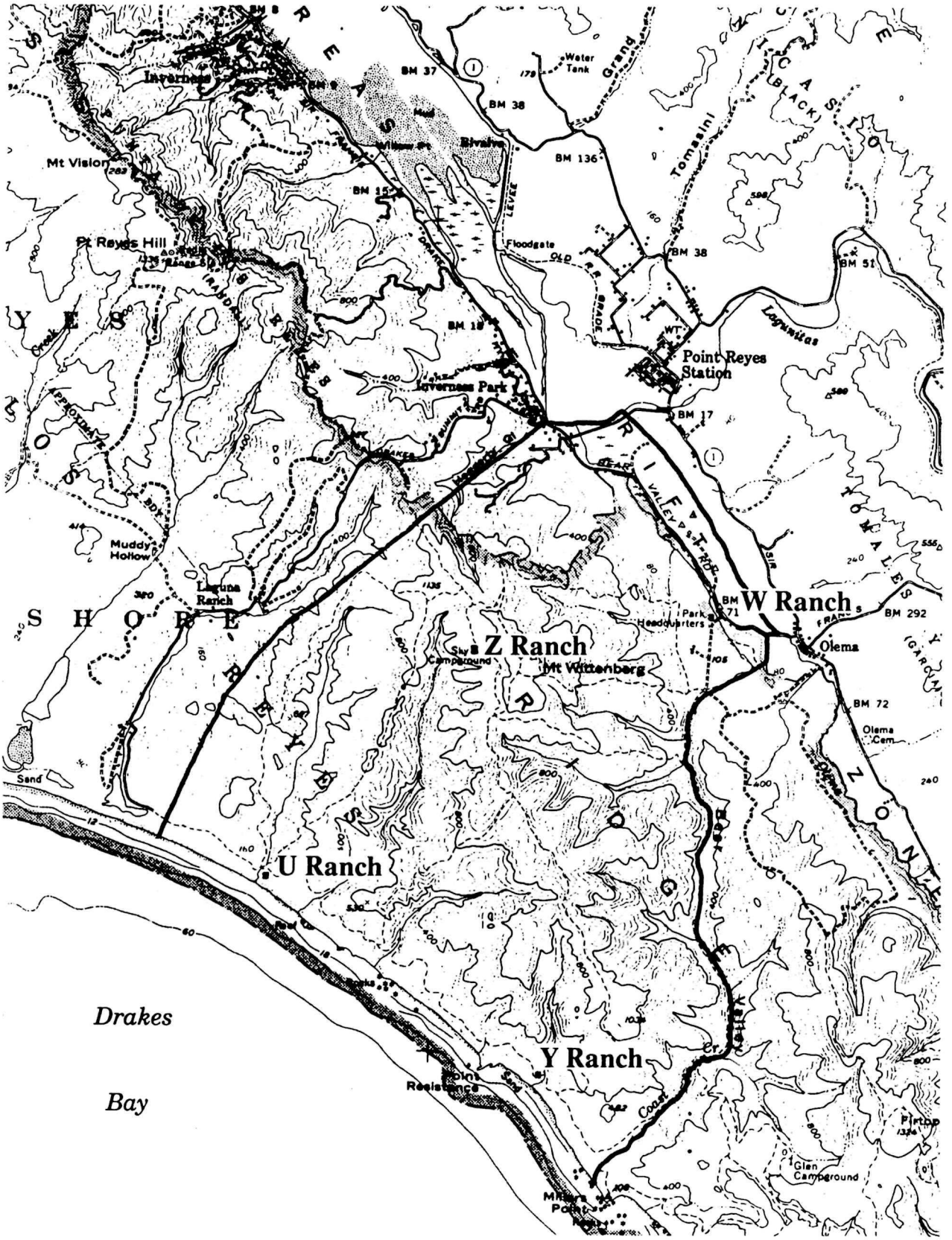
SECTION TWO:

Charles Webb Howard Ranches

I. U RANCH (site, Coast Camp)
J. W RANCH (Park Headquarters)
K. Y RANCH (site)
L. Z RANCH (site, Sky Camp)



Park headquarters at Bear Valley Ranch


Inverness
Mt Vision
Pt Reyes Hill
Muddy Hollow
Laguna Ranch
Sand
Drakes
Bay
Point Reyes Station
Inverness Park
Floodgate
Water Tank
Olema
Park Headquarters
Sky Campground
Mt Wittenberg
Olema Cem
Glen Campground
Pt Reyes
Coast
Point Resistance
U Ranch
Y Ranch
Z Ranch
W Ranch
Tomasini
Laguna
Grand
Levee
Creek
Trail
Fire Road
Valley
Ridge
Zone
Bay
Shore
Reyes
Point
Station
Olema
Ranch
Park
Sky
Mt
Wittenberg
Cem
Glen
Campground
Coast
Point
Resistance
Drakes
Bay

I. U RANCH
Site at Coast Camp

1. Description

The only telltale sign of any ranching activity at Coast Camp is the large eucalyptus tree at the foot of the loaf-shaped hill that protects the camp from the ocean winds. The tree marks the forgotten site of U Ranch, a small dairy of the larger Bear Valley Ranch. The ranch was abandoned in the 1930s although a few outbuildings survived until the campground was established in 1965.

The U Ranch site is situated a stone's throw from the beach at Drakes Bay. It is located on a small creek, with brushy hills rising to the east. To the north of the ranch site a wide terrace, site of the ranch's hayfields, sits at the base of a range of hills; to the south the terrain becomes more wild. As the Bear Valley Ranch was never subdivided, the boundaries of U Ranch have not been determined. It is bounded northwest by the Laguna Ranch, northeast by Z Ranch, southeast by Y Ranch and southwest by Drakes Bay.

U Ranch appears to cover approximately 1100 acres of combined grassland, brush and fir forest, much of which has encroached on the property since grazing was reduced. Deep gulches with year-round creeks cut through the ranch.

No roads currently cross U Ranch, although the Coast Trail is an old private ranch road. The Beatty Trail to the ridgetop was probably once the connector road to Z Ranch but has been abandoned. No cattle graze as the area is used for recreation only.

2. History of U Ranch

A house at what would become the site of U Ranch appeared on two maps dated 1854, identified on one map as "Forster's." On a map of 1860 someone named Foster occupied the site. While the name Foster appears in many of the early deeds (Foster's Landing on Tomales Bay, "The Old Foster Place", etc.) nothing has been found about him. Coast surveys of 1859-60 showed no settlement at the location, rather a small farm about half a mile south. Henry

Tewksbury may have occupied U Ranch in 1870. An 1873 map shows the home of "Portugee Tom" at U Ranch.[153]

After U Ranch became a developed dairy in the tenant system of Charles Webb Howard, it was occupied by Swiss-born Pietro Campigli and his large family, from 1884 to 1905. Campigli, born in the Valle Maggia, Switzerland, in 1848, came to Marin County in 1866 and worked as a farm and road laborer near Olema. He returned to Switzerland in 1879, married, then brought his wife Isa Filamena Martinelli and their baby Lelia in 1882 back to Point Reyes, where they leased U Ranch from Howard. The Campiglis had eight more children while living at U Ranch: Armando, Alba, twins Olga and Amelia, twins Erminia and Arnoldo, Nancy, and Walter. As the ranch was one of the few that stood next to a beach, the Campigli children grew up as beachcombers, but hard workers on the ranch as well. Campigli had only one hired hand in 1900--the children did most of the dairy work.[154]

The ranch was typical of the smaller dairy ranches, with a house and dairy, small barns, and outbuildings. A contemporary news item, noting that Campigli had killed a rattlesnake on the ranch, referred to it as the "Coast Ranch." In 1901 Campigli milked 75 cows and made 2,250 pounds of butter per month at U Ranch. The Campiglis left U Ranch in 1905 and eventually moved to the Riverside Ranch at Point Reyes Station; they retired to Olema in 1921; Peter Campigli died in 1930, his wife Isa in 1951.[155]

In 1919 John Rapp purchased Bear Valley Ranch from the Howard family and leased U Ranch to dairyman Giovanni (John) Alberti. Alberti came to the United States from Italy in 1909. He resided on the ranch with his wife Rita and two laborers. As late as 1925 Alberti milked his cows by hand, according to one of his milkers, Jim Colli of Olema. Alberti left the ranch after Jesse Langdon bought

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[153]Marin County Journal, August 6, 1870, p. 3; Maps: survey for Andrew Randall, May 1854; survey for Bethuel Phelps, ca. November, 1854; patent survey for Andrew Randall, August, 1858; Official Maps of Marin County, 1860 and 1873. J. H. Forster was the name of the surveyor on Randall's 1854 map, yet most accounts of an early settler names him Foster. On Randall's 1858 map, Foster is located about a mile north, on the site of the first Laguna Ranch on the lagoon of Limantour Estero.

[154]Population Schedules, 9th U. S. Census, 1870, and 12th U. S. Census, 1900; interviews with Nancy Campigli Robinette and Fern Gilliam.

[155]Marin Journal, August 21, 1890 and June 20, 1901; Leases Book I, pp. 373-374, MCRO; Campigli family history, typescript.

the Bear Valley Ranch in 1925 and eliminated the smaller coastal dairies.[156]

U Ranch apparently experienced rumrunning activity during prohibition, 1919-1933. A former feed truck driver recalled:

> During the prohibition years, when Colonel Langdon owned the Bear Valley Ranch, a man named Spencer ran the ranch which was located at the present site of the Coast Camp.
>
> One night Spencer was awakened by two men who came to his door, gun in hand. They pressed him and his wagon and team into service to haul cases of whiskey from the beach to the road. These "imports" from Canada had been quietly brought ashore by a smuggler who apparently knew the area fairly well.
>
> As he worked, Mr. Spencer saw his own opportunity and made sure that enough cases were kicked off into the bushes so that he would have an ample stockpile for his own use. Later these cases were stored securely under the barn. However, they were not hidden as well as Mr. Spencer thought. They were taken by a third party and presumably removed from the Bear Valley area.[157]

U Ranch fell into disuse perhaps as early as the 1930s. Some of the outbuildings remained in use by the owners of the cattle ranch at Bear Valley until the early 1960s, after which the last one, a typical 30' by 32' calf barn, used as a hay barn during its last decades of use, was torn down by National Park Service crews.[158]

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[156]Deeds Books 208 and 209, etc.,and Leases Book K, pp. 112-114, MCRO; interview with Jim Colli.

[157]Typescript, "An Account of Bootlegging in Bear Valley," related by Ernest E. Wagner, September 26, 1967, PRNS.

[158]Interview with George DeMartini; aerial photography, 1959-62, and park planning photography, 1960s, PRNS.

3. Buildings and Historic Resources

No historic buildings or structures remain at U Ranch. The old coast road crosses the ranch site in its historic location, and other roads, some reportedly dating from the army occupation of the 1940s, lead to and from the site. A large eucalyptus tree, perhaps more than 100 years old, marks the site of the dairy house. A National Park Service walk-in campground, called Coast Camp, occupies the site today.

4. Significance

The site of U Ranch is significant as a contributor to the Shafters and Howard ranch enterprise and to the dairy industry of the area. Only the large eucalyptus tree remains in the complex, and for that reason it is of local historic significance.

The original coast road is significant as a part of the transportation history of the dairy district.

5. Historic Features

1. eucalyptus tree c. 1890s*
2. coast road (Coast Trail) 1850s*
3. roads to Laguna Ranch c. 1940

*Contributing structures/features for future National Register Nomination.

A foggy scene at U Ranch around the turn of the century. The dairy is in the background. Courtesy of Fern Gilliam.

The Campigli family pose in their work clothes at U Ranch around 1903. From left to right, Isa Martinelli Campigli, Alba, Erminia, Lelia, Walter, Amelia, Olga, Armando, Nancy, Arnoldo, and Pietro Campigli. Santino Martinelli photo courtesy of Fern Gilliam.

Howard's Bear Valley Ranch as it appeared on the 1873 map of Marin County. W Ranch is marked as "Crandall." "Portagee Tom" lives at the site of U Ranch; ranches Y and Z do not appear on the map. Notice the road, today's Bear Valley Road, is the major access to the head of Tomales Bay.

J. W RANCH
Bear Valley Ranch, Park Headquarters

1. Description

One of the largest and most famed Point Reyes ranches is the Bear Valley Ranch, which now acts as the administration headquarters, visitor center, and major trailhead for visitors to the Point Reyes National Seashore. Given the letter W in the Shafter dairy organization of the 1860s, the proximity of the ranch to Olema (less than a mile) held it in the public eye for all of its history. The scenery at Bear Valley is among the finest in California, and its resources have long been exploited and enjoyed by man. Long a favorite destination for tourists coming by train, stagecoach and automobile, Bear Valley remains a prominent and popular area in Marin County.

For the most of this century the Bear Valley Ranch consisted of four dairy ranches, U, W, Y, and Z. The W designation dropped from use around the turn of the century and eventually Bear Valley Ranch stood to mean the whole area of the aforementioned ranches. These ranches are separated for individual history study in this report. The 7739-acre ranch, including the smaller dairies, stretched from Olema and Tomales Bay on the east to the Pacific Ocean and Drakes Bay on the west. Bounded on the north and south by the lands of James McMillan Shafter, delineated by a series of ridges adjacent to the Laguna Ranch to the north and Bear Valley Creek and Coast Creek to the south. The land is practically mountainous, with the highest peak on the Point Reyes Peninsula, Mt. Wittenberg, as the central geographic feature of the ranch. Forested hills spotted with meadows characterize the eastern portion of the ranch, while brush- and grass-covered ridges and gulches pour down to a spectacular Pacific shoreline on the west.

The ranch complex is located near at the foot of Mt. Wittenberg a half-mile from Olema on Bear Valley Road. It consists of a large red hay barn, three residences for ranch workers (two of which have been converted to offices), a horse barn, and maintenance facilities. On a hill nearby, past the current visitor center, is a later complex of buildings constructed for the pleasure of the wealthy owners of this century: a house, garage/apartment, and horse barn. This area is now the site of the Morgan Horse Ranch. Access to these complexes is by a federal

entrance road off county-owned Bear Valley Road, marked with a prominent carved wooden park entrance sign.

2. History of W Ranch

W Ranch may sit on the site of Rafael Garcia's adobe *rancho,* described in Section I of this report. Archeological investigations have not been attempted in this area, and some previous research led historians to believe that the Garcia site was in the flat area across Bear Valley Road from park headquarters. Given the historical data gathered about that area for this report, it seems unlikely that a substantial ranch complex would have been built on what was essentially an unstable marsh or slough. This writer believes that Garcia's ranch was located at the present site of the Bear Valley Ranch. The site offered flat ground of stable character, and fits descriptions and early surveys of Garcia's ranch. For instance, a correspondent for San Francisco's *Alta California,* writing about a visit to Point Reyes, described leaving Olema and "passing the Garcia ranch house, which stands on a knoll, a short distance from Olima [sic] . . . ." Only archeological investigation will prove the exact location, and the amount of earthmoving at the Bear Valley Ranch site could have obliterated any evidence remaining from Garcia's time.[159]

After receiving the patent for the Ranchos Punta de los Reyes and Punta de los Reyes Sobrante, the Shafter brothers went after Rafael Garcia in court, claiming that their rights to the Berry Ranch should include additional acreage land, namely Garcia's. The case was resolved in 1866, just before Garcia's death, with the Shafters receiving some land in the Olema Valley and Pine Gulch, and a large tract of unclaimed land on the northern slopes of Mt. Tamalpais, including much of Lagunitas Canyon. This settlement also confirmed Olema Creek as the boundary between Shafter and Garcia land, leaving Garcia's historic old adobe *rancho* in Shafter hands. Apparently, Garcia's adobe buildings were demolished and the W Ranch constructed at the site in the late 1860s.[160]

Along the lines of the Shafters' plans, W Ranch was designed as a premium

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[159]Plat of Rancho Tomales y Baulines, 1860; San Francisco Alta California, December 9, 1865; James Delgado, "Found--The Garcia Adobe Site!", in Mason, Historian, pp. 400-401.

[160]Mason, Point Reyes, pp. 40-48; "Plat of the Rancho Tomales y Baulines," 1865, PRNS.

dairy ranch. A dairy house, barns, and a substantial two-story house occupied an area between a westward bend in Olema Creek and a section of Bear Valley Creek. Probably later, in the 1870s or '80s, the proprietors built a huge milking barn. After the partition of 1869-1870, W Ranch was owned by Charles Webb Howard; he may have been the moving force in the establishment and construction of the ranch. Like the Shafter Home Ranch, W Ranch was no doubt designed to be one of the showplaces of the Shafter/Howard dairy empire, perhaps built by Howard with competitive spirit directed toward his in-laws. The earliest reference to the name Bear Valley Dairy was found in a 1883 account book of the Shafter family.[161]

Howard himself didn't operate or live at W Ranch, but for much of the time his superintendents did, making W the headquarters of Howard's dairy operations on Point Reyes. The first known tenant at W Ranch, as of 1871, was named Crandell, perhaps a relative of Thomas Crandell of F Ranch or the same man. Starting around 1877 Howard's ranch superintendent, William H. Abbott, oversaw Point Reyes operations from the Howard "home ranch" at Bear Valley. Around that time a great deal of land clearing was in progress. A newspaper reporter recounted wind damage after the clearing operation:

> During the high winds of last month, about one hundred and fifty oak and bay trees blew over on the lately cleared lands of C. W. Howard, at Olema. A few years ago these lands were covered with dense forests . . . . The stumps were cleared by grubbing, blasting, burning, etc.[162]

Howard liked his superintendent Abbott a great deal (Abbott "belongs to the family," wrote Howard) and gave him full responsibility for operation of the ranches. Howard was busy with his San Francisco enterprises, including the Spring Valley Water Company and the muckraking magazine *The Wasp,* and spent his time in the city. Abbott kept up-to-date with dairy innovations, being perhaps the first in the area to try and purchase a cream separator. Howard wrote in 1884, "Abbott has just got in operation at his place The Machine which separates the

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[161]Shafter Ranch Ledger, entry of November 16, 1883, Jack Mason Museum.

[162]Plat of the Subdivision of Punta de los Reyes, 1871; C. W. Howard to Theron Howard, July 18, 1882, Howard Family Collection; Marin County Journal, February 7, 1878, p. 3.

cream from the milk by centrifugal force & thinks it will benefit him nearly 20% in his business of Butter Making & Selling." The San Rafael newspaper reported the next month:

> The Fay cream separator has had a trial at Mr. Abbott's dairy. The milk was divided in equal parts, one-half going into the machine, and half set in the old way, say 1,000 pounds in each. The separator produced the greater weight of cream, but at the churning it made a half-pound less of butter, showing a greater amount of buttermilk. The test was made under some disadvantages to the new method, and it is probable another trial will be made, with a steam power brought from the city. The innovation is so much esteemed that Mr. Claussen [E ranch] will probably take two, and so will Randall and Johnson [Pierce ranch]. A machine will separate seventy gallons an hour.[163]

Abbott also farmed hay on W Ranch, with 25 acres producing 4 tons in 1890. He retired in May 1899, after 22 years of faithful work for Howard.[164]

Howard's son--Frederick Paxon Howard--moved to the ranch after Abbott left and spent his days there as a "gentleman farmer." His siblings, Maud, Harold, and Oscar, lived in the east and Europe, showing no apparent interest in the ranch. Charles Webb Howard died in 1908, leaving the ranch to his estranged wife, Emma Shafter Howard. Mrs. Howard lived the life of a socialite in San Francisco while her son ran W Ranch in high style. After Mrs. Howard's death, however, the family began to squabble over the Point Reyes property. Historian Jack Mason wrote of the events to come:

> Fred Paxon Howard had been a gentleman farmer, like his second cousin Payne, on his mother's W Ranch . . . which was flourishing through these years. It vexed his sister Maud that he presumed to "live on, use and have income from that particularly choice ranch," especially when--as she claimed--he refused to account for the income it produced. Maud, who had been living in

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[163]Marin County Journal, April 10, 1884.

[164]C. W. Howard to Theron Howard, March 18, 1884, Howard Family Collection; Marin Journal, July 17, 1890 and May 25, 1899.

> Europe on a family allowance, "wanted out" of the family combine, and offered her share of Point Reyes to her brothers for $100,000. Two of them lived in the east: Harold was in a mental institution, and Oscar Shafter Howard, a composer of sorts, lived at the Lamb's Club in New York City. Neither objected but Fred, who was president of the family corporation, did. Maud hired a young San Francisco lawyer, Jerome B. White, and sued her brothers to force a partition of the Point Reyes holdings.[165]

Maud Howard won the lawsuit, and the family members sold their interest in the land individually to millionaire San Francisco brewer John G. Rapp for a total of about $400,000. Rapp quickly sold off the ranches on the Point, but kept W Ranch and, after Fred Howard left, set to work making the Bear Valley Ranch into a 20th century dairy farm.[166]

John Rapp, son and namesake of one of San Francisco's most prominent beer producers, had the resources to improve the Bear Valley Ranch both for business and comfort. Prohibition had closed down the family business the same year that Rapp made the ranch purchases. For his family's enjoyment, Rapp built a "magnificent country home" in 1923 on a hill near Oscar Shafter's centennial sequoia, about half a mile up Bear Valley from the ranch complex. The house, reportedly costing about $12,000 to build, was of a rustic character, along the lines of a hunting retreat with an eye for entertaining. A wide porch looked out over the Olema Valley. On the creek below, Rapp had a dam constructed, which formed a pond large enough for boating and swimming; changing rooms were available at pondside for guests. The family, including three daughters and a son, enjoyed horseback trips to the ridges, swimming, hunting, and hiking all over the property. Guests were frequent, some of whom were allowed to set up tent camps on the property during the summer. One family, that of Robert Menzies of San Rafael, kept a tent camp on the hill near Rapp's house site where the children and friends had the run of the ranch. A longtime tradition of free public access to Bear Valley, started by Charles Webb Howard, changed as Rapp began to charge a fee for entry. Also, Rapp sold some prime property: he sold 466 acres in the northeast corner of

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[165]Mason, Point Reyes, p. 94.

[166]Ibid., pp. 94-95.

the ranch to his realtor, August Lang, in November 1923, for $18,000. This property eventually became Noren Estates and the Silverhills subdivisions adjacent to Inverness Park.[167]

At the old W Ranch dairy, Rapp hired John Watson as manager, and embarked on a program that would make the Bear Valley Dairy one of the first certified dairies in Marin County. Certification was the precursor to Grade A labeling which was established in the 1930s, where sanitary standards were upheld in order to produce milk for popular consumption. To do this, Rapp improved the dairy herd and built a sanitary barn and two trademark silos in 1922. Rapp's milk, taken from the cows by white-uniformed milkers, was sold on contract to hospitals and restaurants in San Francisco. A newspaper report mentioned the status of the dairy:

> Rapp is said to have one of the best certified milk dairies in Northern California. All of his product, which is shipped in bulk, is transported to leading hospitals in San Francisco. Those who have visited the ranch state it has been transformed into a veritable marvel of perfection in every detail. The herd, comprising purebred cattle, now numbers about 200 head, and Rapp employs about 20 men to handle their product.[168]

The other dairies on the ranch, U, Y, and Z, continued producing cream under leases from Rapp that duplicated the old Shafter leases. Rapp and Watson also hired Greek laborers to clear about 10 acres of dense willows in the flats opposite the dairy ranch, and to channelize Olema Creek, rerouting it to a tangent from the village of Olema to near the head of Tomales Bay. Rapp planted feed crops on the flats, in cooperation with the county farm advisor, M. B. Boissevain. Irrigation was introduced to the ranch, with water from the dam upstream from the dairy. Rapp also had cottages built for his milkers.[169]

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[167]Rapp family information from an interview with his daughter, Joan Rapp Mayhew; interview with Mary Menzies Page; Marin Journal, March 22, 1923, p. 1; Petaluma Argus, undated clipping circa 1922; Mason, Point Reyes, p. 95.

[168]Marin Journal, March 22, 1923, p. 1.

[169]Mason, Historian, p. 95; Claribel Rapp Berckmeyer to Jack Mason, August 29, 1971, Jack Mason Museum Collection; interviews with Joan Rapp Mayhew and Lauren Cheda. Boissevain left photographs of Rapp's improvements at Bear Valley Ranch, now in the Jack Mason Museum

On September 1, 1925, Rapp traded the ranch for valuable shares in Dunham, Carrigan, and Hayden Company, a wholesale hardware business in San Francisco, to Colonel Jesse Langdon, manager of the business whose wife was a member of the Dunham family. Langdon continued Rapp's work in the certified dairy, and further improved the Holstein herd. Langdon's milkers were paid $90 per month, about three times the rate on other dairies. John Watson was laid off by Langdon and replaced by Dong Sing Tong, who "presided over [the dairy] with a firm hand," according to a local newspaper. Watson eventually became president of the State Board of Agriculture and a University of California regent.[170]

Jack Mason wrote about Langdon, long considered to be a part of the local color at Point Reyes:

> Like Rapp, the Colonel was a perfectionist . . . . A contemporary remembers him as a tall, ramrod straight man with a thin, craggy, humorless face, a spit-and-polish disciplinarian who wore khaki and a stiff-rimmed World War I-style Army hat even into the milking barn. Bill Christensen recalls "going over to ask for work and the colonel looking me up and down like a recruit standing inspection."[171]

Langdon closed the small dairies at U, Y, and Z Ranches and stocked the ocean range with beef cattle. By 1927, the Holstein herd had increased to 500 and had been accredited as tuberculosis-free, making it one of the state's largest disease-free herds. In 1928, Langdon's Bear Valley Dairy shipped 700 gallons of milk daily to San Francisco on the ranch truck.[172]

When the depression struck in 1929, Langdon reportedly lost most if not all of his capital, and soon lost his dairy certification and hospital contracts as well. The dairy remained in operation for a while, probably producing Grade B cream. A mortgage on the ranch became delinquent, and Langdon invoked the Frazier-Lempke Act to protect himself from foreclosure by the Bank of San Rafael. The

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Collection.

[170]Mason, Historian, pp. 8-9.

[171]Ibid., p. 792.

[172]Marin Journal, November 10, 1927, p. 5; Marin Herald, "Marvelous Marin Edition," August, 1928, p. 3; interview with Jim Colli.

U. S. District Court took over financial control of the ranch, but Langdon's problems were far from over. The Langdon's marriage was breaking up, according to Jack Mason, and Mrs. Langdon and her daughters labored at manufacturing muslin shirts in her living room. Langdon reportedly offered to sell the ranch to neighbor Lee Murphy for $90,000, but was turned down. Langdon published an illustrated brochure, touting the ranch as "one of the most magnificent country estates in all America." But finally, the bank foreclosed on its $212,000 mortgage, then bought the ranch and livestock at an auction on the steps of the county courthouse for $125,000, and put Bear Valley Ranch up for sale. The Langdons remained at the ranch, hanging on through red tape and perseverance, until they were evicted by the Marin County sheriff on April 23, 1943; the ranch had just been sold to Eugene Compton of Nevada, who had plans for the place.[173]

Well-known and wealthy cafeteria magnate Gene Compton bought Bear Valley Ranch from the Bank of San Rafael on April 21, 1943 and took possession soon after. Compton, like Rapp had done 20 years earlier, undertook an improvement and expansion program that included tearing down the large old W Ranch house that had been used as a horse barn and replacing it with a dairy foreman's residence and a bunkhouse. Compton hired Woodacre contractors Philpott & Bell to build a residence for the ranch manager, Charlie Schramm, across Bear Valley Creek from the ranch complex, as well as a horse barn, garage, equipment shop, and meat house. Up at the Rapp's house, a horse barn and garage apartment were constructed. The huge old milking barn, in use as a hay barn since Rapp improved the dairy in the 1920s, was stripped to the frame, given a substantial concrete foundation, and re-sided with horizontal v-groove siding. Compton built a new hay barn between the old one and the milking barn. No doubt Compton knew people in the right places, as such large private construction projects so soon after the war were rare because of lack of materials. Compton also purchased the adjacent Glen Ranch on the Shafter ranch.[174]

As Jack Mason wrote, "Compton's Bear Valley Ranch was as different from Colonel Langdon's as day from night. The austerity and tension of the Langdon years gave way to creature comforts and good will. The public had never felt

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[173]Mason, Historian, pp. 792-795; San Rafael Independent, October 18, 1938; Marin Journal, October 20, 1938; booklet, "Bear Valley Rancho," ca. 1938, PRNS.

[174]Mason, Point Reyes, p. 95, Historian, p. 823; comments of Louis Bloom, Boyd and JoAnn Stewart.

wanted at the ranch; now it did." Compton staged three rodeos (1946, 1947, 1948) at the ranch, in the area south of today's picnic area and parking lot, that drew competitors from all over the state. The last rodeo was endorsed by the International Rodeo Association and Rodeo Cowboys of America, which put the event in the league of world champions. Compton built an arena, complete with bleachers, refreshment stands, and restrooms, with the proceeds of the event to benefit the Sacred Heart Catholic Church in Point Reyes Station and the Widows and Orphans Fund of the Olema Volunteer Fire Department.[175]

Unexpectedly, Compton sold the ranch on February 11, 1949 to Grace H. Kelham, heiress to the Spreckels sugar fortune, and her husband Bruce, a San Francisco investment broker, and left town. The Kelhams were not interested in rodeos or dairy farming, and within a year sold the dairy herd and demolished the dairy and hospital (hay) barn. Equipment was auctioned and, after more than 80 years as a premium dairy, Bear Valley Ranch became a large beef cattle operation. The Kelhams hired Ralph Beatty as ranch foreman; Compton's manager Schramm stayed on for a short time to help Beatty get familiar with ranch operations.[176]

The Kelhams kept up the ranch buildings, and apparently did not build any others. Their ranch hands, including Beatty and George DeMartini (who was employed at the ranch by the Kelhams from 1949 and then by the park until his retirement in 1984), built corrals, cleared brush off of acres of hillsides on the ocean side of the ranch, and raised hay on the Olema Creek flats and at Y and U Ranches. DeMartini recalled tearing down the old Country Club buildings for the Kelhams around 1950 and then the coastal barns for the National Park Service fifteen years later. DeMartini, the assistant foreman, lived in the bunk house (today's administration building) until his eviction and subsequent hiring by the federal government.[177]

In the late 1950s, the ranch became a focal point in the establishment of Point Reyes National Seashore, being part of the smaller, original park plan. The National Park Service rented a building from the Kelhams to operate their land office, and a tiny parcel on the coastal part of the ranch became the first property to be deeded to the new park, as the gravesite of park legislation sponsor Clem

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[175]Mason, Historian, pp. 823-824.

[176]Mason, Point Reyes, p. 95; interview with George DeMartini.

[177]Interview with George DeMartini.

Miller. The park service purchased Bear Valley ranch on October 1, 1963, for $5,725,000. National Seashore staff immediately moved into the ranch buildings, with the bunkhouse and dairy foreman's house used as administration buildings. A wing was added to the bunkhouse in the late 1960s. The horse barn is in use by the rangers as an office and fire cache. The garage and equipment shop are used by the park maintenance division. The foreman's house, the upper apartment and garage, and Rapp's 1923 house were put to use as park housing. The upper horse barn now houses a part of the National Seashore's well-known Morgan Horse Ranch. The park service developed a picnic area and parking lot in a meadow near the foot of the road to the Rapp house.[178]

A number of water systems had been in use on the ranch for many years. A major system on a tributary of Bear Valley Creek supplied Olema with water, apparently since before the turn of the century. Another system, also feeding the Olema network, was located above the tributary of the creek that passes behind Kule Loklo, the park's Coast Miwok interpretive area. It was apparently built by Compton during the 1940s. The Olema system was superseded in the 1960s by the North Marin Water District which provided water originating in Lagunitas Creek aquifers near Point Reyes Station through a pipeline from that town; the Bear Valley Creek water works were removed although the other system remains in an inoperative state near Kule Loklo.

In 1983 the new Bear Valley Visitor Center was completed in a meadow opposite the picnic ground. Two years later, new access road was built, causing the abandonment of a portion of the century-old access road to Bear Valley. Today, the Bear Valley Ranch site is the primary destination of some two million visitors annually to Point Reyes National Seashore.

3. Historic Buildings and Resources

The hay barn, known for many years as "the red barn," was built circa 1870 and remodeled in 1944. It retains its size (52' by 198') and shape, and much of what appears to be the original interior framing. The siding and roof was replaced and a concrete foundation built under the barn. The barn was apparently

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[178]Baywood Press, December 19, 1963, p. 1.

unpainted at the turn of the century, and from about 1920 to the 1950s it was painted white. By the time the park purchased Bear Valley Ranch in 1964 the barn had been painted red.

The Rapp house, built in 1923, was used as a summer residence by the Rapp family, then as a permanent residence by members of the Langdon family. The house was remodeled by Gene Compton in the 1940s, and has apparently not been significantly altered since then. Most of the structures at Bear Valley Ranch were built 1944-48 by Gene Compton.

The bunkhouse, foreman's houses, horse barns, garage, equipment building, and meat house were built in 1947-48. All are in good condition and are maintained by the park maintenance staff. The west and north parts of the bunk house was altered in the late 1960s with an addition for administrative space, and an ad dition was constucted on the southeast corner in 1993. The additions matched the existing style but increased the size of the building by more than one third. During the 1993 construction, it was revealed that the current Superintendent's office was originally a separate small cabin, apparently predating the Compton improvements of the 1940s. The meat house was recently moved to make way for a realigned access road to the roads and trails shops and a new park housing area.

A number of historic roads exist at the ranch. The Bear Valley Trail was the major access to the coast from Olema, and dates from before 1873. Two old ranch roads branch off of Bear Valley Trail, the Old Pine Trail (which appears on a 1859 map) and the Sky Trail. Both provided access to the dairies at Mt. Wittenberg and the coast.

The site of the Bear Valley Country Club, 1890-ca. 1940, lies at Divide Meadow on the Bear Valley Trail to the coast. A deteriorating two-room outhouse, two fruit trees, and some evidence of grading are all that remain at the site. A number of exotic trees, including a flowering dogwood and a dawn redwood, survive at the site of the Robert Menzies cabin on Bear Valley Creek, ca. 1920-1970.

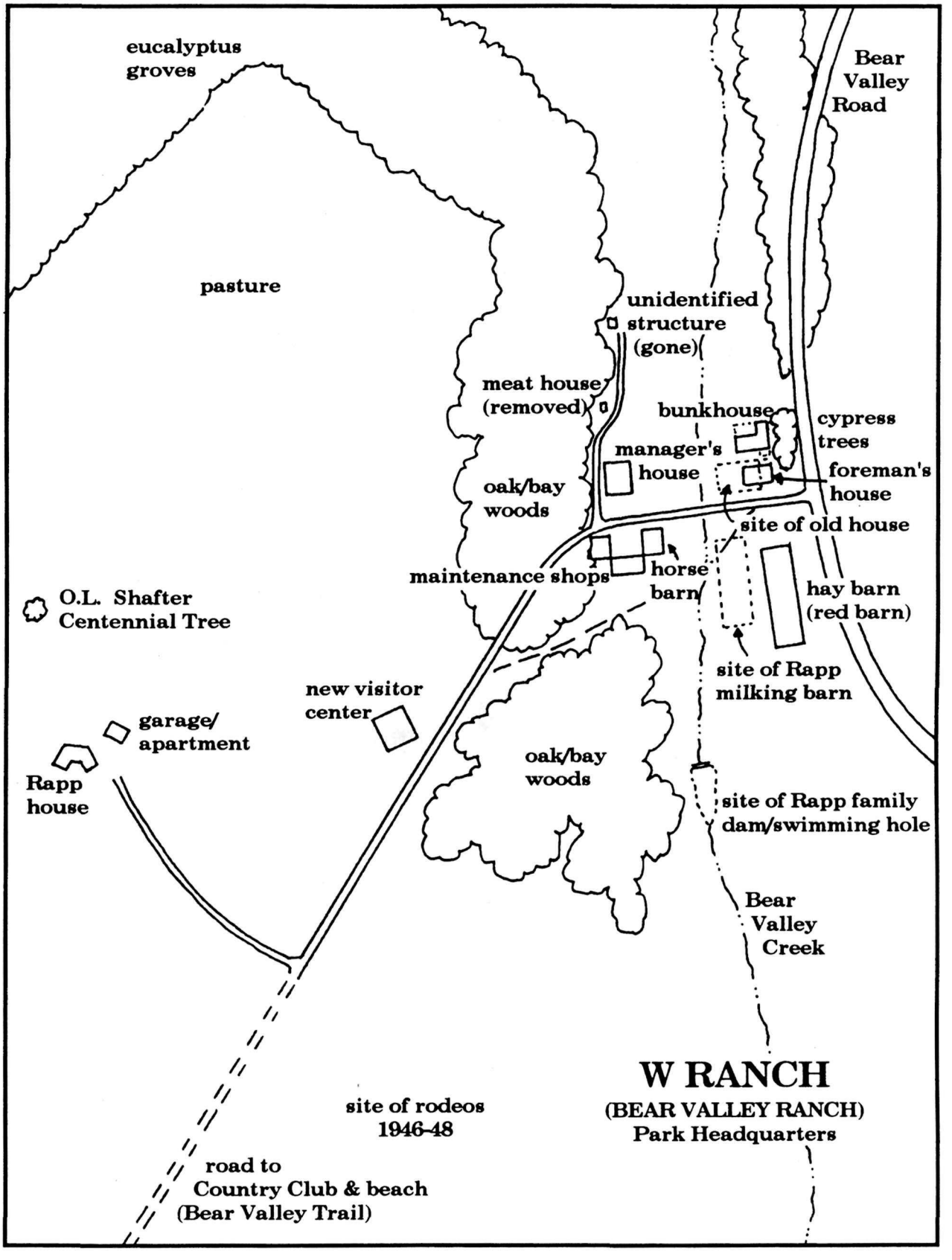
4. Significance

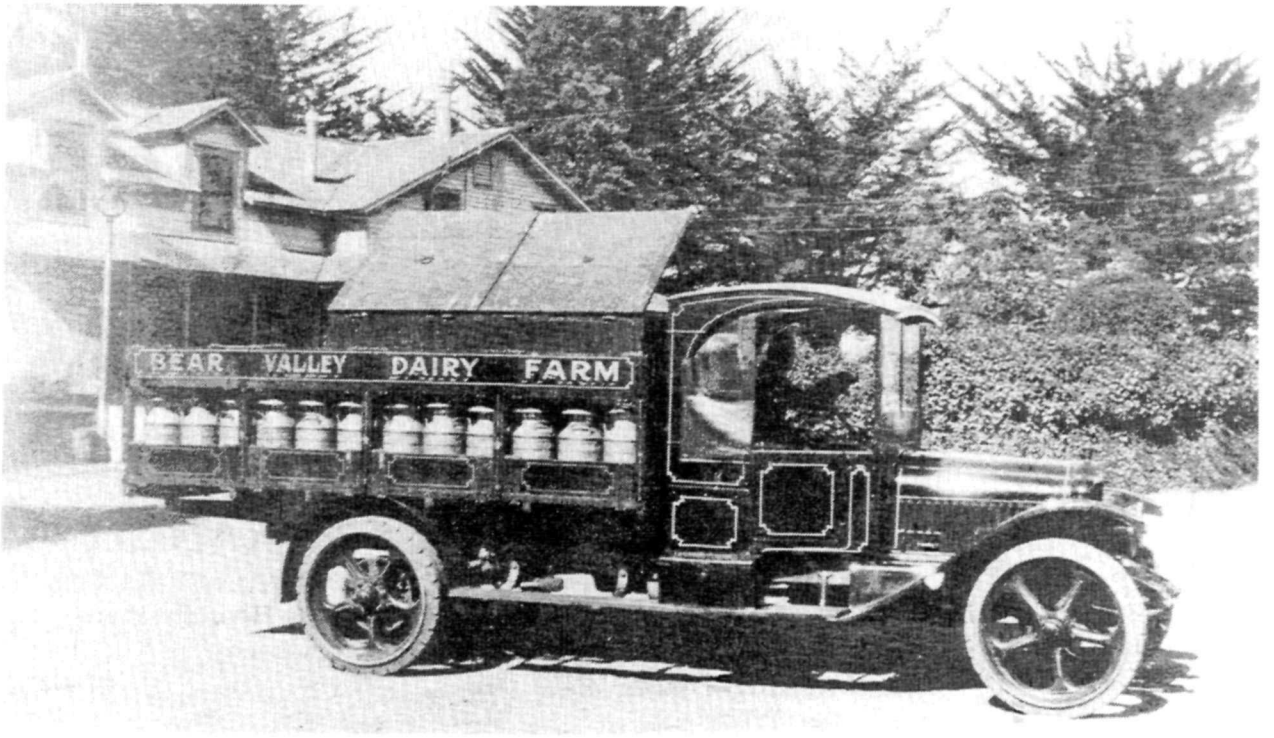
W Ranch is a significant contributor to the history of Point Reyes, arising from its role in the Mexican period (as Rafael Garcia's headquarters), the Shafter and Howard dairy industry (as the headquarters of Charles Webb Howard's dairy enterprise), the use of the area by prominent Californians (the Howards, Rapps, Comptons, and Spreckels/Kelhams) for commerce, leisure and public recreation, and for its role in the administrative history of Point Reyes National Seashore. The ranch retains a number of buildings from these eras (excepting Garcia), including the "Red Barn" of W Ranch, the 1923 Rapp house and 1943 Compton improvements, and National Park Service structures, notably the acclaimed Bear Valley Visitor Center. In addition, a number of historic roads which retain integrity cross the acreage of the original ranch, and are significant to the transportation history of Point Reyes.

5. Historic Features

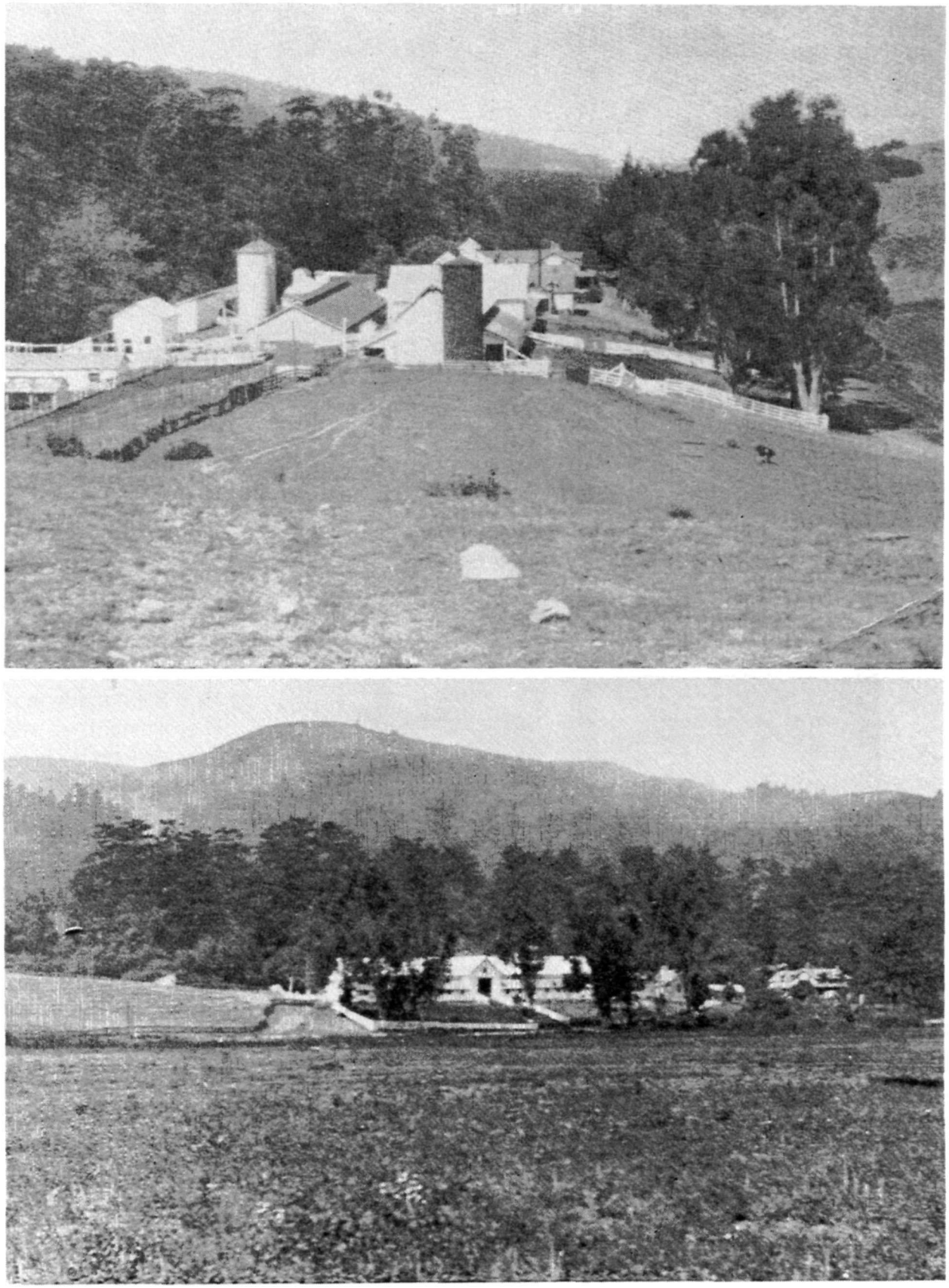
1. hay barn, ca. 1870s, restored 1940s*
2. Rapp house (ranger residence), 1923*
3. Manager's residence (ranger office) 1948*
4. Bunkhouse (administration) 1948
5. Horse barn (fire cache) 1948*
6. Garage and shops (B&U shops) 1948*
7. Manager's duplex (ranger residences) 1948*
8. Meat shed ca. 1948 (moved and altered in 1992)
9. Garage/apartment (horse ranch) ca. 1944-48*
10. Horse barn (horse ranch) ca. 1944-88*
11. Bear Valley road (Trail), ca. 1860s*
12. Z Ranch road (Sky Trail), ca. 1880s*
13. Old Pine Trail, 1850s*
14. dogwood and dawn redwood trees, 1920s
15. fruit trees at Divide Meadow, ca. 1890s
16. Country Club outhouse, ca. 1893*

*Contributing structures/features for future National Register nomination.

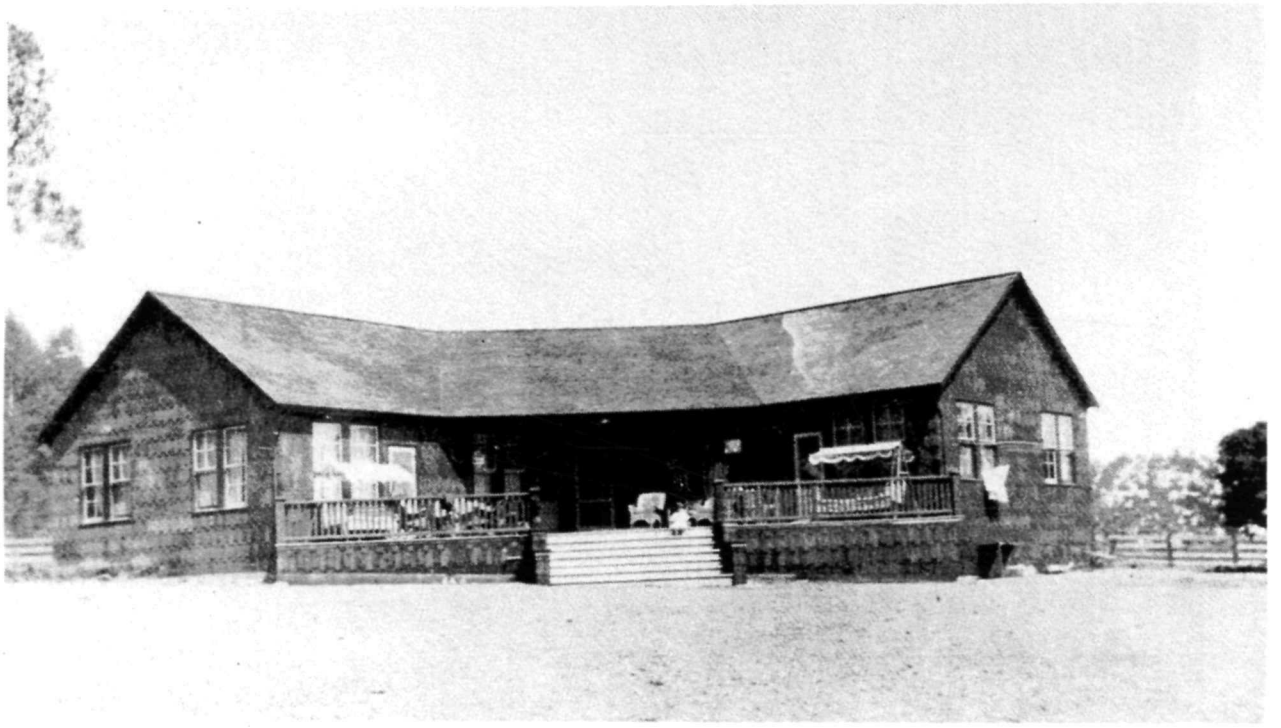

eucalyptus groves
Bear Valley Road
pasture
unidentified structure (gone)
meat house (removed)
bunkhouse
cypress trees
manager's house
foreman's house
oak/bay woods
site of old house
maintenance shops
horse barn
hay barn (red barn)
O.L. Shafter Centennial Tree
site of Rapp milking barn
new visitor center
garage/ apartment
oak/bay woods
Rapp house
site of Rapp family dam/swimming hole
Bear Valley Creek
W RANCH
(BEAR VALLEY RANCH)
Park Headquarters
site of rodeos 1946-48
road to Country Club & beach (Bear Valley Trail)

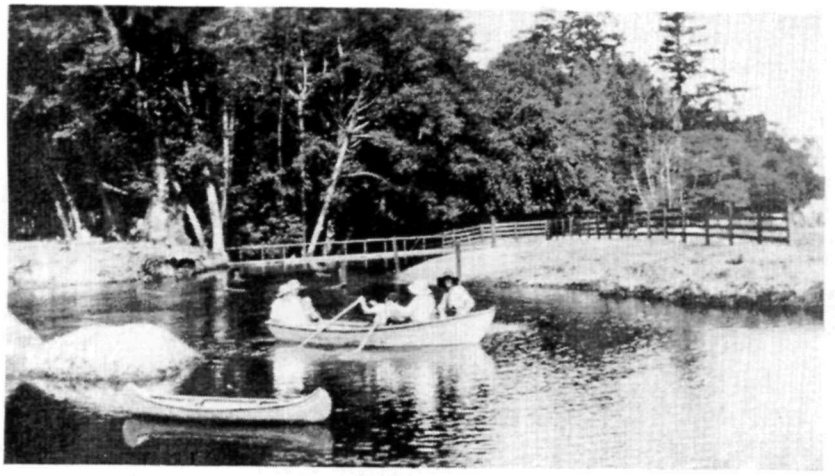


Scenes on the W Ranch in the 1920s. Top, John Rapp, Jr., in the barnyard; notice the barn and silo in the background. Courtesy of Joan Rapp Mayhew. Bottom, the ranch truck delivered fresh milk to San Francisco. National Park Service Collection.



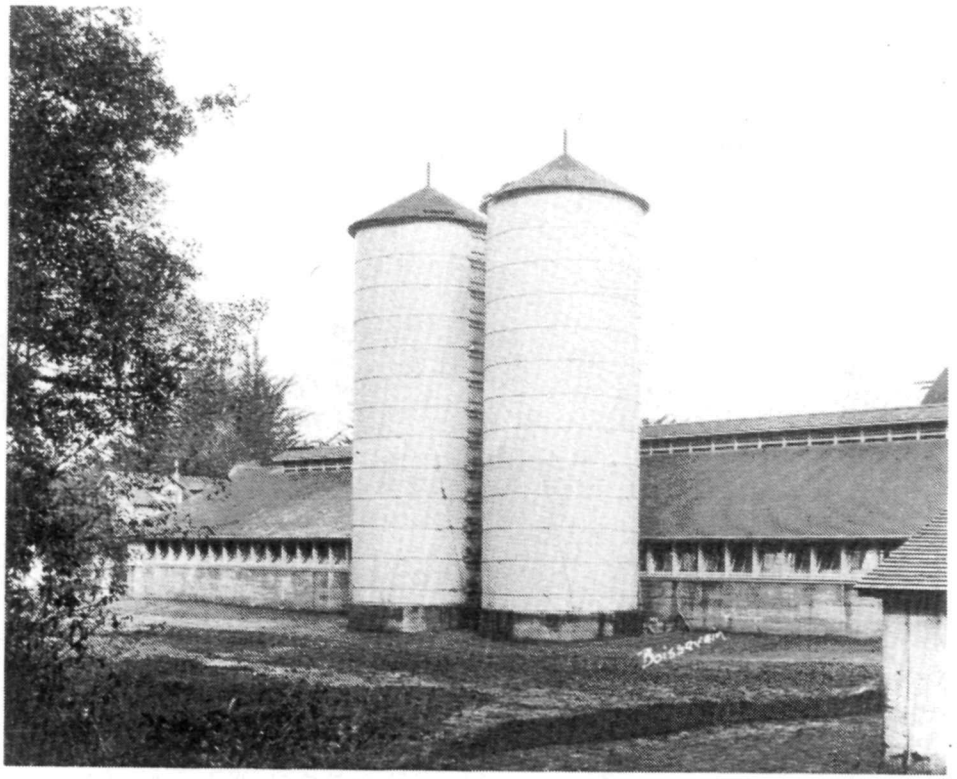
Two views of Bear Valley Ranch in the 1920s. Top, looking north, National Park Service Collection. Bottom, looking west, courtesy of Joan Rapp Mayhew.



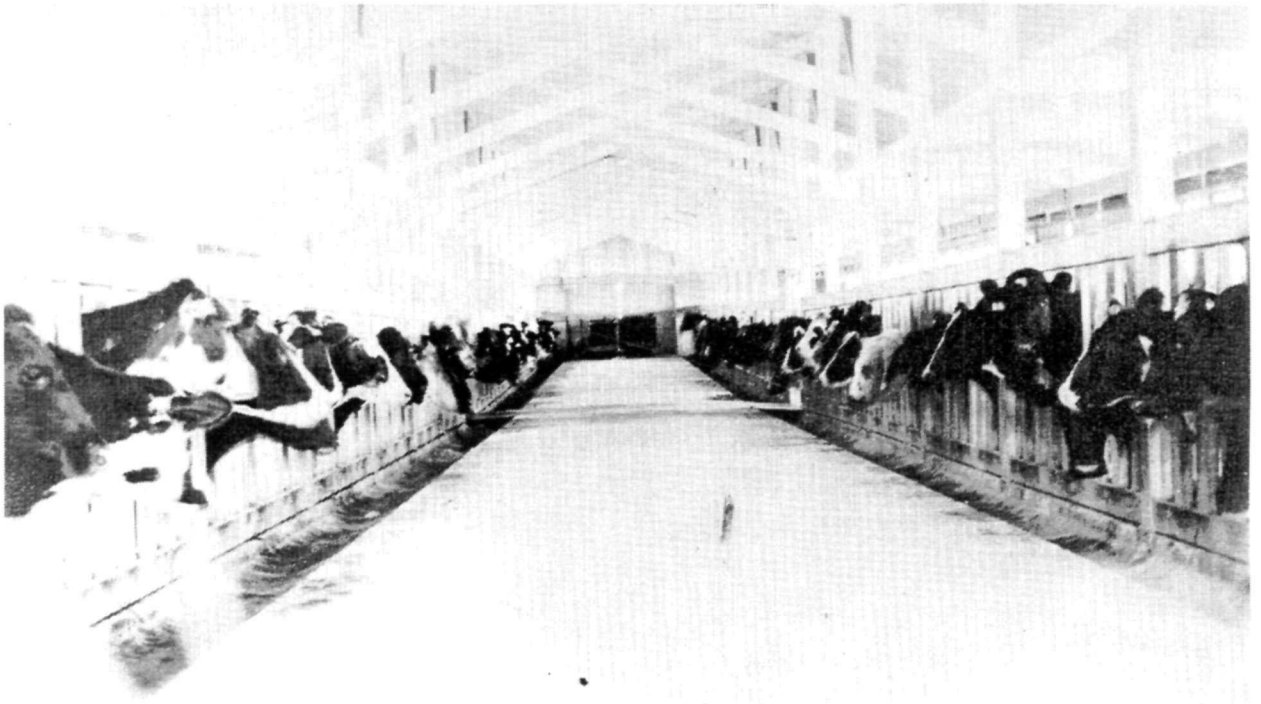


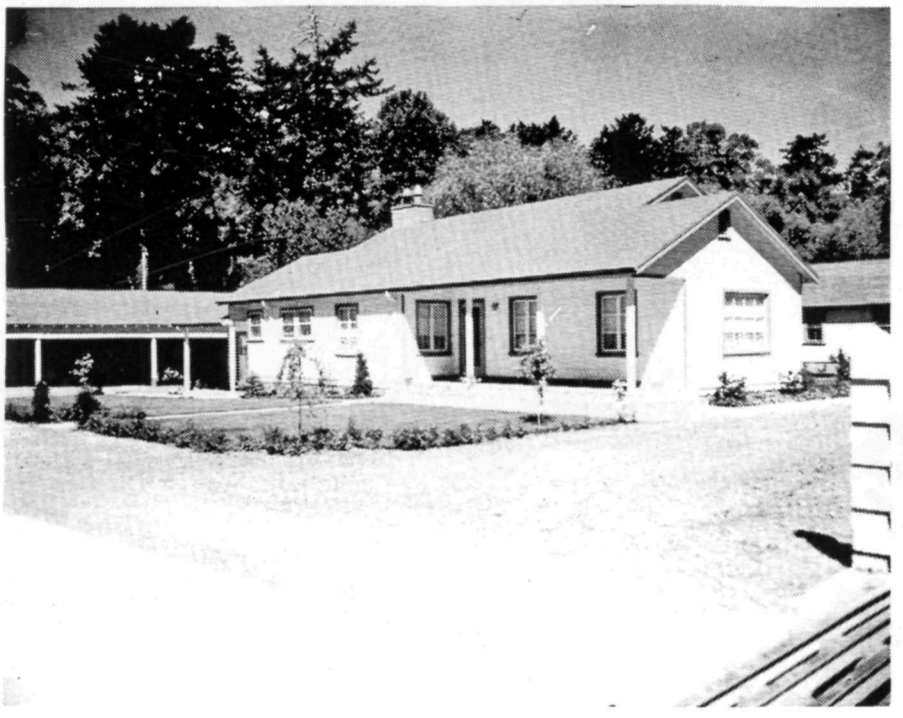
John Rapp made many improvements at Bear Valley Ranch for his family. Above, the house built in 1923 as a summer residence. Left, the dam and pond on the creek above the dairy complex. Courtesy of Joan Rapp Mayhew.

Rapp built two silos next to his sanitary barn, at right. Rapp had one of the first certified dairies in Marin County.
M. B. Boissevain photo courtesy of Novato Historical Guild.



The interior of Rapp's milking barn, below, around 1922. Courtesy of Joan Rapp Mayhew.





Above, the original ranch house at W Ranch in the early 1920s. Courtesy of Joan Rapp Mayhew. Left, Gene Compton built new ranch residences in the late 1940s. This is the foreman's house as it appeared when new; it is now the ranger building. Jack Mason Museum Collection.

K. Y RANCH
Site at Kelham Beach)

1. Description

Like U Ranch, the site of Y Ranch is marked with only a solitary, huge eucalyptus tree. Y Ranch, also known later as Pig Ranch, was one of the smaller of the Howard dairies in the larger Bear Valley Ranch. Y Ranch is located on a clifftop overlooking Drakes Bay, adjacent to a creek that drains into the ocean at Kelham Beach. North and south of the ranch site are wide, flat terraces, no doubt used in the early days as hayfields.

The boundaries of Y Ranch have yet to be defined, as it was never formally subdivided from the larger Bear Valley Ranch. It is bounded on the north by U Ranch, east and south by Bear Valley and Coast Creek, and west by Drakes Bay and the Pacific Ocean.

Y Ranch appears to cover approximately 1000 acres of combined grassland, brush and fir forest, much of which has encroached on the property since grazing was reduced. Deep gulches with year-round creeks cut through the ranch.

No roads currently cross Y Ranch, although the Coast Trail is an old private ranch road, the original coast road in the area. No cattle graze as the area is used for recreation only.

2. History of Y Ranch

Y Ranch appeared on no maps until 1899 when it was identified as the "Phillips" ranch on a hunting club map. Felix Phillips, born in Hungary, emigrated to the United States in 1888, and eventually leased Y Ranch from Charles Webb Howard. Phillips and his young wife--Mary--had six daughters by the time they left Y Ranch some time before 1910.[179]

Phillips employed four men at Y Ranch in 1900, two Italians, one Hungarian, and one Mexican. In 1901 he milked 107 cows and produced 2,850 pounds of butter per month, a larger output than his neighbor to the north, Pietro

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[179]"Map of the Country Club Lands", 1899, PRNS; Population Schedules, 12th U. S. Census, 1900, and 13th Census, 1910.

Campigli of U Ranch. A photograph of Y Ranch appeared in a popular book of its time, *In Tamal Land,* published in 1907.[180]

John Rapp, who purchased the Howard estate lands in 1919, leased Y Ranch to Olema dairyman Attilio Franzi. The 1920 census listed Swiss-born Franzi living with Irishman John McMahon, McMahon's wife and two children, and one hired hand. Jim Colli, who worked for Franzi from 1922 to 1927, recalled that the ranch was equipped with a gas engine generator that drove the milking machine and separator. The cream was trucked to the creamery at Point Reyes Station. Franzi left the ranch in 1927 after new owner Jesse Langdon eliminated the small dairies on the property.[181]

Apparently Y Ranch was abandoned in the 1930s. It appeared on a map of the late 1930s as "Pig Ranch," although no data has been found as to how it obtained that name. Two barns survived into the 1960s, used by the subsequent owners of Bear Valley Ranch as their coastal corral and feed storage area. Local photographer Seth Wood recorded a roundup and branding at Y Ranch in 1946, attended by the local parish priest. The barns, a typical old milking barn measuring 56' by 120' and a 20' by 30' calf barn, were destroyed by the National Park Service about 1965.[182]

3. Buildings and Historic Resources

No historic buildings or structures remain at Y Ranch, although debris and remains of a water or drainage system litter the site. The old coast road crosses through the ranch in its original location and contains some interesting rock retaining work, now overgrown, as it approaches the ranch from the south. A large eucalyptus tree, approximately 100 years old, marks the site of the ranch. A trail leads from the ranch site to Kelham Beach.

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[180]Population Schedules, 12th Census, 1900; Marin Journal, June 20, 1901; Bingham, In Tamal Land, p. 120.

[181]Leases, Book K, pp. 114-117, MCRO; Population Schedules, 14th U. S. Census, 1920; interview with Jim Colli.

[182]Miscellaneous history and photograph files, PRNS.

4. Significance

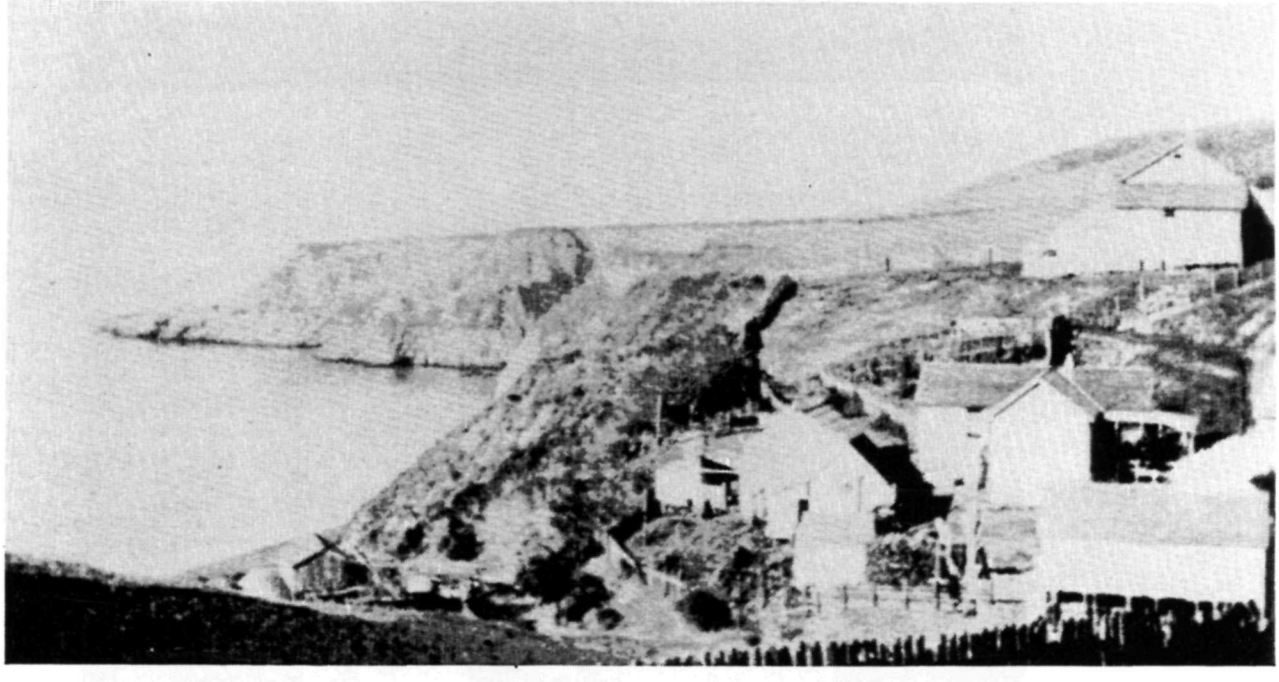
The site of Y Ranch is significant as a contributor, albeit a small one, to the important dairy industry of the area. Only the large eucalyptus tree remains in the complex, and for that reason it is of local historic significance.

The original coast road is significant as a part of the transportation history of the dairy district.

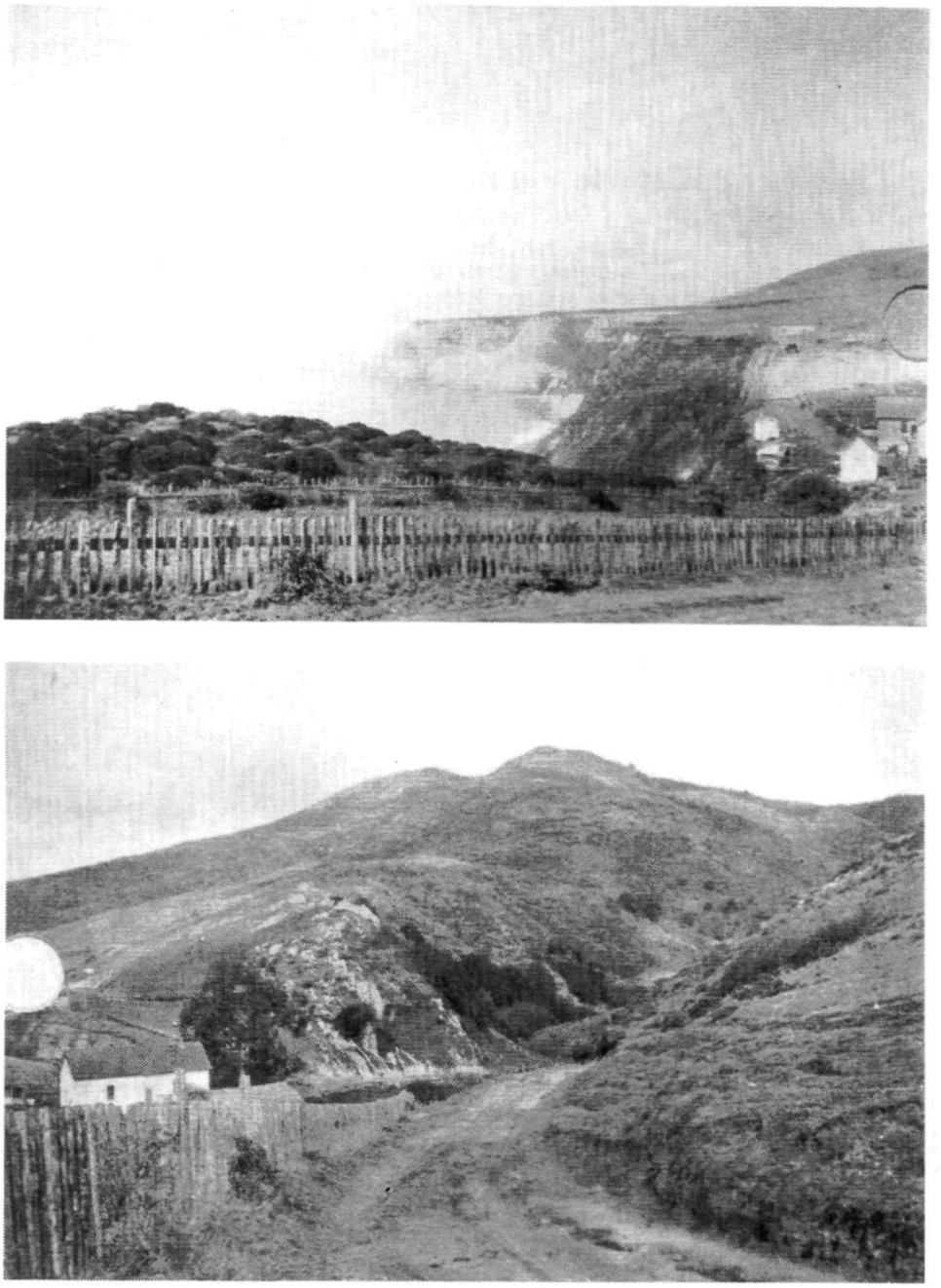
5. Historic Features

1. eucalyptus tree, ca. 1890*
2. coast road (Coast Trail), ca. 1850s*
3. rock wall on road*

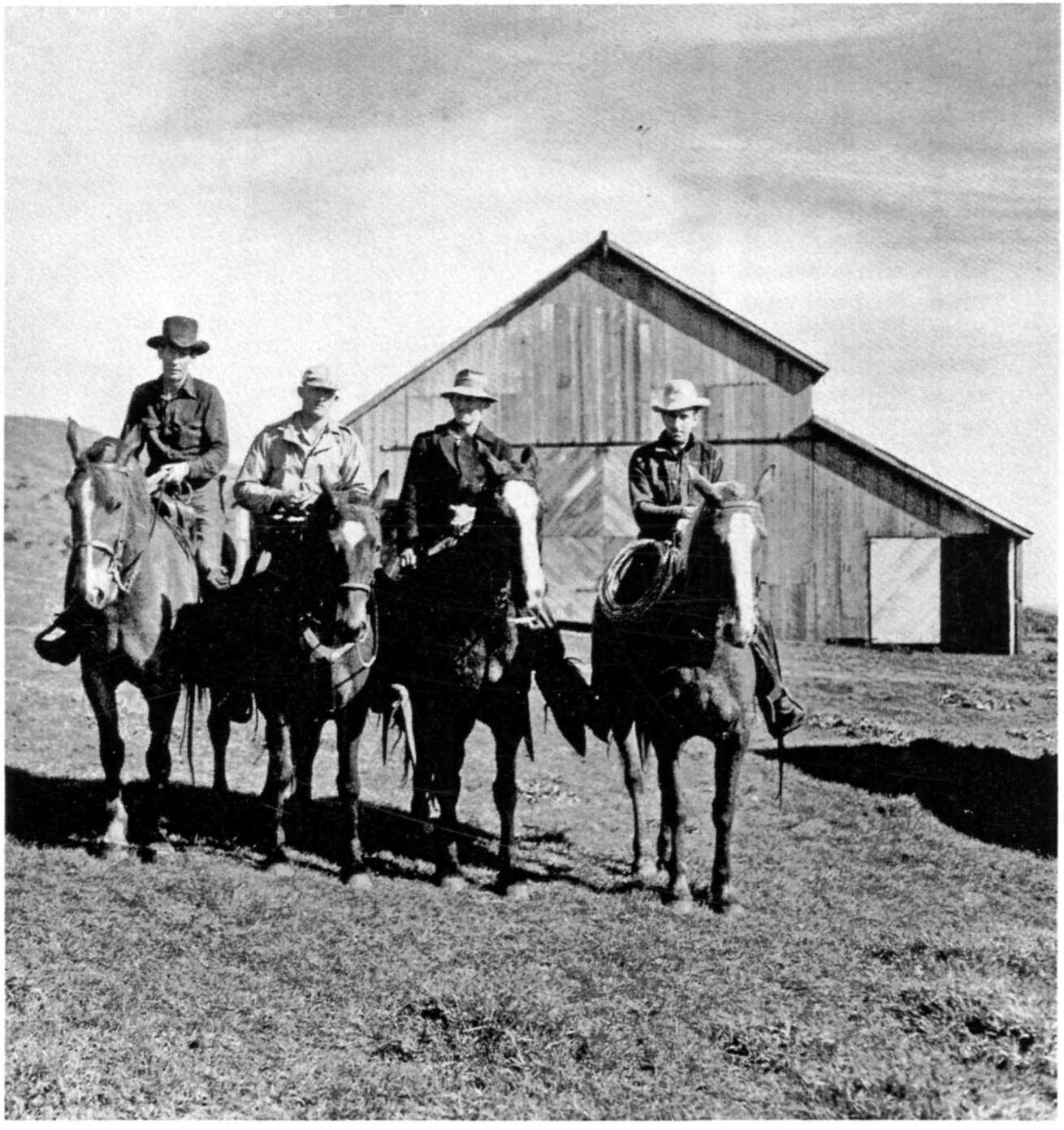
*Contributing structures/features for future National Register Nomination.



Y Ranch as it appeared shortly after the turn of the century. From *In Tamal Land,* 1906.



A two-section panorama of Y Ranch taken in 1923. Note the typical split-picket fence. National Park Service Collection.



Cowboys, employed by Gene Compton, pose during a roundup at Y Ranch, around 1947. Seth Wood photo, Jack Mason Museum Collection.

Cattle in the chutes at Y Ranch, right, around 1947. Seth Wood photo, Jack Mason Museum Collection.

Below, the remaining barns at Y Ranch after park purchase, around 1966. The barns were demolished shortly after the picture was taken. National Park Service Collection.

L. Z RANCH
Site at Sky Camp

1. Description

Z Ranch occupies not only the end of the alphabet but the highest elevation of all the Point Reyes ranches. Situated near the summit of Mt. Wittenberg, the highest peak on the Point Reyes Peninsula at 1,407 feet, Z Ranch is now a walk-in campground called Sky Camp.

The ranch buildings sat in a grassy swale west from the summit with a panoramic view of Point Reyes, Drakes Bay, and the Pacific Ocean. While the ranch was in operation the surrounding hills were grassland, but since the cows' removal brush and young Douglas fir have encroached into much of the ranch's pasture. A developed year-round ranch spring, reached by a short, once-paved road/trail from the ranch site, now provides water for the campground.

2. History of Z Ranch

Mt. Wittenberg took its name from Peter and Newton Wittenberg, apparently the first occupants of Z Ranch in the early 1860s. The Wittenbergs, probably father and son, came to Point Reyes from North Carolina. Peter Wittenberg also had a daughter, Minerva, who married Charles Parsons of Olema in 1863 and lived a long life as an Olema-area pioneer.[183]

Peter Wittenberg spent six years in jail for the murder of William "Arkansaw Bill" Swinerton outside of Levy's store in Olema on March 28, 1861. Sentenced to eleven years after a trial in San Rafael, Wittenberg was pardoned in 1867 by Governor Frederick F. Low after his local friends petitioned on his behalf.[184]

J. Gamboni leased Z Ranch in the late 1880s from Charles Webb Howard, who had by that point developed the ranch into one of his typical tenant dairies. Gamboni sold his property at the ranch in 1890 to Angelo Pedranti, a Swiss

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[183]The 1867 Great Register of Voters for Marin County lists Peter, age 51 and Newton Wittenberg, age 25; Teather, Place Names of Marin, p. 88; Marin County Journal, April 11, 1863.

[184]Munro-Fraser, Marin County, p. 240; Marin County Journal, May 29 and July 13, 1861, August 1, 1863, March 16, 1867.

dairyman recently moved from the Parsons dairy at Five Brooks. Pedranti emigrated to the United States in 1871 and raised a large family, many of whom were born at Z Ranch. The 1900 census listed Pedranti, his wife Angelina, children Egilio, Benjiamino, Elverino, Gilda, Constantino, Sofia, Romilda, Taglio and Irma. The two oldest sons worked on the dairy as laborers. In 1901 the Pedrantis milked 75 cows and made 2,100 pounds of butter per month. The Pedrantis occupied Z Ranch until some time after 1910, when they moved to Olema. Paul Albini rented the ranch for some years after the Pedrantis.[185]

After John G. Rapp bought Bear Valley Ranch from the Howard estate, David Spondrio and Serafino Colli, both recent immigrants from Italy, leased Z Ranch. The partners produced cream on the dairy from 1922 to about 1927, when the ranch's new owner, Jesse Langdon, eliminated the small dairies on the property. Apparently Z Ranch was abandoned at that time, although a 40' by 56' barn survived into the 1960s until it was destroyed during the development of Sky Camp.[186]

3. Buildings and Historic Resources

No historic buildings remain at Z Ranch. Large fir, cypress and eucalyptus trees mark the location of the buildings, and remains of a concrete pathway lead to the old ranch spring. The spring is boxed in concrete with a pipe draining the overflow. According to a member of the Campigli family of U Ranch, this water source also supplied U Ranch on the coast below Z Ranch. Historic roads on the ranch include the Sky Trail from Limantour Road, the Horse Trail to Bear Valley, and lower Sky Trail to Bear Valley.

4. Significance

The site of Z Ranch is significant part of the Shafters and Howard A to Z

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[185]Marin Journal, October 20, 1890, June 20, 1901, and October 5, 1922; Population Schedules, 12th U. S. Census, 1900, and 13th Census, 1910.

[186]Marin Journal, October 5, 1922; interview with Jim Colli; photograph files, PRNS.

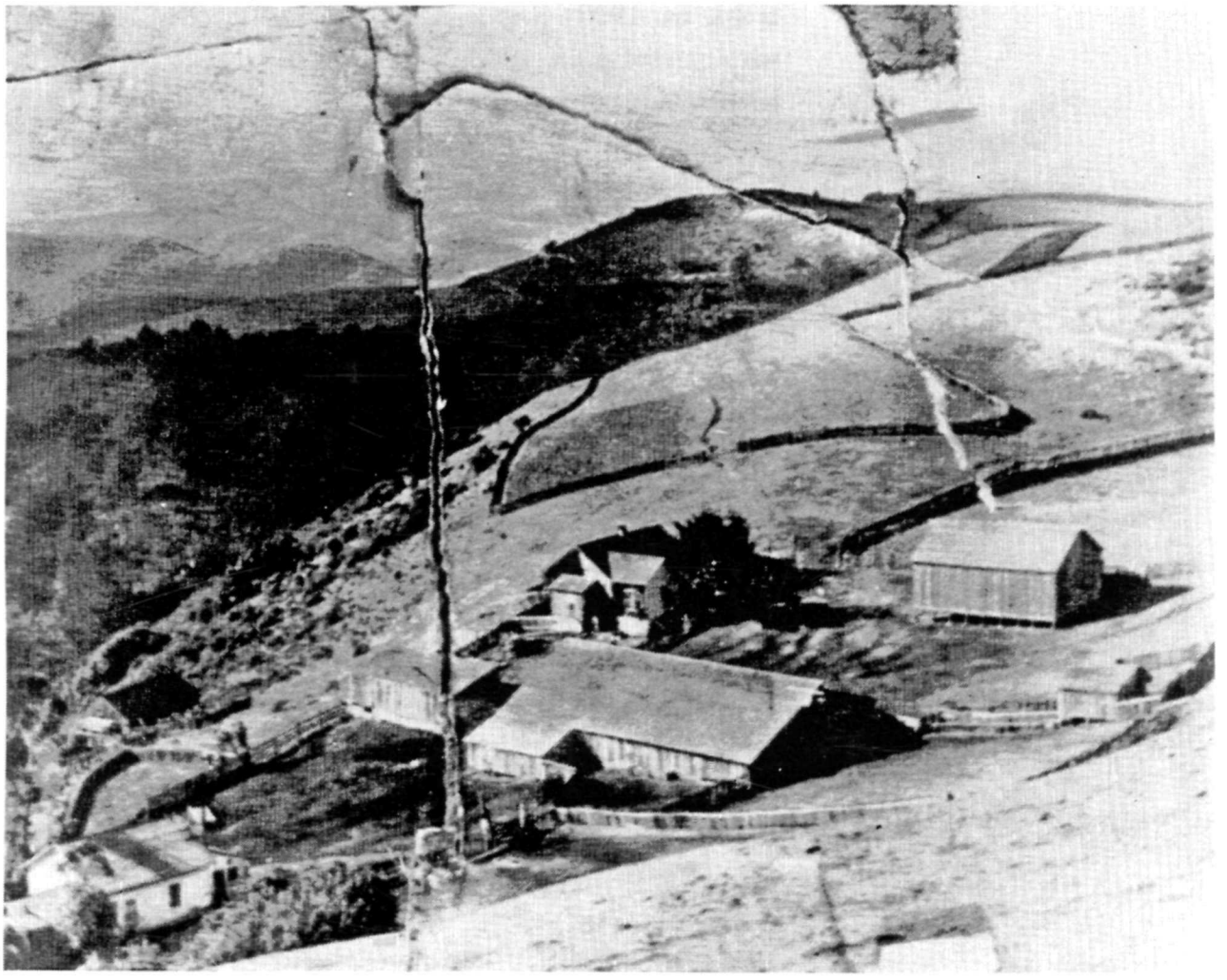
ranch enterprise and the important dairy industry of the area. Only some large trees and the concrete spring box remain in the complex; these features have local historic significance.

The original Z Ranch roads which follow their original alignments are significant parts of the transportation history of the dairy district.

5. Historic Features

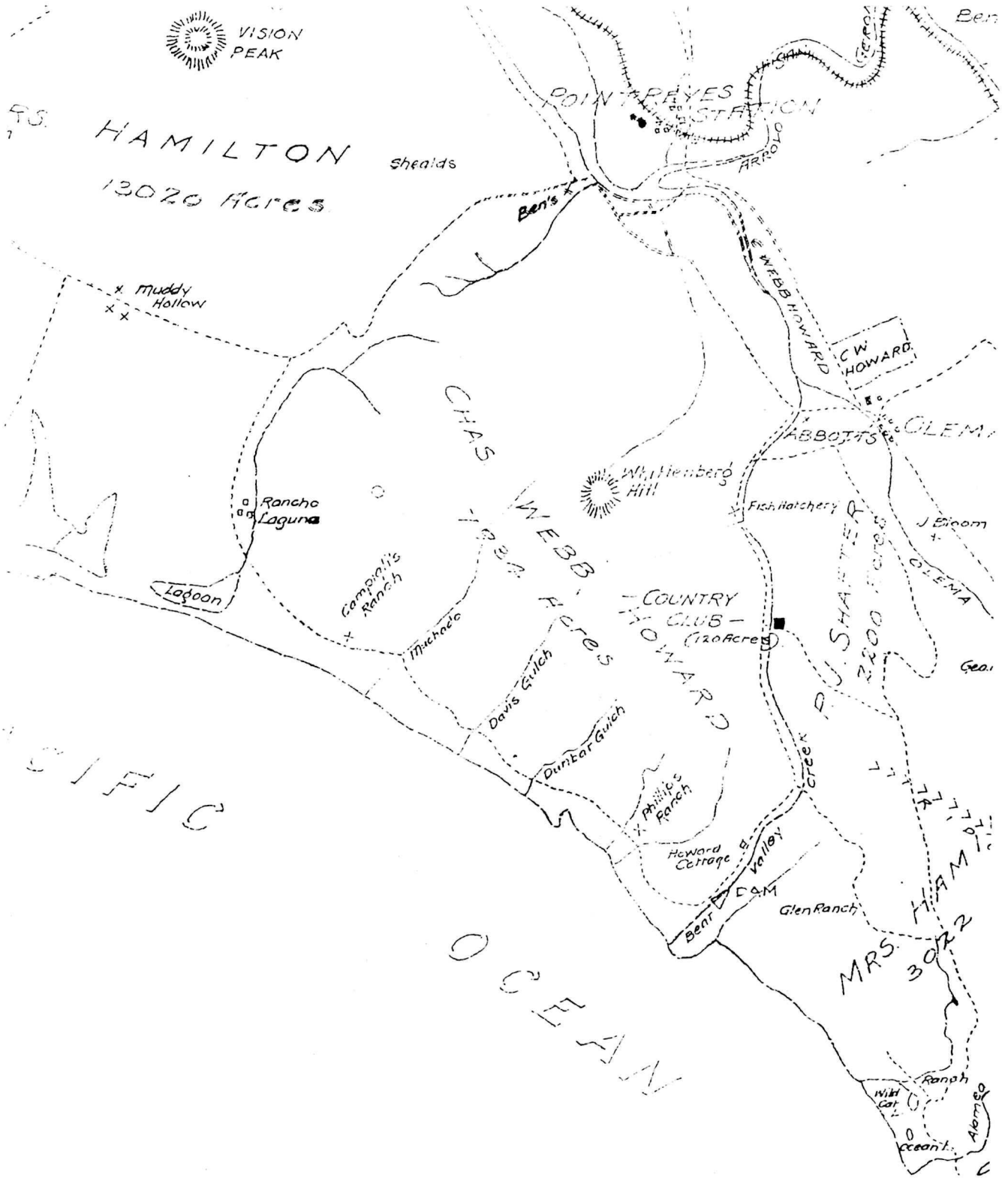
1. trees, ca. 1900
2. water system ca. 1900
3. roads, ca. 1860s-1880s*

*Contributing structures/features for future National Register Nomination.



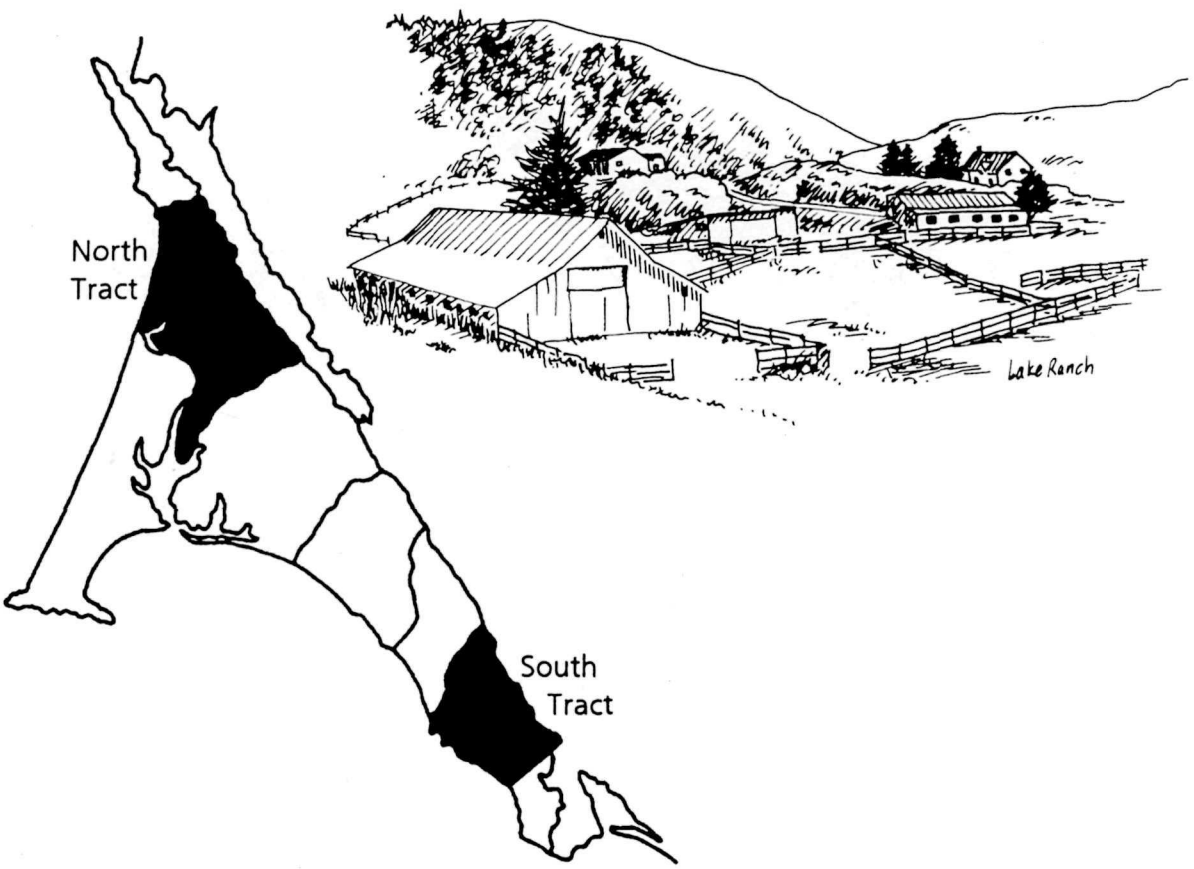
Z Ranch when it was operated by the Pedranti family, around the turn of the century. The camera is looking northwest; most of the hills behind the dairy are now forested. Jack Mason Museum Collection.

Last remaining barn and corrals at Z Ranch before being demolished by the park in preparation for establishment of a campground. National Park Service Collection.



Map dated 1899, made for the Bear Valley Country Club, shows location of Howard's southern coastal dairies. PRNS Collection.

SECTION THREE:
Oscar L. Shafter Ranches



Oscar Lovell Shafter, in a photo taken around 1865. Jack Mason Museum Collection.

III. RANCHES OF OSCAR L. SHAFTER

A. Description and General History

The property deeded to Oscar L. Shafter in the 1869 partition included the northernmost and southernmost portions of the original Shafter holdings at Point Reyes, excluding the Pierce Ranch. This included the H, I, J, K, L, M, and N Ranches on the northern section between Tomales Bay and the Pacific Ocean, Lake Ranch and South End Ranch north of Bolinas and northwest of Woodville, and some small parcels near Bolinas which were subsequently sold.

The northern section of O. L. Shafter land was mostly grassy with a large area of Bishop pine woodland on the eastern slopes; the south section was similar, with the east slopes covered with timber, predominantly Douglas fir. The grazing land on the eastern slope of this section was not of the high quality found in the north: ranchers struggled constantly with encroaching brush. The dairies in this southern section were the first to cease operations at the end of the Shafter era after 1939.

The precise dates of construction of the ranches is uncertain. It is generally believed that the dairies on the O. L. Shafter section had been built by the time of the partition, as part of the first push in Shafter dairy development. At least three dairies were operating in this section at the time that the Shafters took control of the property in 1858. In 1865 the Shafter brothers were actively building ranches on their property, and the addition of Oscar's son-in-law--Charles Webb Howard--to the partnership and the subsequent partition could have led to Howard, as the junior partner, receiving the least-developed part of the property, i.e., the ranches A through G and Bear Valley area. These were reportedly the last of the ranches developed as a unit by the owners.

Shafter held a keen interest in the ranches, until his health began to deteriorate. He had written, in 1860, of his fortunes and hopes:

> Of a large number of lawyers who came to this country about the time or since I came, I know of none who has met with any marked success except Jim [Shafter] and myself. I have worked like a dog and have lived as I lived at home. I could have squandered every dollar I have made with all the ease in the world, had I allowed my old anchors to drag. I intend . . . to retire from the

> firm and from my practice of law. I never liked it and kept myself to it for twenty years by vigorous and unsparing self-lashings. I shall probably go to San Rafael, which lies about 16 miles from the City on the other side of the bay on the direct route to the Ranch, and there build me a house. I shall assume a general superintendence of the ranch . . . .[1]

Shafter broke the promise to himself and stayed in practice; he was appointed to a ten-year term on the California Supreme Court in January 1864, but resigned four years later because of ill health. By the time of the 1869 partition Oscar Shafter was ill with what was at the time termed "insanity," although is now believed to have been a circulation problem in the brain. Shafter moved to New York, then traveled to Europe where he died in Italy on January 22, 1873. His estate went to his family, but his son-in-law Howard received the commission on the ranches, probably due to the fact that he held the most personal interest and was actively running his own and his father-in-law's dairies.

Howard managed the O. L. Shafter ranches with the help of various superintendents. In 1892 Shafter's heirs established the O. L. Shafter Company, with an office in the Alaska Commercial building in San Francisco, to oversee the operation of the tenant ranches. Superintendents then took care of tenant needs and rent collection until the company was dissolved after the sale of the ranches in 1939-1942. On the death of Charles W. Howard in 1908 Charles W. Slack took over management of the company.[2]

Latham Eastman served as the last O. L. Shafter Company superintendent on the Point Reyes ranches. Eastman, who resided in Inverness, drove to the ranches daily to help with problems, provide materials for repairs and to collect rents. Eastman's helpfulness depended on the economy at the time. When the I Ranch house burned about 1925 the company had the resources to quickly replace the house with a substantial new one. During the depression, however, Eastman's resources were slim, and ranchers complained of not having their needs met. On the other hand, during the depression, prices for milk and cream were low, and

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[1]Shafter, Life, Diary, pp. 203-204.

[2]Mason, Point Reyes, p. 104.

many dairymen couldn't pay their rent. Rents had to be lowered, which in turn brought in less revenue to the company. A Shafter relative recalled that "shareholders received no dividends for years on end and had to pay assessments to buy feed for the cattle, also assume the costs of exterminating tuberculosis in the herds."[3]

O. L. Shafter's dairies were the last of the Point Reyes holdings to leave the Shafter family. The O. L. Shafter Company sold I Ranch to Jim McClure and J Ranch to Jim Kehoe in early 1939. On July 26 of that year, sixty-six years after Shafter's death, the remainder of Shafter's lands were sold for $150,000 to a land speculator from San Francisco, Leonard W. David. David, in tandem with San Francisco real estate firms of Wolf and Kilkeary and Coldwell, Cornwall and Banker, immediately put the ranches up for sale; in a week H, K, L, M, and N Ranches sold, and the rest followed within a year. A newspaper report proclaimed "the end in Marin County of a ranch-operating plan which corresponded to the feudal system in England."[4] David made a tremendous profit on the deal, reselling the seven individual ranches for an average of $50,000 each and then adopting plans for a resort subdivision on Tomales Bay with the remaining land. Of the end of the Shafter era on Point Reyes, Historian Mason wrote:

> Of all the land exploiters on Point Reyes, [John] Rapp and [Leonard] David were the most successful. They moved fast, and made their money talk. Oscar and James [Shafter], from their 19th century valhalla, must have looked on with envy.[5]

As the last of the Shafter tenant ranches gave way to smaller scale private enterprise, these Point Reyes dairymen found themselves fully independent, and embarked on a program of improvements in facilities, product quality, and production that changed the face, in subtle ways, of the Point Reyes Peninsula. In addition, this new-found ownership gave families on the Point something to be proud of, a legacy to pass on to their children.

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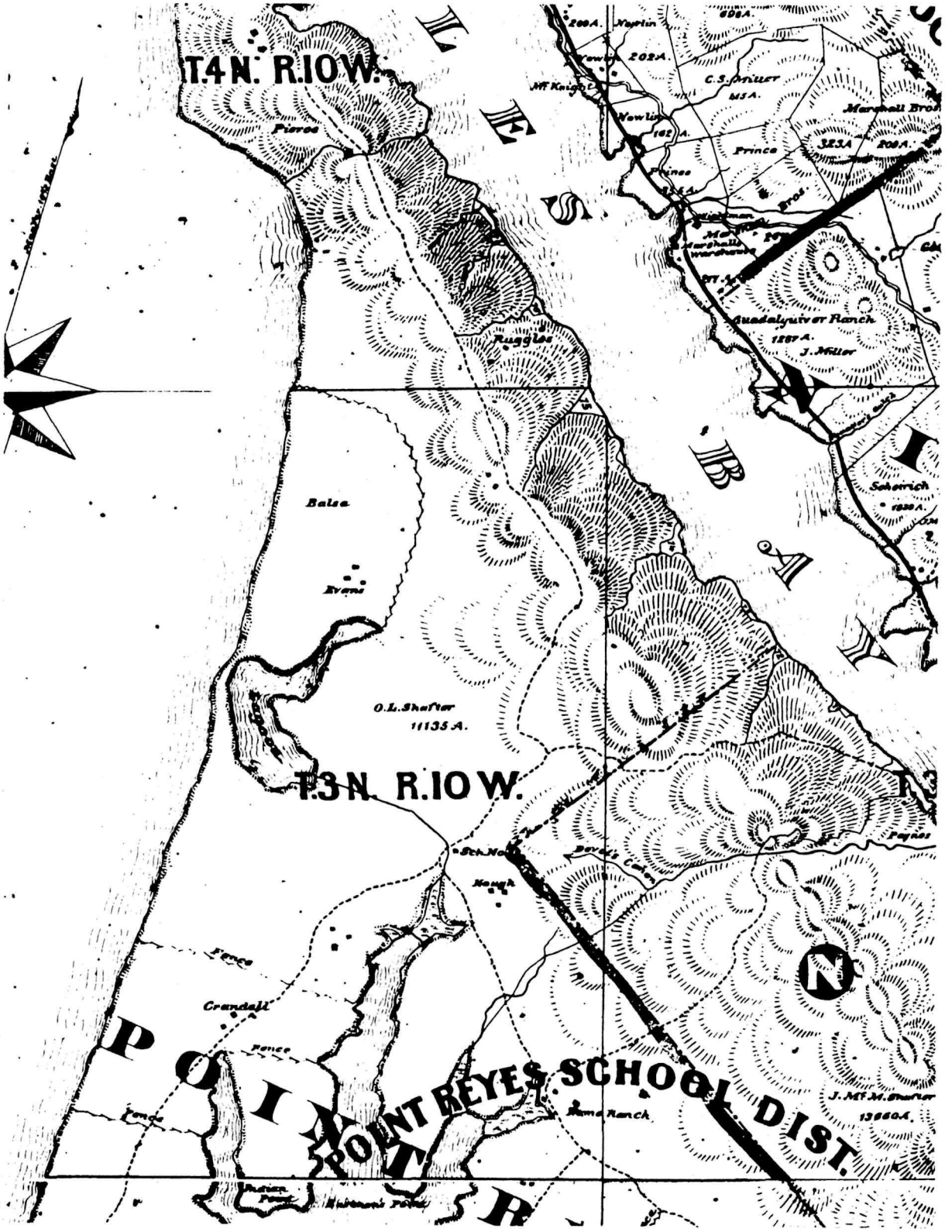
[3]Interviews with William Eastman, Andrew Porter and Oliver Hendren; Mason, Point Reyes, pp. 104-105.

[4]See deeds in Official Records, MCRO; San Rafael Independent, April 13, 1939 and August 3, 1939, p. 1.

[5]Mason, Point Reyes, p. 105.

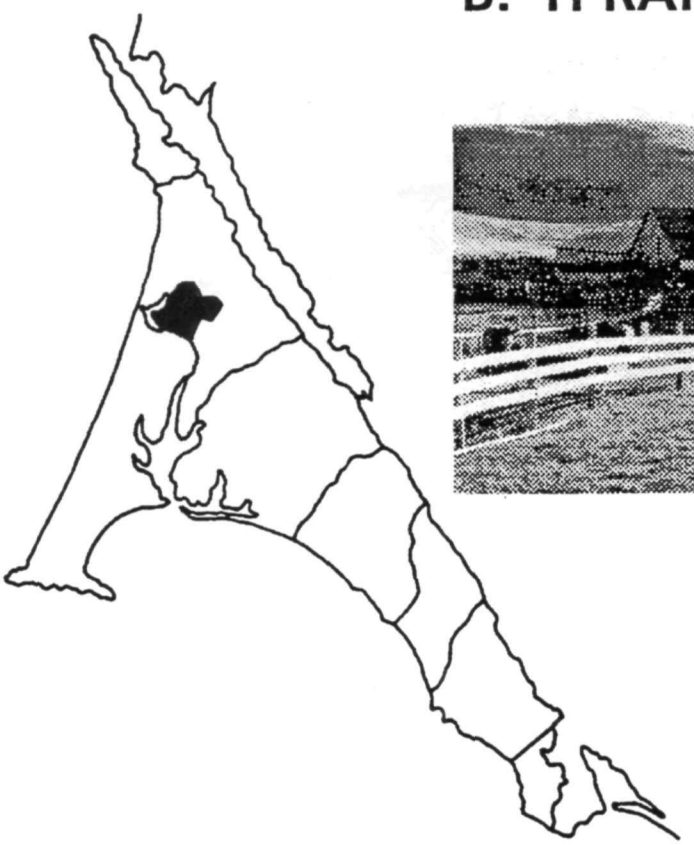


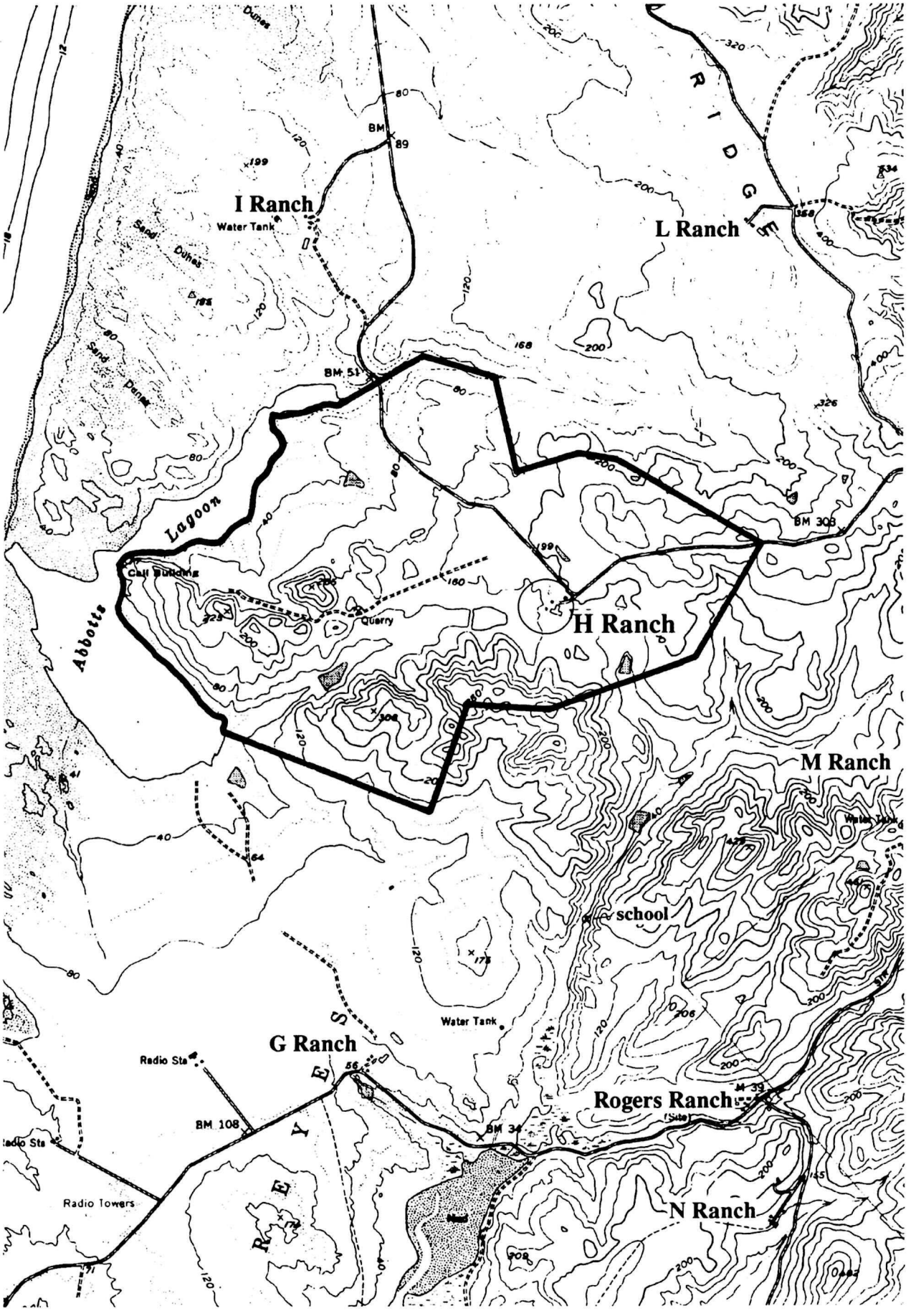
O. L. Shafter's North tract of Point Reyes; note the fence surrounding the later McClure Ranch. From 1873 Official Map of Marin County.

SECTION THREE:

Oscar L. Shafter Ranches

B. H RANCH (A. Grossi Ranch)




I Ranch
Water Tank
L Ranch
RIDGE
H Ranch
M Ranch
school
G Ranch
Water Tank
Rogers Ranch
N Ranch
Radio Sta
Radio Towers
BM 89
BM 51
BM 308
BM 108
BM 34
Lagoon
Abbotts
Sand Dunes
Sand Dunes
Quarry
Cell Building
RIDGE

B. H RANCH
Grossi/Evans Ranch

1. Description

The Grossi Ranch sits at a sharp turn on Pierce Point Road overlooking Abbott's Lagoon and the Pacific Ocean. Historically, it was one of the less isolated of the O. L. Shafter ranches, situated within reasonable proximity to the local school, post office, and schooner landing. The ranch lost any remaining isolation when the county built Pierce Point Road through it in the 1940s.

H Ranch is an awkwardly shaped parcel bounded on the north by I and L Ranches, east by M Ranch, south by G Ranch (marked by a colonnade of eucalyptus trees), and west by Abbott's Lagoon. The ranch complex is located in the center of the eastern portion of the ranch on a flat swale at the heads of two gulches, one leading west to the lagoon and one south to Schoolhouse Gulch and Schooner Bay. Pierce Point Road runs through the northern part of the ranch, making a sharp curve at the ranch itself. Dirt roads lead to two areas of Abbott's Lagoon.

The 1,148-acre ranch is all grassland with some brushy areas. The southern part of the ranch has some of the barren, knobby tall hills distinctive of the H and M Ranches. Feral goats have ranged on these hills adjacent to Abbotts Lagoon for many decades.

Alfred Grossi's daughter--Dolores--and her husband Dan Evans run beef cattle on the ranch today while Grossi runs another beef ranch near Nicasio. A popular public trail to Abbott's Lagoon crosses the northern part of H Ranch.

2. History of H Ranch

Carlisle Abbott's pioneer dairy at Point Reyes occupied the later site of H Ranch.[6] Carlisle S. Abbott, born in Quebec in 1828, made his way west with the

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[6]Map by L. Nagel, Lithographer, in uncited book, ca. 1860. A question arises about the exact location of Abbott's ranch because of the existence of a complex of buildings, destroyed by the 1930s, at Abbott's Lagoon. These buildings are found on the 1916 USGS map, located near the foot of the same gulch at the top of which H Ranch has stood for the last 100 years, and at the western end of the Shafter/Howard demarcation line of eucalyptus. Apparently the last use of one of the buildings

Gold Rush in 1850. He searched for gold, met with some success, and returned east a year later to marry his old sweetheart. Returning to the Sacramento area, Abbott ran cattle with unsatisfactory results. He moved his remaining cows to Point Reyes in 1858, when he leased "the old Foster place" from Shafter, Shafter, Park and Heydenfeldt. This was to become H Ranch. Abbott wrote in his memoirs that, "this whole country, from Point Reyes to Point Tomales, was stocked with Spanish cattle, many of them very wild, and the grizzly and cinnamon bears were plentiful, doing great damage to the stock."[7]

By 1860 Abbott made $6,710 worth of improvements at the ranch, and by 1861 was doing a respectable business as a dairy.[8] Abbott made butter at the ranch, as described by Warren in 1862:

> He has 150 head of dairy stock (American) and 200 head of other stock--cattle, horses, &c. The ranch embraces 1,500 acres, and is used entirely for grazing purposes--with the exception of 75 acres, devoted to grain, for the use of the stock. He makes butter only, averaging about 50 lbs. per day throughout the year. In the busy season, makes from 90 to 100 lbs. per day.
>
> There are about 600 head of poultry, and 100 head of hogs, the latter being fed and fattened on the buttermilk which they eat with avidity. The dairy is convenient and cool and well regulated, combining neatness and cleanliness, especial requisites for success. The soil on the ranch is fertile and productive, and the crops produced are abundant.[9]

In 1860 Abbott lived at the ranch with his wife, Elizabeth (née Merriman, born in Beloit, Wisconsin), daughters Donna and Clara, and infant son. The dairy employed five laborers. According to Warren, Abbott's brother, John, occupied a ranch nearby. However, Abbott's biographies and autobiography make no mention

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was as a hunting cabin; otherwise their significance remains a mystery. Nagel's map pinpoints Abbott's ranch as the H Ranch site.

[7]The Abbott/Shafters lease was not recorded; History and Biographical Record of Monterey and San Benito Counties, Vol. II, p. 523.

[8]Population Schedules, 8th U. S. Census, 1860.

[9]Warren, California Ranchos, p. 204.

of this brother. The census report of 1860 indicates that John may have been "Carr" Abbott's uncle.[10]

Abbott found some fame in May of 1861 when he made a daring rescue on the beach near his ranch. The schooner *Sea Nymph* wrecked in the treacherous surf on Point Reyes beach, leaving the crew in great danger. Abbott wrote of the rescue:

> During the night we were awakened by the shooting of a cannon, and upon going to the beach, found this ship stranded. Soon there were thirty men gathered on the beach, and by means of a kite a small rope was sent to shore, and this was attached to a hawser, which was made fast on the shore and then drawn taut with a capstan. In this way all those aboard ship, except one man, were saved.[11]

According to Mason, Abbott made an overly modest description: the brave dairyman made a line from hastily-collected *riatas,* and tying it around his waist, swam for the ship. First he found the captain "and dragged him ashore, repeating the performance until all but the steward were saved."[12]

While at Point Reyes, Abbott served a term as Justice of the Peace, and also leased a ranch near Olema from Rafael Garcia. A son, Francis, was born some time after 1860.

In 1865 Abbott left Point Reyes for Salinas, driving his herd of 500 cattle and cows cross-country. Abbott tripled his herd and developed one of the largest dairies of the time. He was twice elected to the state legislature, helped finance the short-lived narrow gauge Monterey & Salinas Valley Railroad (the first narrow gauge railroad constructed in the state, unfortunately an investment which proved disastrous) and erected the well-known Abbott Hotel in Salinas. Before his death in 1914 Abbott wrote a book of memoirs, *Recollections of a Pioneer in California.* Unfortunately, the book made only the slightest mention of his dairying years at

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[10]Population Schedules, 8th U. S. Census, 1860. Later newspaper items referred to Abbott as "Carr."

[11]Carlisle Abbott, Recollections of a California Pioneer (New York: Neale Publishing Co., 1913), p. 151.

[12]Mason, Point Reyes, p. 128.

Point Reyes. Abbott's name was permanently affixed to the Point Reyes landscape, at the lagoon below his old ranch.

Around the time when Abbott left Point Reyes, H Ranch was developed into a standardized Shafter dairy ranch. The owners built a typical two-story dwelling, dairy barn, horse barn, pig pens, and calf shed.

In 1866 Nathan and Amos Stinson came to Point Reyes, settling at H Ranch. The Stinson brothers, born in New Jersey, came to California with the mining fever of the 1850s. They leased a dairy at Point Reyes in the fall of 1866. Nathan left Point Reyes temporarily when he bought property on Bolinas Lagoon, an area that would later become known as Stinson Beach. His daughter married Wilbur Skinner and settled at a neighboring Point Reyes ranch.[13]

According to the local newspaper, Nathan and Amos Stinson came and went from Point Reyes for many years. Amos lived in San Rafael for two years in the early 1880s, and in 1888 bought property in San Jose. Nathan was located variously at his Bolinas Lagoon ranch, San Francisco, and Philadelphia. The Stinsons may have leased two separate ranches at Point Reyes, although the identity of a second ranch is unknown.[14]

The Stinsons had a huge barn built in 1883 by carpenter A. L. Fisher of Tomales. The barn reportedly stabled 200 cows. Earlier that year Nathan Stinson shipped eight hogs to San Francisco collectively weighing 3,420 pounds--enough to warrant notice in the newspaper.[15]

In 1874, Nathan Stinson married Rosa Cunningham Upton, a daughter of Point Reyes dairyman D. H. Cunningham and the widow of James W. Upton of E Ranch, who died in 1872. She had a young son Archie Upton.

Amos and Margaret Stinson had three daughters, Lillian, Maude and Eve, all of whom attended Point Reyes School in the gulch below the ranch. The dairy employed eleven hired hands and one Chinese cook in 1880. The Stinsons kept close ties with their neighbors the Peppers, Uptons and Skinners; early accounts suggest that the families settled the Point at the same time and knew each other previously. One map of 1899 calls the lagoon "Stenson's Lagoon," although it

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[13]Munro-Fraser, Marin County, p. 426.

[14]The Stinsons are mentioned often in the Marin County Journal, 1879-1888.

[15]Marin County Journal, August 30, 1883.

regained its original name of Abbotts Lagoon not long after.[16]

Apparently Amos Stinson traveled extensively; the newspaper tells of his camping trip to Yosemite and of a trip to the Sandwich Islands (Hawaii). Stinson's father traveled from Michigan to visit at Point Reyes many times until he died only days after arriving.[17]

The date of the Stinsons' departure has not been determined. Amos died in 1922 and Nathan some time later. Both had left Point Reyes by the turn of the century; some of the family retired to Stinson Beach.

H ranch stood away from the main roads to Point Reyes and Tomales Point. Ranch residents reached the school, post office and schooner landing on a road leading south down Schoolhouse Canyon to G Ranch. Another road led north, roughly following today's Pierce Point Road, to the I and J Ranches, where it ended. A road led northeast to L Ranch and one east to Olema, and later to Point Reyes Station and Inverness. A lesser road led to Abbott's Lagoon.

Around the turn of the century, John Lopes rented the ranch, with brother-in-law Joseph V. Mendoza joining a partnership there around 1906. Mendoza took a lease at N Ranch in 1909 and Lopes may have stayed at H Ranch for a number of years. After that, Ireland-born Hugh Gray rented H Ranch. The 1920 census listed Gray, a 38-year-old Irishman who had arrived in the United States in 1893, with five laborers on the ranch. Evidently Gray leased H Ranch until its sale in 1939 to Domenico Grossi. According to one of Gray's ex-employees, the H Ranch herd was the largest of the O. L. Shafter dairies during the 1930s. Ranch workers included Gray's son--Billy--and two regular ranch hands, who used milking machines in the big barn and gasoline separators in the dairy. About 1930 the large dairy barn built in 1883 burned at milking time, reportedly due to spontaneous combustion of green hay. Subsequent owner Alfred Grossi heard that 23 cows died in the fire when the milkers ran to save their houses. The barn was replaced with a similar one which stands today. A plaque placed on the barn reads "1930." During the last years the Gray family reportedly subleased the dairy to John Crozier, an ex-employee.[18]

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[16]Population Schedules, 10th U. S. Census, 1880; "Map of the Country Club Lands," 1899, PRNS.

[17]Undated clipping in Peter Whitney scrapbook, copy at Jack Mason Museum.

[18]Population Schedules, 14th U. S. Census, 1920; interviews with Alfred Grossi, Joe and Scotty Mendoza, and William Eastman.

San Francisco investor Leonard W. David purchased almost all of the Oscar L. Shafter ranches from the estate in July of 1939. Within days, David sold H and M ranches to Novato dairyman Domenico Grossi, a native of Switzerland. Born in 1875, Grossi immigrated to the United States in 1892 and by 1900 was working at George Mason's dairy ranch south of Olema. Grossi married and had five sons and five daughters, all who ended up with interests in the dairy industry. The family operated the D. Grossi Dairy Company and owned a number of dairies in Marin County. Expanding to Point Reyes, long a prime dairyland, proved to be a wise investment. By dividing M Ranch into two parcels the Grossi family had three adjacent dairies at Point Reyes.[19]

Domenico Grossi installed his son Alfred and daughter Virginia at H Ranch, Alfred to run the dairy and Virginia to cook. At the time Alfred and Virginia moved on to the ranch in 1940, there was a great deal of work to be done in upgrading the dairy operation. Virginia planted a large vegetable garden next to the old two-story house and took care of her brother and the hired help until she married in early 1942 and moved to F Ranch. Alfred had married also and his wife Florence took over Virginia's duties.

On the northern part of the ranch, Italian farmer Allesondro Simondi had 300 acres planted in artichokes, with a house and a six-foot fence surrounding the whole farm. Grossi asked Simondi to leave, so Simondi knocked down the house (Grossi had no need for it) and went to another ranch on Point Reyes. The artichokes were plowed up and the land used for pasture. The Grossis also tore down the abandoned schoolhouse in the canyon below the ranches and salvaged the lumber.

When the Grossis bought the ranch the dairy had been equipped with two electric separators; the previous tenants had shipped cream. An elevated plank walk connected the milking barn with the dairy. For a while Grossi shipped cream, and kept 300 skim-fed hogs in a 30-acre pig pen at a site below the ranch where he later built a reservoir. He built a Grade A barn in 1941 but didn't ship Grade A milk until about 1944; Grossi and many other nearby dairymen shipped emergency milk (liquid milk inspected and approved for commercial consumption but produced without Grade A facilities) during the World War II.

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[19]Official Records, Book 383, p. 408, deed recorded August 2, 1939, MCRO; Population Schedules, 12th Census, 1900; information about the Grossi years at H Ranch is from interviews with Alfred and Florence Grossi and Virginia Grossi Gallagher.

Grossi milked Guernseys and Jerseys until about 1948 when he replaced them with Holsteins. As a part of the D. Grossi Dairy Company, Alfred and Domingo Grossi sold milk to Borden's, but in 1946 the brothers went into business for themselves and sold their milk to Challenge.

Grossi had 18 horses, including two large Belgians, to work at the ranch during his first years at the ranch. Horses performed most of the heavy work at the ranch until they were replaced by tractors. During the winter the work horses were indispensable for hauling cars out of the mud, stuck in what Virginia Grossi Gallagher called the "cow trail" that served the ranch from the main road. Marin County crews widened and paved the road in 1941, changing the route to Pierce Point to pass adjacent to the Grossi Ranch.

After World War II Grossi made many improvements at H Ranch. He built a residence for long-time hired hand Manuel Frates, and remodeled the old dairy into a residence, adding a new concrete foundation. About 1950 he built a large "lean-to" on the hay barn, expanding the capacity of that barn, and put in a concrete floor in the barn in the early 1960s. Grossi constructed a six million-gallon reservoir on the site of the hog pens below the ranch buildings and established wells for fresh water.

The old Shafter-era house became a residence for the milkers in 1959 after the Grossis built a new home on the site of the old horse barn; the new house was completed at the end of 1958. The old house served the family for about six more years, after which it was knocked down and burned.

Alfred Grossi inherited H Ranch after his father's death in the mid-1950s. H Ranch was included within the boundaries of the proposed Point Reyes National Seashore when it was proposed in 1958. The Grossis hosted Senator Alan Bible and other dignitaries at a barbecue to attempt to dissuade the government from taking the Point's dairy properties for the park. In September of 1962 President Kennedy signed legislation authorizing the park, but Grossi's ranch was not purchased until 1971. Grossi signed a 20-year use and occupancy reservation, which expired in 1991; the ranch is now leased from the federal government.

Grossi sold his 400-head dairy herd in July, 1976 and retired to beef ranching. His daughter and son-in-law, Dolores and Dan Evans, run Hereford cattle at the ranch now, living in a residence on the ranch near Alfred and Florence Grossi's home.

3. Buildings and Historic Resources

None of the buildings extant at H Ranch appear to date from the original Abbott or Shafter complexes. Historic buildings include the old dairy, construction date unknown but probably after 1900, the 1930 hay barn, and a shed on the garage which may be the oldest structure on the ranch.

The old dairy was remodeled into a residence and garage in the 1940s. The rectangular, hipped roof building differs in style with the typical Shafter dairy buildings on Point Reyes; construction materials and the different style lead to the hypothesis that the structure was built after 1900. It has been altered to serve as a residence, and is in fair condition.

The hay barn was built in 1930 to replace one dating from the 1880s which had burned. It is in fair condition and is a good example of a Grade B milking barn, although its original function has been discontinued; it also adds historic ambience to the ranch.

The shed on the garage, reportedly the oldest structure on the ranch, is in poor condition.

The ranch retains its historic layout of corrals and pastures with few alterations. The pastures are enclosed with barbed wire and board fences. Several old eucalyptus trees form a windbreak on the eastern side of the ranch complex.

Three historic roads, in varying degrees of repair, lead out of the ranch: to the old school site, to M Ranch, and to Abbotts Lagoon.

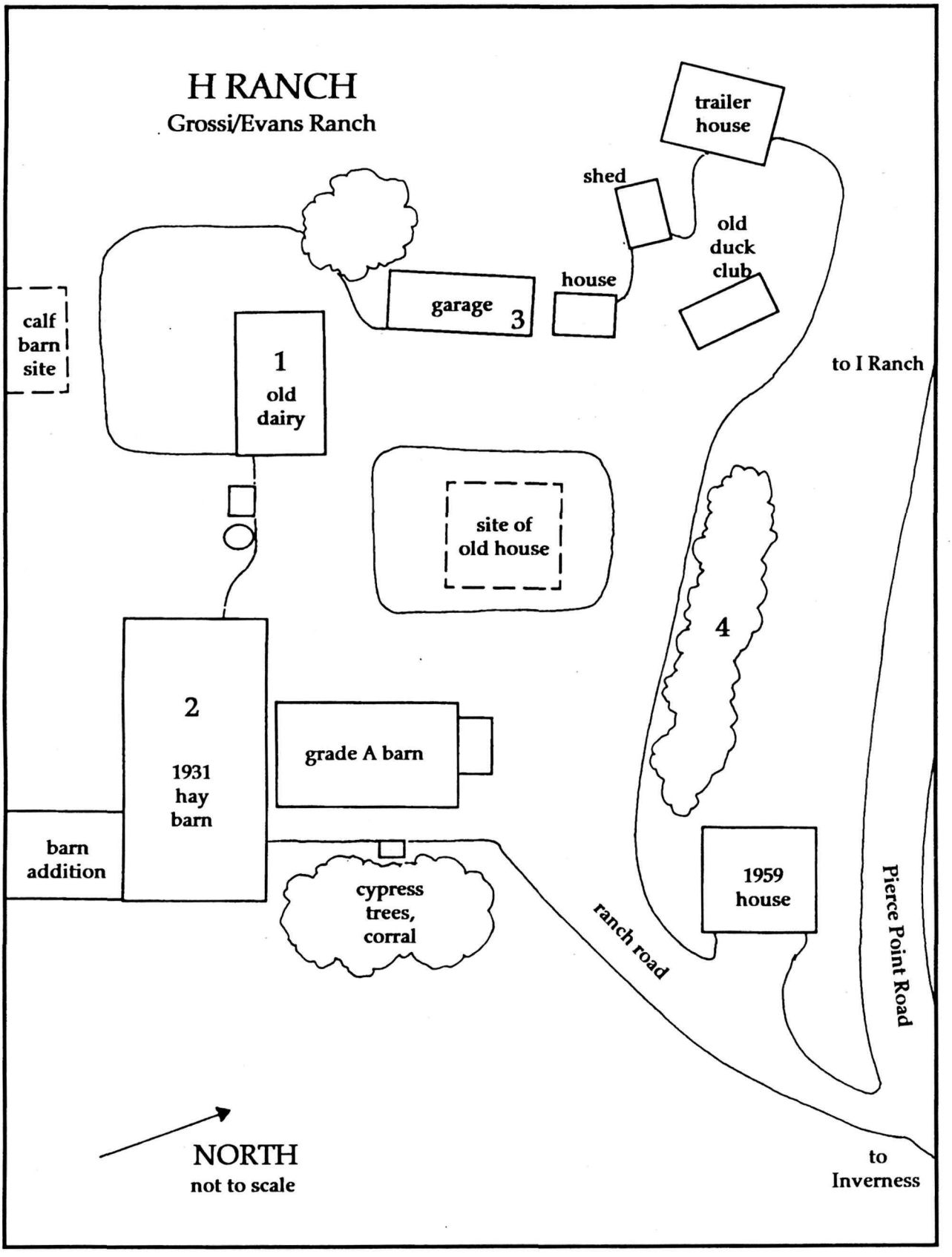
4. Significance

H Ranch is significant as a part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County, although only a few historic structures remain. Those structures themselves have little historic significance, but may be significant as a part of a Point Reyes historic district.

5. Historic Features

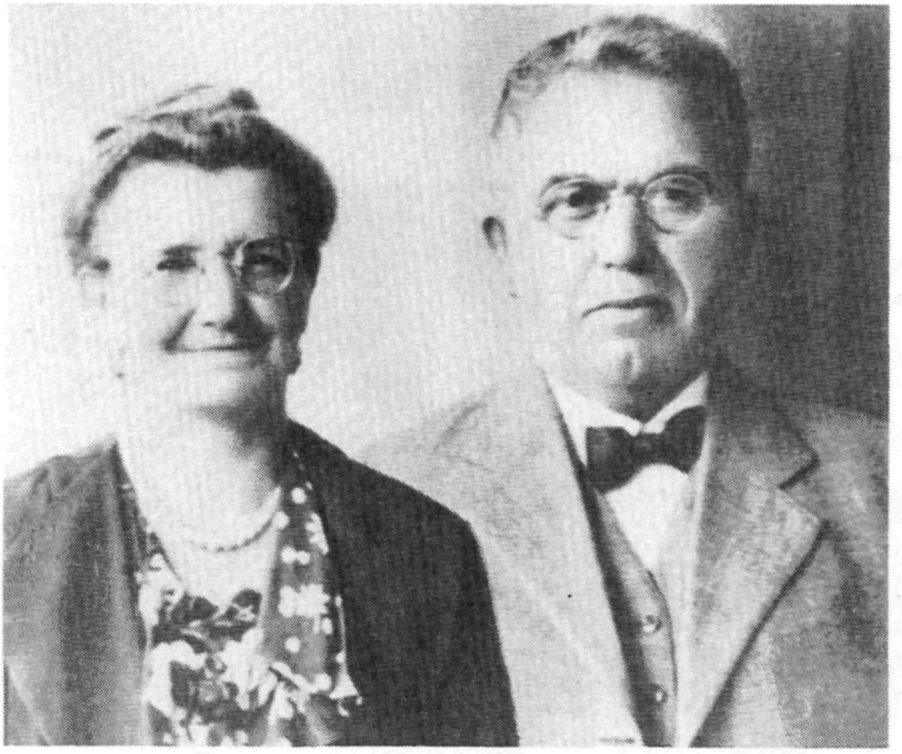
1. old dairy, ca. 1920s*
2. hay barn, 1931*
3. shed on garage, no date
4. corrals and fences*
5. eucalyptus trees, ca. 1900
6. road to school, ca. 1870*
7. road to L Ranch, ca. 1850s*
8. road to lagoon, ca. 1860s*
9. Grade A barn, 1941*

*Contributing structures/features for future National Register Nomination.


H RANCH
Grossi/Evans Ranch
trailer house
shed
old duck club
house
garage
3
calf barn site
1
old dairy
to I Ranch
site of old house
4
2
1931 hay barn
grade A barn
barn addition
cypress trees, corral
1959 house
ranch road
Pierce Point Road
NORTH
not to scale
to Inverness

Carlisle Abbott and family shortly after they left Point Reyes, 1865. Courtesy of Bill Reeves.

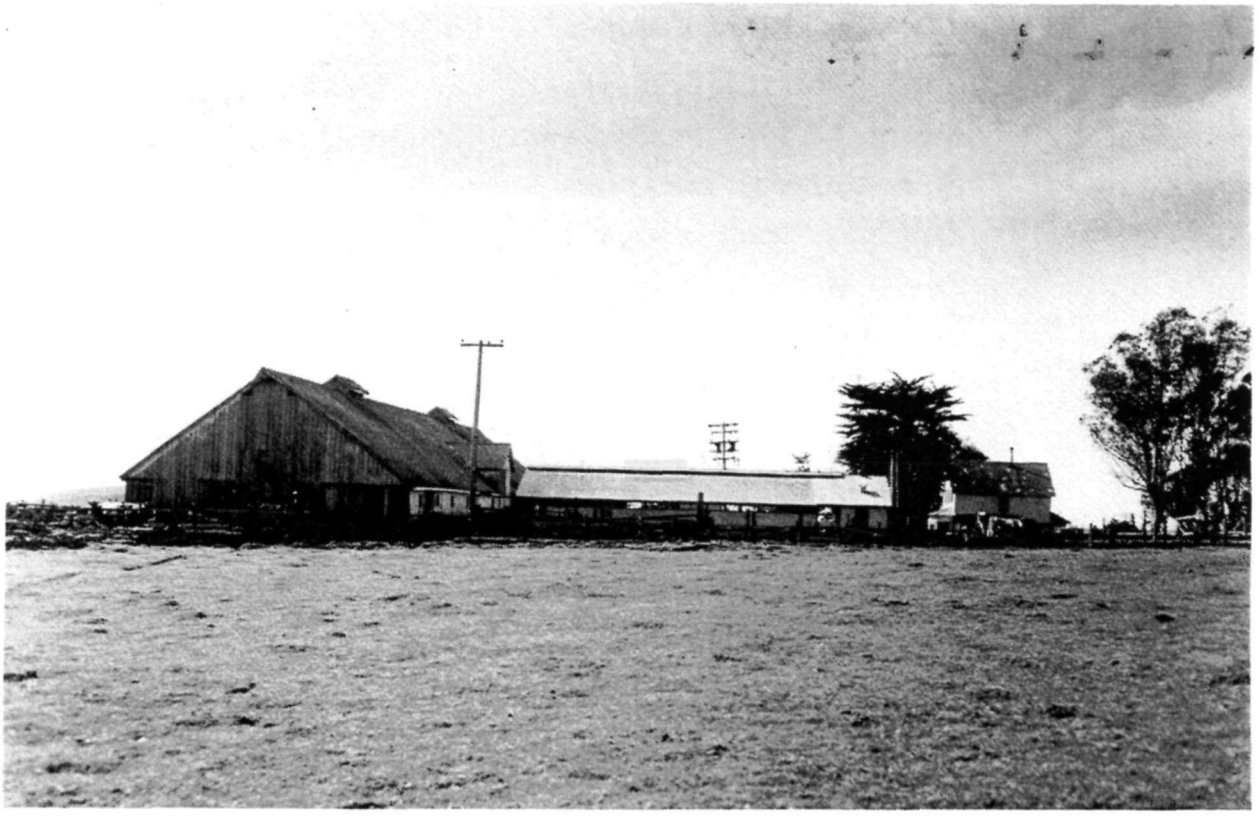
Pigs on what appears to be H Ranch, early 1900s. National Park Service Collection.



Mr. and Mrs. Domenico Grossi. Grossi purchased H and M Ranches in 1939. Courtesy of Virginia Grossi Gallagher.

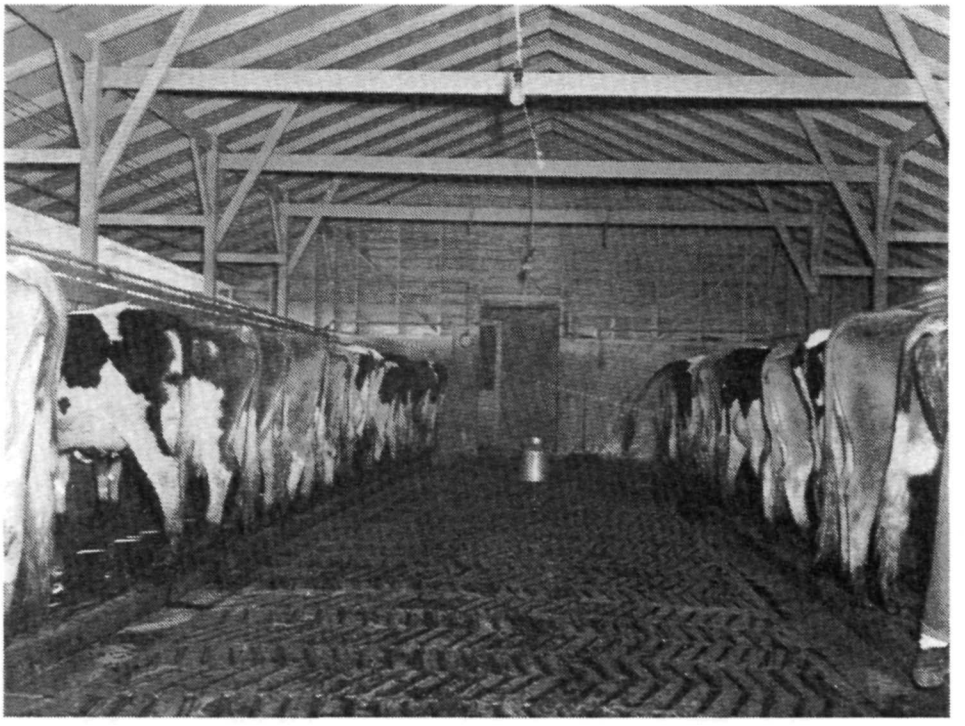
Grossi's H Ranch in the 1950s, before the old house (center), calf barn (right) and horse barn (left) were demolished. Courtesy of the Alfred Grossi Family.

The old Shafter-style house on H Ranch, 1950s. Courtesy of the Alfred Grossi Family.



H Ranch around 1947. Left to right: hay barn, Grade A barn, old house. Seth Wood photo courtesy of Jack Mason Museum.

Old dairy at H Ranch around 1940, remodeled into a residence. The garden on the foreground is in the yard of the old house. Courtesy of Virginia Grossi Gallagher.

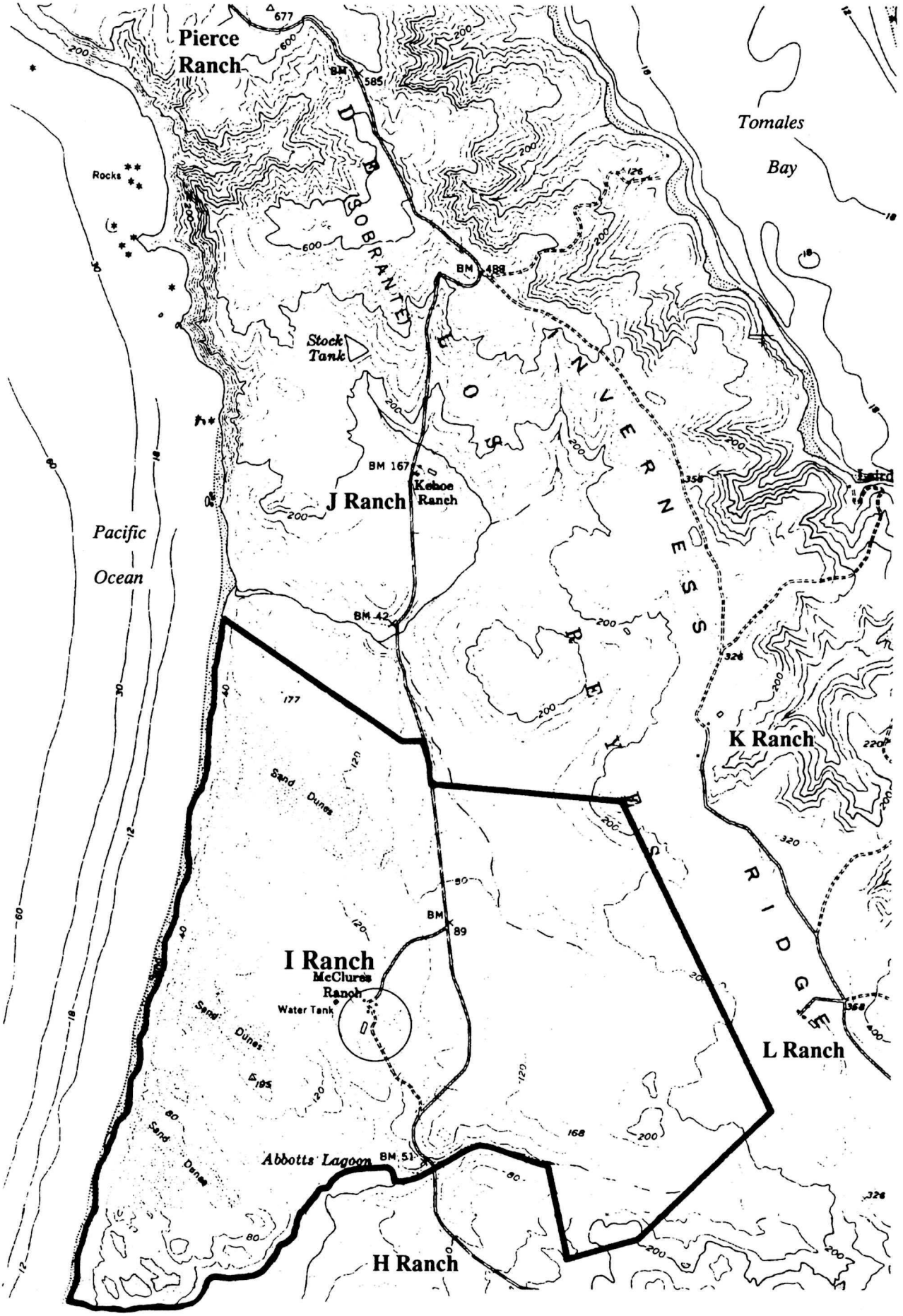


Milking barn at H Ranch, around 1947. Seth Wood photo, Jack Mason Museum Collection.

SECTION THREE:

Oscar L. Shafter Ranches

C. I RANCH (McClure Dairy)


Pierce Ranch
Rocks
Tomales Bay
Pacific Ocean
Stock Tank
BM 167
Keboe Ranch
J Ranch
BM 42
K Ranch
Sand Dunes
BM 89
I Ranch
McClures Ranch
Water Tank
L Ranch
Abbotts Lagoon
BM 51
H Ranch
BM 585
BM 488
Laird

C. I RANCH
Ron and Bob McClure Dairy

1. Description

Looming in the distance above Abbott's Lagoon as you drive out Pierce Point Road, visible for miles and dominated by a huge feed barn, the McClure Ranch is the last of the many dairies owned by one of the pioneer families of Point Reyes. The McClure name has graced at least seven Point Reyes dairies in the last century and here at the old I Ranch the fourth generation of the family continues the dairy tradition.

I Ranch is a large parcel (1691.97 acres) of gently sloping grass and brush land. From Inverness Ridge the land slopes into a wide valley that drains into Abbott's Lagoon. A low ridge protects the valley from the harsh weather of the Pacific Ocean which forms the western edge of the ranch, which has two and a half miles of ocean frontage. The ranch complex sits on the eastern slope of this protective ridge and commands a wide view of Point Reyes. To the north is Kehoe's J Ranch, to the east L Ranch, to the south H Ranch and Abbott's Lagoon.

The ranch is crossed by Pierce Point Road, and the dairy complex is reached by a half-mile unpaved driveway from the main road.

Ron McClure and his son Bob run the Grade A dairy today. Bob McClure and his family, and a number of employees' families, live on the ranch.

2. History of I Ranch

Apparently the first to settle at I Ranch was John Abbott, brother to Carlisle Abbott at the ranch to the south (today Alfred Grossi's H Ranch). The 1860 census listed Abbott as a 47-year-old native of Hatley in eastern Canada, with wife Laura and children Agnes, Alonzo, and Ortugal. Abbott employed one man, and had made improvements valued at $5,127.[20]

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[20]Population Schedules, 8th U. S. Census, 1860.

U. S. Coast Survey chart of 1862, showing I Ranch and another small farm near today's Kehoe Beach (top). The fence lines shown in this map are practically identical with those used during the last century. California State Lands Commission.

The author Warren visited Abbott's ranch in 1861 and published this report the following year:

> John Abbott . . . [occupies] about 3,000 acres. Forty acres are devoted to grain crops, the balance to grazing, having 80 head of dairy stock. The average yield of butter is about forty pounds per day for eight months. The product of the season is from ten to twelve thousand pounds. There are on the ranch from 60 to 70 head of other stock. The location of the ranch is a very desirable one and pasturage [is] excellent.[21]

An 1862 U. S. Coast Survey map showed three to four buildings and corrals on the same location as today's ranch. The boundaries of the ranch, marked by fencelines, were also the same.[22]

John Abbott's lease with the Shafters was not recorded in the county records. Possibly, Abbott left when the Shafter interests embarked on their dairy improvements in the mid-1860s. The layout of the ranch during most of its years followed the typical Shafter pattern, with a dwelling, dairy, calf and horse barns, and later milking barn.

According to the 1873 official map of Marin County, a tenant named Evans resided at I Ranch. This may be William D. Evans, who settled at J Ranch some time later and stayed there until 1905.[23]

I Ranch is identified as Butler's ranch on an 1899 map. Michael Butler came from Ireland and settled at White House Pool near Inverness in 1880 where he operated Piedmont Ranch, a James M. Shafter dairy. In 1889 Butler rented M Ranch from the O. L. Shafter Estate and evidently moved to I Ranch some time after that.[24]

Butler appeared to be well-liked, and served a term as justice of the peace for Point Reyes township, from 1891 to 1895. His son James served two terms as

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[21]Warren, California Ranchos, p. 204.

[22]U. S. Coast Survey, Section X, "Map of a Part of the Coast North of Punta de los Reyes, California," 1862, California State Lands Commission.

[23]Official Map of Marin County, 1873; Mason, Point Reyes, p. 60.

[24]Biography of Edward I. Butler in Marin People, Volume II (San Rafael: Marin County Historical Society, 1972).

the township constable, from 1903 to 1907. The other son Edward went on to prominence as a Marin County district attorney and long-time county judge. Edward Butler appreciated his Point Reyes roots, keeping in touch with all his old hunting friends and making regular visits until his death in 1959. Michael Butler's daughter, Nellie, married David Geary of another prominent Point Reyes dairying family.[25]

Michael Butler retired to San Rafael in 1905 and he died there in 1920. Joseph Adams leased the ranch during the 'teens; Adams' name appears at I Ranch on the 1916 USGS map quadrangle of Point Reyes. According to Andrew Porter, Adams built the concrete-block dairy house. In this building Adams separated milk and made butter with gasoline-powered separators and churns.[26]

Adams sold his dairy business before 1920 to Fred Wilson, an Irishman who had been leasing D Ranch from the Howard Estate. Wilson and his four hired hands milked about 200 cows in the large dairy barn with gasoline-powered milking machines that had been installed by Adams. Buttermaking operations were suspended about the time Wilson took over, when the dairy began to ship cream to the creamery in Point Reyes Station. Wilson had pigs which were fattened and sold along with the calves to Quinto Codoni and Dante Muscio, meat brokers in Point Reyes Station. Wilson grew hay, beets and carrots on the ranch for feed, all of which was chopped up in a gas-powered slicer. A Delco generator plant provided electricity for lights.[27]

By the early 1920s the ranch had a truck and automobiles, although the roads were impassable during winter rains; the old horse teams often hauled the cream out to Point Reyes Station.

The main ranch house, a typical two-story dwelling dating from the 1860s, burned in 1925 in a spectacular nighttime blaze that sent the occupants onto the balconies in their nightclothes. A new house was immediately built by a man named Kramer, financed by the Shafter estate.

Wilson moved to a dairy at Bloomfield, Sonoma County, about 1926 and sold the I Ranch business for $16,000 to an employee, Andrew Porter, and his partner

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[25]Population Schedules, 12th U. S. Census, 1900; Marin Journal, October 29, 1920.

[26]U.S.G.S. quadrangle: Point Reyes, California, published 1918; interview with Andrew Porter.

[27]Population Schedules, 14th U.S. Census, 1920. History of the Wilson and Porter years (1920-1930) is based on an interview with Andrew Porter of Fallon, California.

Hugh Purdy. Porter and Purdy continued the business much as Wilson had during the financially secure years during the late 1920s. The stock market crash of late 1929 had a slow but devastating effect on dairymen, who found milk prices less than enough to operate a dairy. Sensing this, Purdy and Porter sold out to Jim McClure in 1930 or 1931, thus avoiding much of the hardships their successors faced.

McClure, son of Point Reyes pioneer James McClure, was born at L Ranch in 1902 and had been raised at G Ranch. He went into partnership with his brother John at G Ranch until going into business with Jack Gallagher at Pierce Point Ranch about 1924. McClure ended his partnership with Gallagher when he leased I Ranch from the O. L. Shafter estate. McClure had married Jack Gallagher's sister Helen in the early 1920s.[28]

Jim McClure shipped cream from I Ranch during the 1930s, employing the typical setup with electric cream separators that delivered the skim milk through a terra-cotta pipe to the hogs in pens below the dairy. Workers carried the milk to the dairy in five-gallon buckets; Jim McClure then built a tramway that carried the cans about one hundred yards across the yard. A Standard and Alpha generating plant supplied power until the ranch received electricity in 1941. The ranch took its water from wells and from a box in the creek directly to the east of the ranch buildings. McClure built a reservoir in 1942 where the box in the creek had been.

McClure purchased the ranch for $55,000 on March 30, 1939, from the O. L. Shafter Estate, one of only two independent purchases from the estate. Now free to improve the herd and dairy, McClure found himself held back by World War II.[29]

During the war McClure stopped separating cream and sold emergency milk, but to do so he was required to install a concrete floor in the milking barn. After the war the government set a 1947 expiration for emergency milk production, giving dairymen the option to produce only Grade A or Grade B. McClure chose to produce Grade A, known to be more profitable than Grade B but also requiring more investment in modern facilities.

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[28]McClure family information from interviews with Jim McClure, Dorothy McClure and Ron McClure.

[29]Official Records Book 377, p. 320, MCRO; San Rafael Independent, April 1 and 13, 1939.

Until this time McClure milked in the huge old milking barn, graced with the letter "I" on the vent cupolas. That barn, taller than most Point Reyes barns, accommodated four strings of cows (about 100) at a milking. McClure had installed milking machines in the 1930s. In 1946 McClure hired local builder Eddie Alberti to build a walk-through Grade A sanitary milking barn and soon received certification. During this time the old milking barn was expanded to the south and put in use exclusively for hay and feed storage. Other improvements at the ranch during this time include an addition of two rooms to the main house (by Alberti), a large garage built about 1949, and an eventual expansion of the Grade A barn into the enclosed corral between the hay barn and the sanitary barn. The new Grade A accomodated 20 cows at once in a herring bone layout.

McClure's son--Ron--began to milk cows while he was in the seventh grade during World War II. Ron became partners with his father in 1954. Ron and his sister had attended Pierce School at K Ranch until the school closed in 1943.

Visitors reached I Ranch by side roads from the old road at the ridgetop until the new Pierce Point Road was built in 1941. Roads led to all the surrounding ranches but were difficult to keep in repair. The construction of the new road was a great help to the McClures and Kehoes (at J Ranch) who had been relatively isolated until then. Trucking fresh milk would have been difficult and sometimes impossible during inclement weather.

A house was built for Ron McClure and his wife in 1952. The old two-story feed shed next to the hay barn was lowered and made into a garage. More recently, the old horse and calf barns, slaughterhouse and pig shed were torn down. The McClures built a new metal equipment shed in 1988. Overall the ranch has been kept in excellent condition by the McClures.

Jim McClure retired after his wife Helen died in 1967, giving full control of the dairy to Ron, who then incorporated the dairy as Ronald McClure Dairy, Inc., in 1971. Jim continued to live on the ranch until 1988 when he moved to a nursing home in Petaluma; he died in the spring of 1993. Ron's--son--Bob became active and has recently become a full partner, and virtually runs the operation. Currently, the McClures milk about 400 cows, one of the largest dairies on Point Reyes.

3. Buildings and Historic Features

McClure's I Ranch contains a number of unique elements which sets it apart from the other Point Reyes ranches. While little or none of the original ranch complex remains, the nature of the early 20th century replacement structures are of interest. Upkeep on the buildings has been good during the McClure years.

The large hay barn, which appears to be the biggest on Point Reyes, was probably built in the 1880s as a milking barn. The barn is distinctive in its high side walls, which makes the barn itself taller than the average Point Reyes barn. The barn was enlarged in the late 1940s, and was recently renovated, with new structural engineering throughout with the loss of some original fabric. The original vent cupolas, marked with a carved "I" at each end, were removed during the latest renovation. The barn is used principally for grain and hay storage.

Next to the hay barn is an old feed shed of substantial size, probably dating from before 1900 and possibly one of the original structures on the ranch. The building has been raised and altered and is now used for equipment storage.

The old dairy is unique among the Point Reyes dairies. Probably built in the 'teens, the dairy is sturdily constructed of cut stone blocks. No doubt the building offered a substantially more stable environment for buttermaking and cream separation. Now used as a generator house and for storage, the building has been slightly altered but is in excellent condition.

A shed near the old dairy was once used for potato storage and appears to date from before 1900. It is in fair condition.

The bunkhouse appears to date from about 1900. It is a wood frame building on a stone foundation, and appears to have had few alterations.

An old manure shed is in poor condition and has little historic integrity.

The main house, now used by the family of an employee, was built in 1925 after the original house burned. It is of Craftsman style, perhaps even a California bungalow, and is unique to the Point Reyes area. Local carpenter Eddie Alberti built a two-room addition on the north end about 1947. The house appears to be in good condition.

The ranch retains its historic layout of corrals and pastures with few alterations; the pastures are enclosed with a combination of barbed wire and board fences. The roads to the ranch have been in use in basically the same alignments since the development of the ranch in the 1850s.

4. Significance

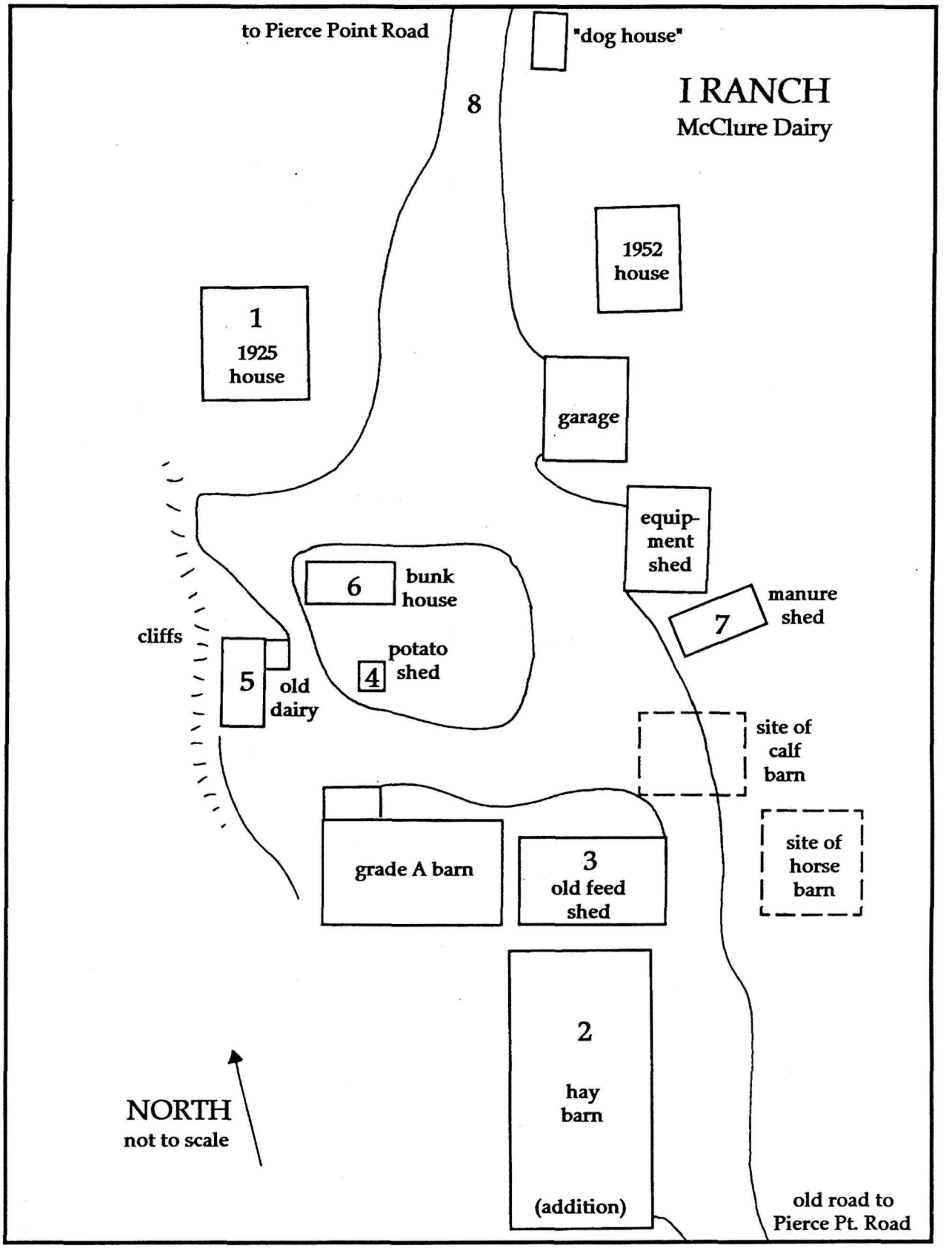
I Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County. Operated as a dairy by the pioneer McClure family for sixty years, I Ranch is significant as an example of changing dairy methods after the turn of the century in California and as a major contributor to the historic Point Reyes dairy district. The ranch contains a blend of old and new, but of predominant interest is in buildings constructed between 1900 and 1925: the old dairy, bunkhouse, and main house. The later improvements such as the Grade A dairy are unique in the Point Reyes area; the layout and succession of improvements on the Grade A barn is very interesting and should be preserved.

This is the last remaining McClure dairy, operated by the fourth generation in the family at Point Reyes. The family has leased or owned no fewer than seven Point Reyes dairy ranches during the last 112 years. The McClures are apparently the oldest family continuously operating on Point Reyes. This fact may add significance to I Ranch, being the dairy longest held in McClure hands on the Point.

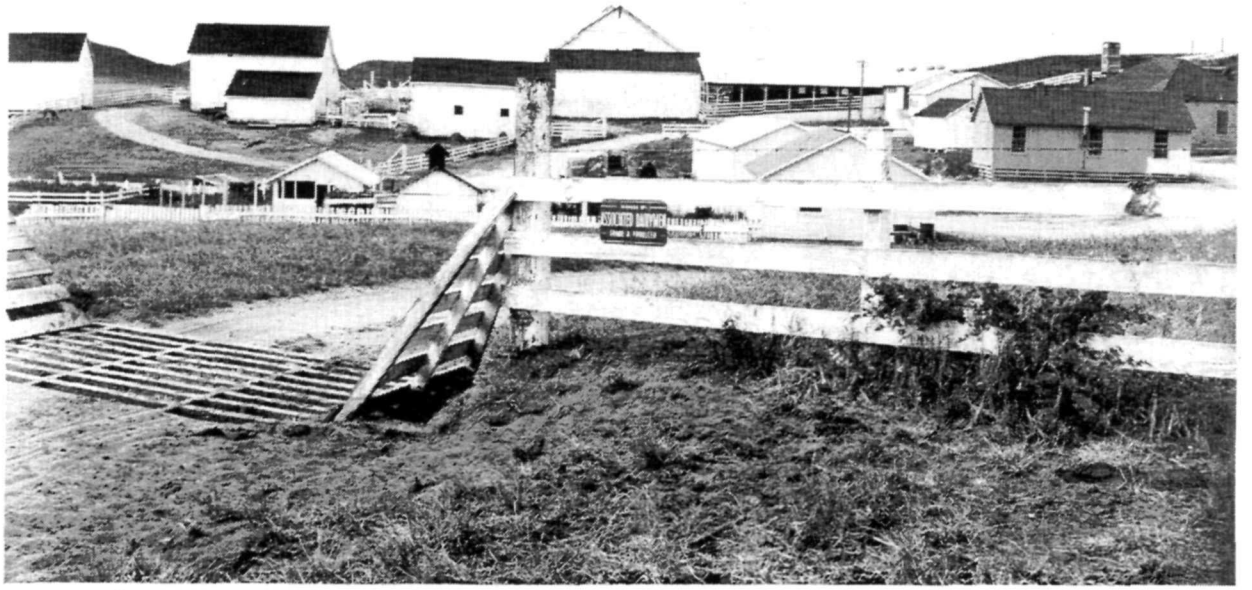
5. Historic Features

1. main house, 1925*
2. hay barn, ca. 1880s*
3. old feed shed, ca. 1870s*
4. potato shed, pre-1923*
5. old dairy, ca. 1916*
6. bunkhouse, pre-1923*
7. manure shed, pre-1923*
8. corrals and fences*
9. road to ranch, ca. 1850s*

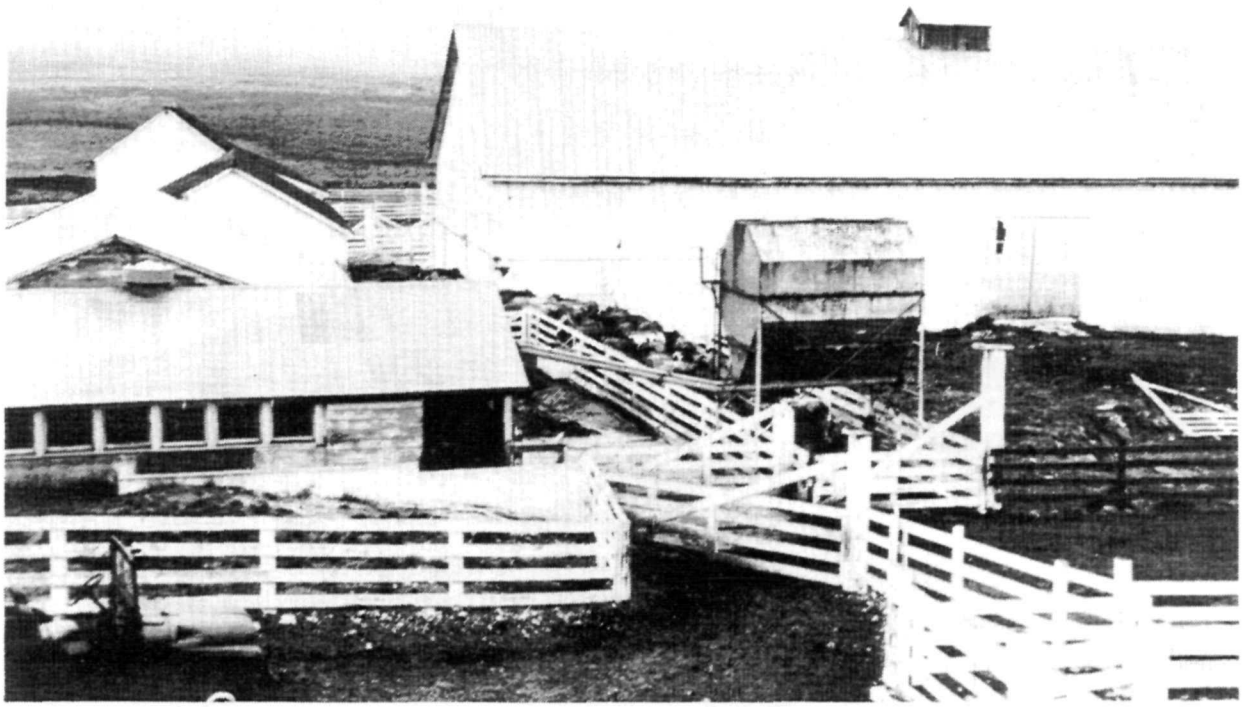
*Contributing structures/features for future National Register Nomination.


to Pierce Point Road
"dog house"
I RANCH
McClure Dairy
8
1952 house
1
1925 house
garage
equip-ment shed
6
bunk house
manure shed
7
cliffs
potato shed
4
5
old dairy
site of calf barn
grade A barn
3
old feed shed
site of horse barn
2
hay barn
(addition)
NORTH
not to scale
old road to Pierce Pt. Road

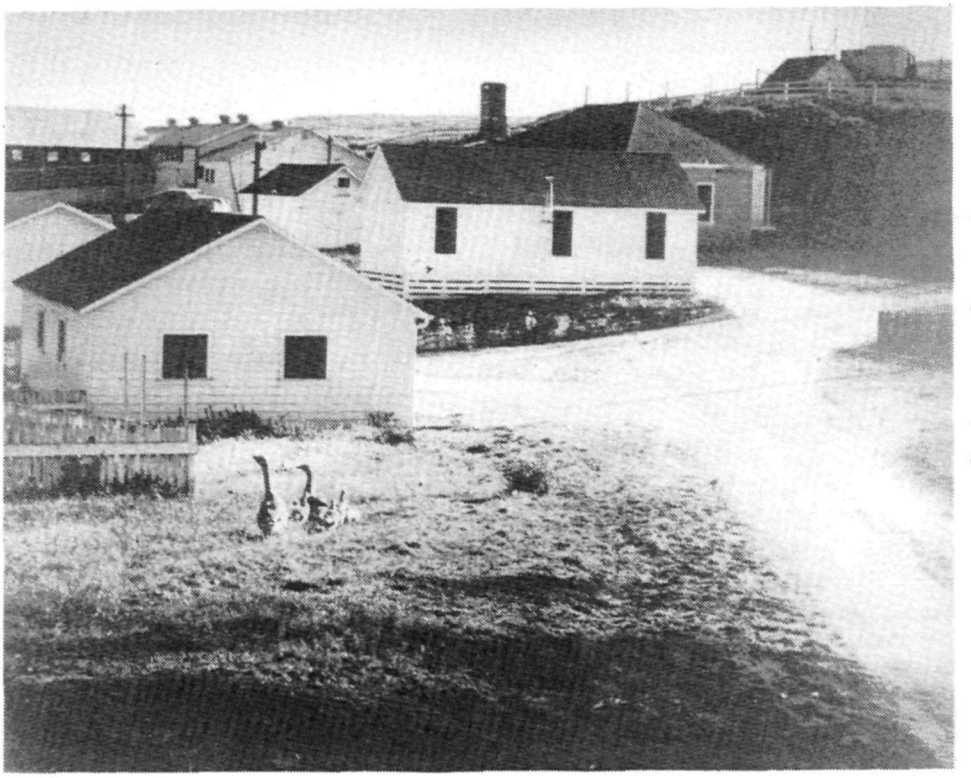
The main house at I Ranch, built in 1925 after the original house burned. Courtesy of the McClure Family.



McClure's I Ranch in the early 1950s. Photo by, and courtesy of, M. Woodbridge Williams.

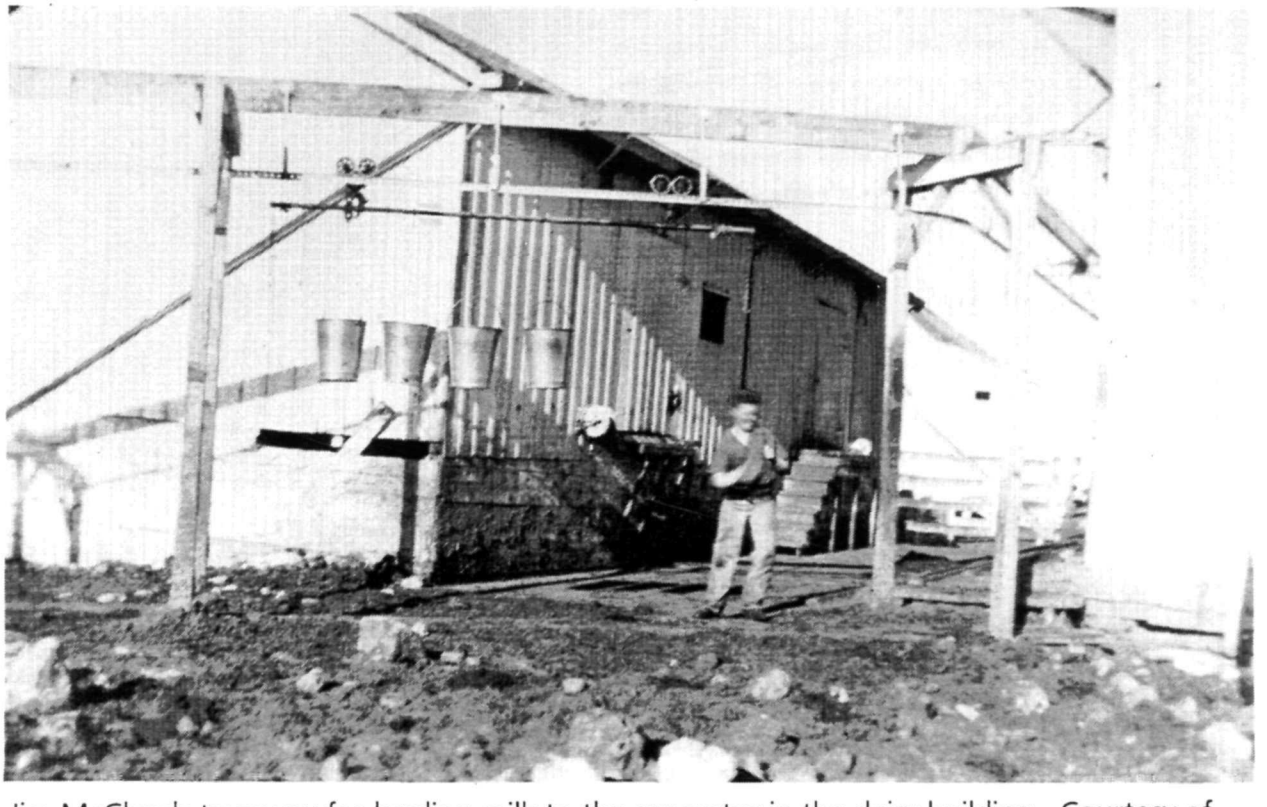


Grade A barn, left foreground, hay barn, right, early 1950s. M. Woodbridge Williams photo, courtesy of the McClure Family.



Two views of I Ranch in the 1950s. Left, photo by M. Woodbridge Williams, courtesy of the McClure Family; bottom, courtesy of the McClure Family.

David, Jim and Ron McClure, around 1951. Photo by, and courtesy of, M. Woodbridge Williams.



Jim McClure's tramway for hauling milk to the separator in the dairy building. Courtesy of the McClure Family.

DAIRY RANCHES

FOR SALE

We are pleased to announce the sale of the O. L. Shafter Estate Company properties totaling eighteen thousand (18,000) acres on the Point Reyes and Bolinas Peninsulas, together with all stock thereon to Mr. Leonard W. David, in co-operation with Wolf & Kilkeary and Coldwell, Cornwall & Banker of San Francisco.

Mr. David has reserved for himself approximately two thousand acres along Tomales Bay including Shell, Shallow and Indian Beaches and has instructed us to sell the other ranches with or without stock.

We therefore offer for sale the following ranches: "H", "K", "L", "M", "N", Bay, Lake and South End. Dairy men who are prospective buyers are invited to inspect these properties. Growers of artichokes, peas, sprouts and other vegetables are also invited to inspect these properties as this section is rapidly developing along this line.

A branch office has been established at Point Reyes Station for immediate inspection.

Call, Write, Phone or Wire!!

MARVELOUS MARIN REALTY CO.
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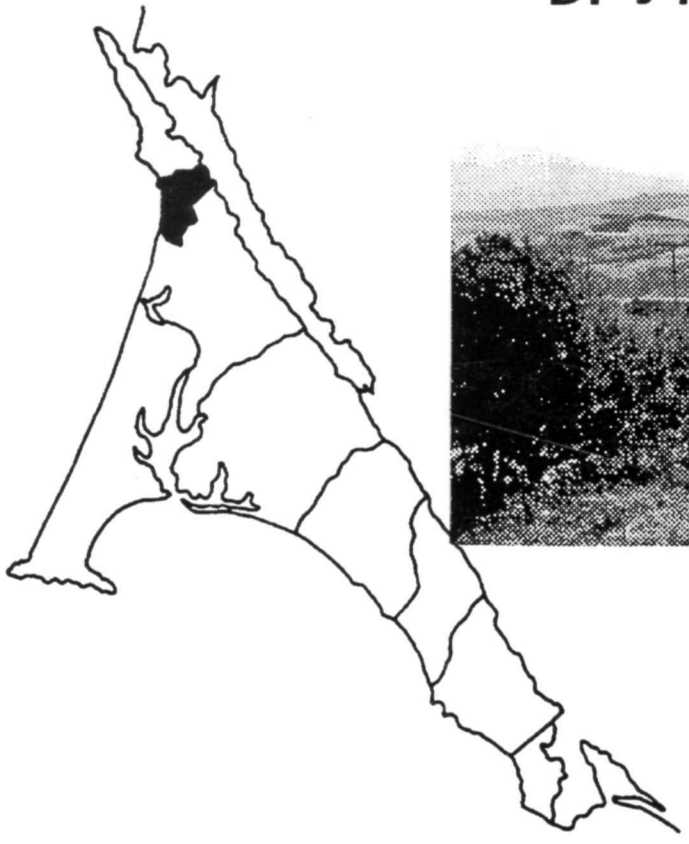
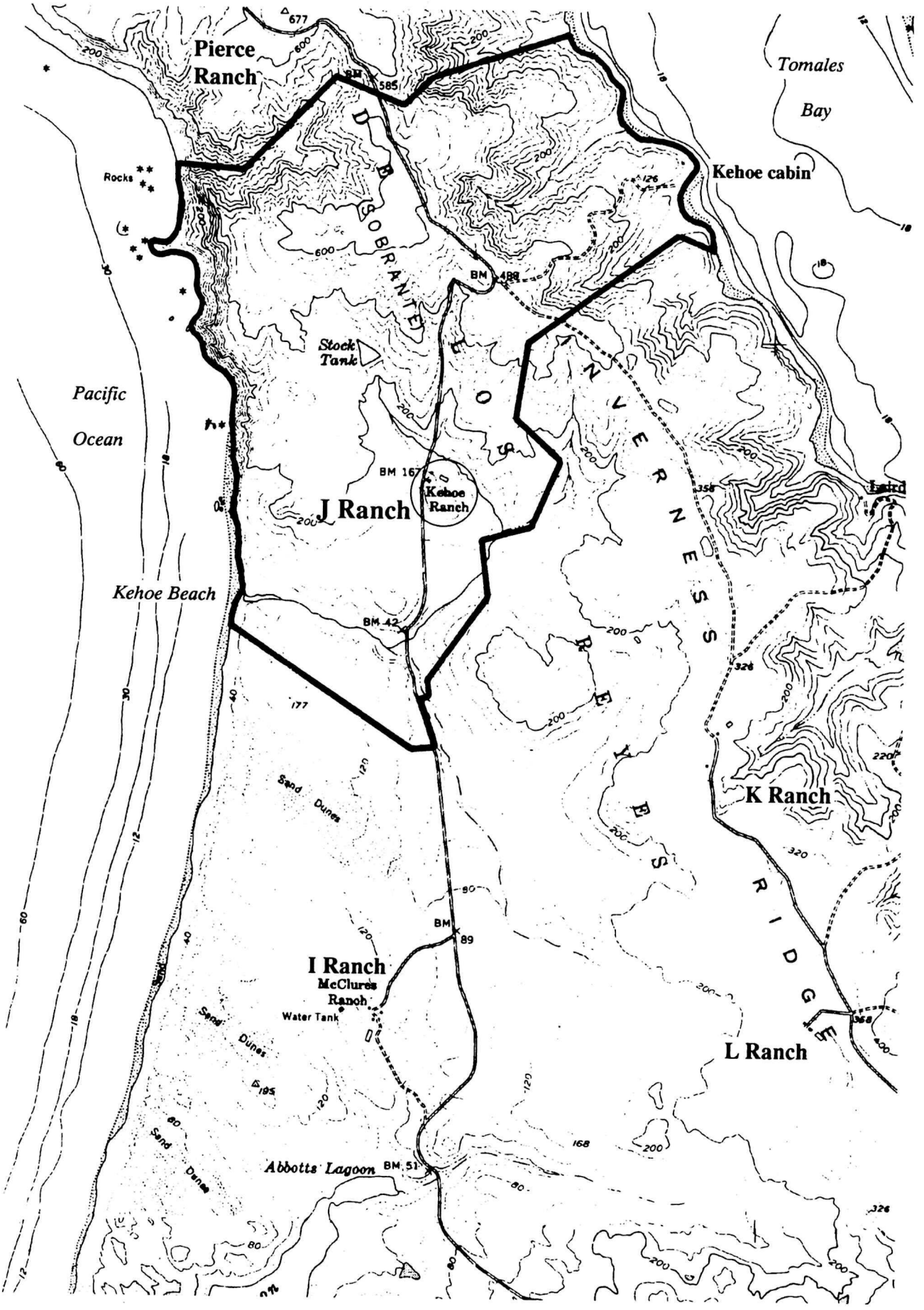
Advertisement for
O. L. Shafter Estate
ranch sale,
San Rafael Independent,
April 13, 1939.

SECTION THREE:

Oscar L. Shafter Ranches

D. J RANCH (Kehoe Dairy)




Pierce Ranch
Tomales Bay
Kehoe cabin
Rocks
D B S O B R A N C H
Stock Tank
Pacific Ocean
BM 167
Kehoe Ranch
J Ranch
Kehoe Beach
BM 42
I N V E R N E S S
R E S E S
R I D G E
K Ranch
Sand Dunes
BM 89
I Ranch
McClures Ranch
Water Tank
L Ranch
Abbotts Lagoon
BM 51

D. J RANCH
Kenneth Kehoe & Sons Dairy

1. Description

The Kehoe Ranch on Tomales (or Pierce) Point operates as Point Reyes' northernmost modern dairy. Three generations of the Kehoe family have operated the ranch for more than sixty-five years. Most of the pioneer structures have been replaced with practical modern buildings. Only a horse barn and workshop remain from the old ranch, and both are in poor condition.

Kehoe's J Ranch represents the "turning point" where the alphabet designations for dairies make an abrupt turn to the south (K through Z). It sits on a flat overlooking a gulch draining southwest into the Pacific Ocean. The 1,263-acre ranch is bounded on the west by the Pacific Ocean, on the north by Chute Gulch and the Pierce Ranch (elk) fence, on the east by Tomales Bay and K Ranch, and on the south by I and K Ranches. The dairy complex sits at an elevation of 167 feet, while the highest point on the ranch is about 645 feet. Most of the ranch is grassland, although brush is continually encroaching and has traditionally inhabited the steep gulches. A number of distinctive rock outcroppings can be seen on the Kehoe Ranch. Beginning at Kehoe Beach at the southwestern corner of the property, cliffs stretch northward along the ocean shore, eventually reaching 400 feet in height. The ranch complex is crossed through the center by Pierce Point Road, with most of the dairy buildings lying to the east of the roadway.

2. History of J Ranch

For much of its early existence, J Ranch was the most remote of all the O. L. Shafter ranches, literally at the "end of the trail." It was the northernmost Shafter ranch, bypassed by the main road, and hence virtually ignored in the popular records. For perhaps this reason, J Ranch's early history is sketchy.

The ranch buildings did not appear on a map until 1916, when they appear at the end of a road leading through H and I ranches. No buildings appear on the 1871 Shafter division map; most other maps lumped the entire O. L. Shafter Estate together with no individual ranches depicted. As the 1871 map was fairly

thorough, it is probable that J Ranch was not built until after 1871. The ranch was typical of those built during the 1860s and 1870s, and is believed to date from that era. A small farm appeared on a 1862 coast survey map, consisting of a couple of buildings and a corral. Located on today's trail to Kehoe Beach, nothing is known of the history of this ranch at this time.[30]

J Ranch was constructed and laid out in the typical configuration of its neighbors, with a large two-story house, horse barn, calf and hog shed, hog pens, and standard dairy house. Cypress trees surrounded the dwelling as a windbreak. A large cow barn was added later, probably in the 1880s. Dairy wastes flowed via the gulch on the west to a small lagoon on the Pacific Ocean.

Tenants at J Ranch no doubt shipped their dairy products out of Laird's Landing on K Ranch, situated in a cove on Tomales Bay about two miles directly east of J Ranch. Overland transit was poor, and the ocean side was too rough for any shore commerce. Mail was taken at Marshall across Tomales Bay; evidence shows that the occupants of these northern dairies patronized Marshall businesses. Marshall could be reached by a short row or sail across the bay. A regularly scheduled narrow gauge railroad connecting to San Francisco ferries served that town from 1875 to 1930.[31]

J Ranch's only tenant known before 1900 was William D. Evans, who is named by Jack Mason as being the occupant of the ranch in 1885-86. Evans, born in Canada in 1856, was a prominent figure at Point Reyes from the 1860s to 1905. He served as Charles Webb Howard's superintendent of ranches in the 1870s, overseeing ranch operations and the construction of the new road to Point Reyes (today's Sir Francis Drake Highway from Inverness to Home Ranch Road) in 1874. In 1880, Evans lived at Point Reyes with his wife, Annie, and two young children, along with his two teenage brothers, mother-in-law, brother-in-law, a Chinese cook, and a Chinese buttermaker. According to Mason, Evans borrowed $2,179 from Charles Webb Howard in 1885, putting up "everything [he] owned on J

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[30]U. S. Coast Survey, Section X, "Map of a Part of the Coast North of Punta de los Reyes, California," 1862, California State Lands Commission; "Plat Showing the Subdivisions of the Rancho Punta de los Reyes," by H. Austin, January 1871, private collection; USGS quadrangle, Point Reyes, 1918.

[31]Great Register of Marin County, California, various dates; Dickinson, Narrow Gauge to the Redwoods.

Ranch, including 12 pairs of quilts and and blankets" as security.[32]

William Evans retired and John J. Gallagher leased the J Ranch from the O. L. Shafter estate in November 1905. Gallagher, like Evans, took his mail at Marshall across Tomales Bay. In 1913 Gallagher moved to F Ranch; his sons Edward and John R. ("Jack") took over the J Ranch lease and operated it during the 'teens. According to family tradition, John Gallagher signed the papers for his son, Jack, as he was under age. Jack Gallagher leased the Pierce Ranch in 1919, leaving brother Ed with J Ranch.[33]

Ed Gallagher and his wife--Mary--started a family at J Ranch, daughter Marian and sons Tom, Ed Jr., and George being delivered by local doctor Stephen Cavanagh and his wife Ann at the ranch. Ed Gallagher, dissatisfied with the cattle rental arrangement, bought a dairy business at Nicasio in 1922 and moved his family there.

James V. Kehoe, a cousin of Gallagher, purchased the personal property of Gallagher and leased the ranch starting in October of 1922 from the O. L. Shafter Estate. Kehoe, whose father was an Irish immigrant in San Francisco, had worked as a trick rider for the 1914-15 San Francisco Panama-Pacific Exhibition and continued on the rodeo circuit for another four years. He got a taste of Hollywood when he appeared in a silent film called "The Heart of Juanita," shot in San Rafael.[34]

In the late 'teens Kehoe came to live at Olema. He became the first of his family to work in the dairy industry when he got a job as a buttermaker at the Point Reyes Cooperative Creamery at Point Reyes Station. Kehoe then went to the Drakes Head Ranch ("Berry Point Ranch") to work as a milker and meat deliveryman, although Jim McClure recalled that Kehoe had leased that ranch from Julia Shafter Hamilton.[35]

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[32]Mason, Point Reyes, p. 60 (Mason discusses an H. D. Evans, no doubt misreading the W. as an H.); Marin County Journal, December 16, 1875; Population Schedules, 10th U. S. Census, 1880; W. D. Evans is listed in McKenney's Directory of 1884-5, as well as the Great Registers of Marin County for 1886 and 1894.

[33]Gallagher family information from interviews with Marian Gallagher Morris by Jack Mason and the author.

[34]Marin Journal, October 5, 1922; Independent-Journal, October 24, 1968.

[35]Taped interview with Jim McClure, 1987; Kehoe family information from interviews with Skip and Jeanne Kehoe.

Kehoe met and married Alma Bean, daughter of a pioneer Tomales resident, and had a son by the time he moved to J Ranch. Two more sons were born at J Ranch, Kenneth ("Skip," born in 1932) being the last. The sons attended Pierce Point School up the hill at K Ranch until 1943, when low enrollment closed the school and sent the remaining children (only Skip Kehoe and Ron McClure) to Inverness School.

Kehoe milked about 180 cows with generator-powered milking machines. The ranch kept hogs (130 in 1933) which were fed skim milk and, for some years, corn grown on the ranch. The Kehoe dairy was Grade B until 1944 when Mario Bettini of San Rafael built the Grade A milking barn. By this time the ranch had electricity. The family raised feed crops as well as vegetables for home use, until after the war when imported hay was more economical. The Kehoe family's fine Clydesdale work horses were replaced by a tractor about 1947.[36]

Many of Kehoe's hired hands were from Indian families living in the Tomales Bay coves east of the ranch. At haying time ten to twelve of the local Indians would make up the crew. One of them, John Carrio of Point Reyes Station, worked for Kehoe for about 15 years.

Kehoe leased J Ranch from the O. L. Shafter Estate until purchasing it for about $50,000 on March 30, 1939. In the early 1950s Kehoe's son--Skip--joined the dairy and the family began many improvements to the ranch. The old hay barn, calf barn and pig sheds, dating from the early Shafter era, were torn down and replaced with more functional and sound structures. These included a garage, cow shed, calf shed and additional house, as well as additions to the old horse barn. The ranch complex expanded across the road when a large calf shed was built about 1955 and a hay barn about 1964.[37]

Local carpenter--Pete Ibsen--who had built Jim Kehoe a residence in Inverness (Kehoe moved there in 1949) and had built Joe Mendoza's house at B Ranch, lived in a small house on the road; the Kehoe family called this the "play house." A cabin built in the 1940s stands next to the site of the "play house," which was later moved up next to the old workshop behind the old house.

J Ranch lost much of its isolation when the new Pierce Point Road was

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[36]Marin Journal, April, 1934.

[37]Official Records Book 377, p. 363, and Book 420, p. 410, MCRO; San Rafael Independent, April 1 and 13, 1939.

realigned through the ranch in 1942. Now the ranch was not at the end of a long dirt road, but was passed within yards by a new paved highway. Needless to say, the Kehoes found travel much more convenient both for commerce and pleasure.[38]

Skip and Jeanne Kehoe occupied the old Shafter-era house after Jim Kehoe moved to Inverness. The house was the typical large two-story Shafter dwelling with five or six bedrooms upstairs. Some undated additions had expanded the house into one of the largest in evidence on the Point. The house had a protective hedge of cypress trees which Skip Kehoe cut down after he and his wife moved in. The old house was deteriorating when the Kehoes tore it down in about 1964 and replaced it with a modern home nearby.

Always active in dairy interests and county politics, Jim Kehoe made his mark at Point Reyes. As a member of the Challenge Cream and Butter Association and president of the Challenge Creamery for many years, he helped shape dairying policy in the state. In 1940 he was elected county supervisor for District Four which covered practically all of the West Marin dairylands. Kehoe was instrumental in getting the road to Tomales Point improved and brought into the county system; thanks to a stubborn neighbor the Kehoe dairy benefitted by having the new road pass through the ranch. While on the board of Supervisors Kehoe gave his support during the early planning process of the Frank Lloyd Wright-designed Marin County Civic Center, now an internationally famous architectural landmark and designated a National Historic Landmark in 1991. Kehoe retired from the board for health reasons in 1955.

A big man known for his honesty and outspokenness, Kehoe was often seen in his Cadillac wearing his characteristic Stetson hat and cowboy boots. His was a strong voice in support of the dairy industry and against the establishment of Point Reyes National Seashore, seen by the ranchers as a threat to their livelihoods. The National Park Service purchased I Ranch ranch from the family after Kehoe's death in 1968, and the family signed a 30-year reservation of use and occupancy.

Skip Kehoe took over the dairy business in 1965 and then taught his sons dairying. Faced with environmental restrictions in the early 1970s, the Kehoes built a large loafing barn and a dairy waste system. Today, the cows eat feed

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[38]Master Recreation Plan (1943), p. 11.

mostly grown on the ranch, where about 180 acres of oat hay are grown and harvested. The Kehoes ship liquid milk from 350 cows.

3. Buildings and Historic Resources

Remaining historic buildings on J Ranch are few: the horse barn appears to be the only structure which may date from the original complex. The horse barn, while retaining some of the original roofline, has been altered a great deal and has no historic integrity. An old workshop, moved to its present site from another area on the ranch, appears to date from before 1900 but has no apparent historic integrity. The ranch retains its historic layout of corrals and pastures with few alterations; the pastures are enclosed with a combination of barbed wire and board fences.

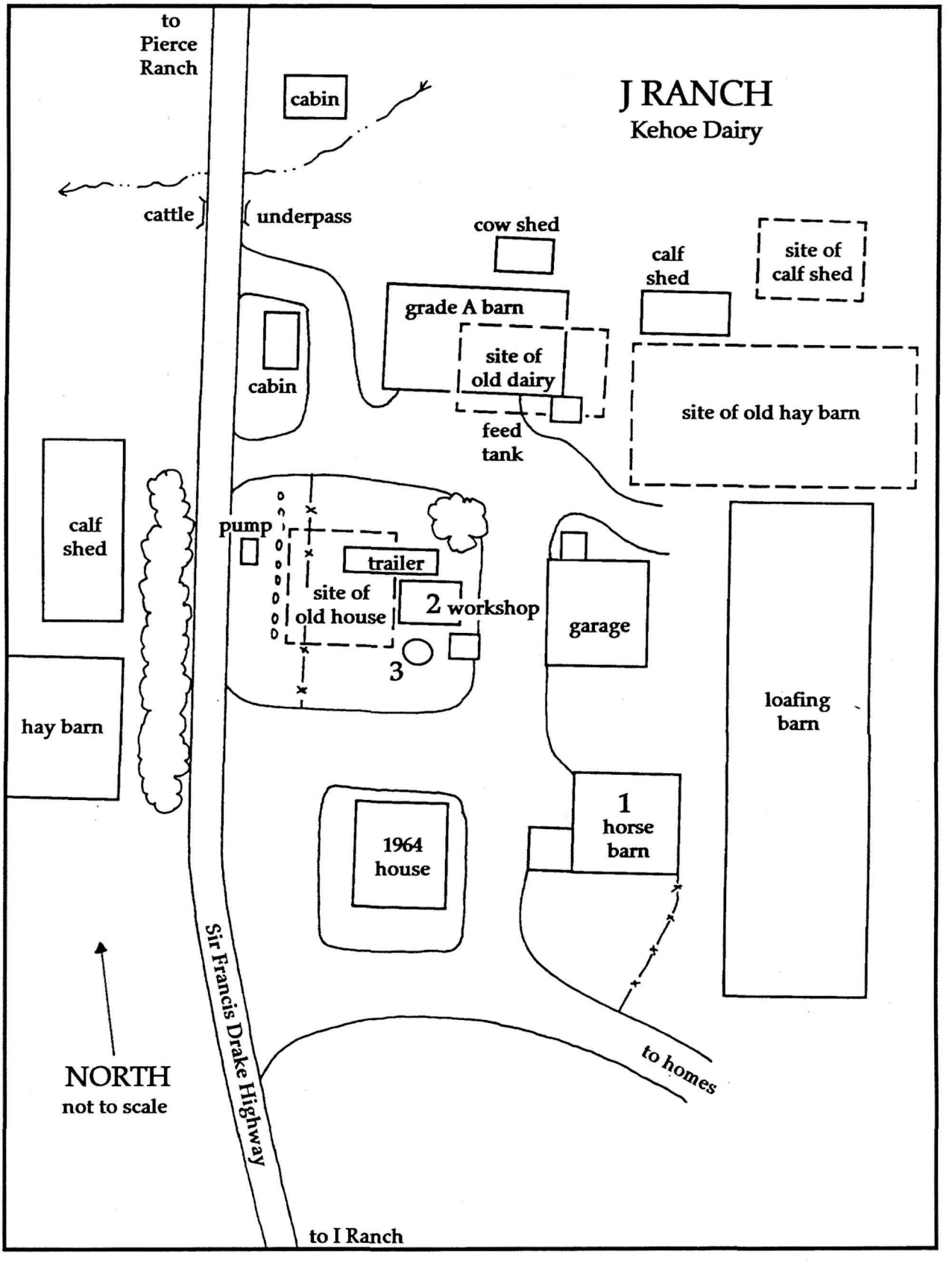
4. Significance

J Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County. However, the structures at J Ranch retain no historic integrity or significance. The old Pierce Point Road along the ridgeline to the east of the ranch complex is significant as an original transportation route of Point Reyes.

5. Historic Features

1. horse barn, ca. 1860s
2. shed, no date
3. corrals and fences
4. original Pierce Point road, ca. 1850s*
5. pioneer ranch site, Kehoe Beach Trail (1862)

*Contributing structures/features for future National Register Nomination.


to
Pierce
Ranch
cabin
J RANCH
Kehoe Dairy
cattle
underpass
cow shed
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site of
calf shed
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site of
old dairy
cabin
site of old hay barn
feed
tank
calf
shed
pump
trailer
site of
old house
2 workshop
garage
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3
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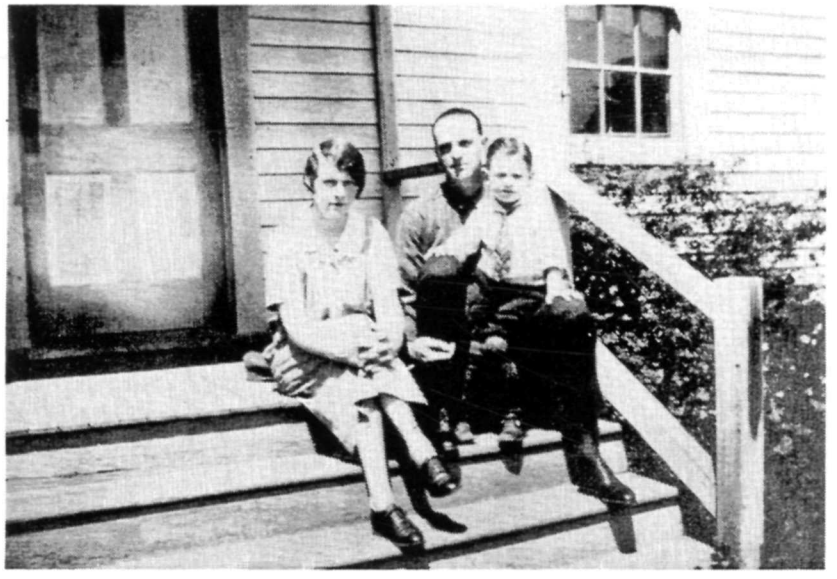
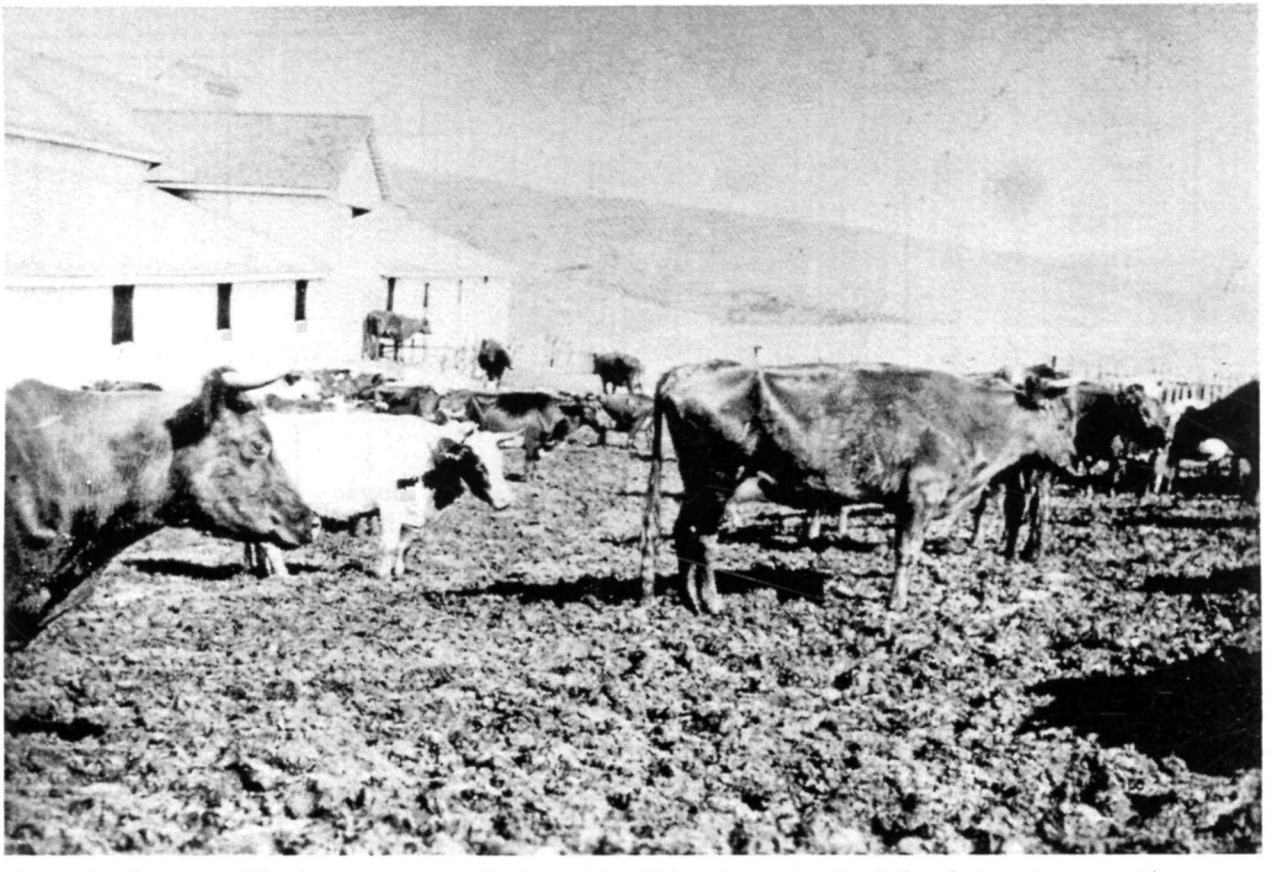
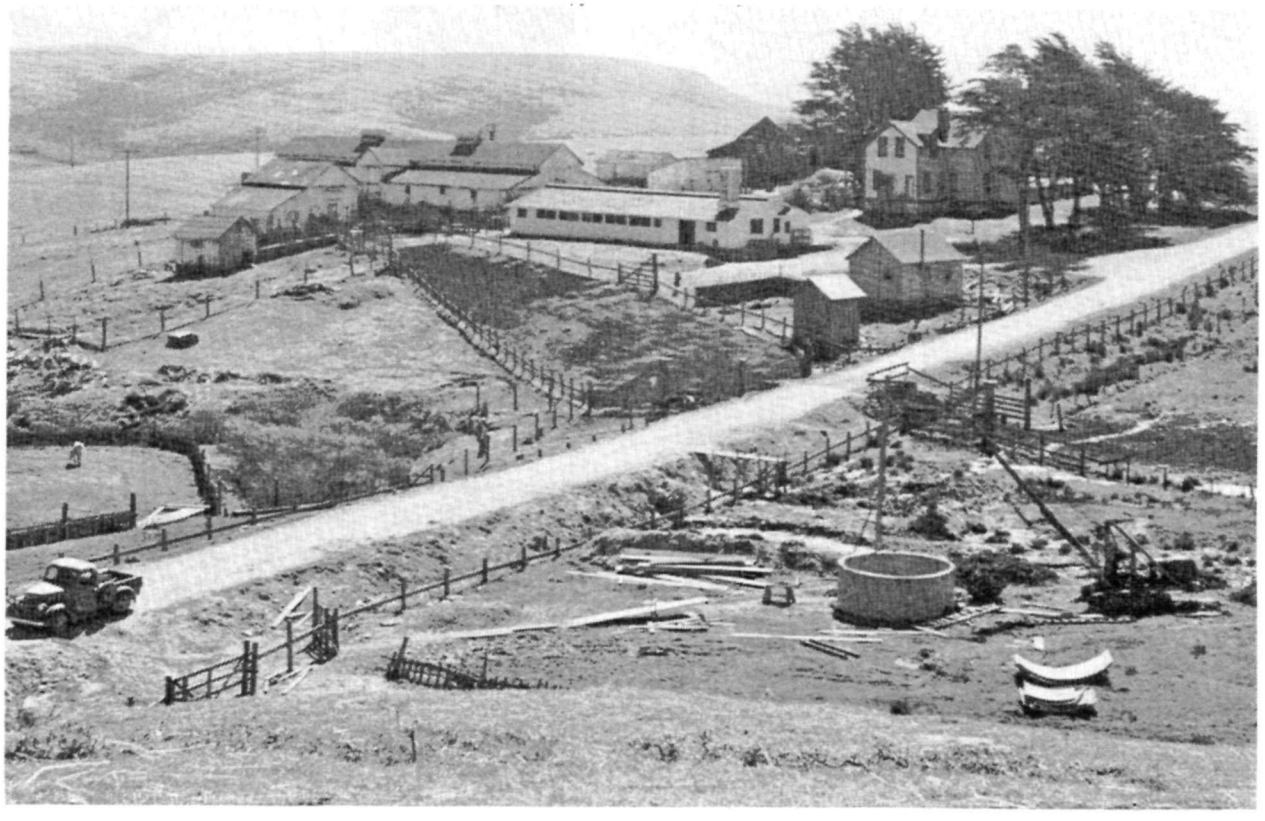
NORTH
not to scale
Sir Francis Drake Highway
to homes
to I Ranch



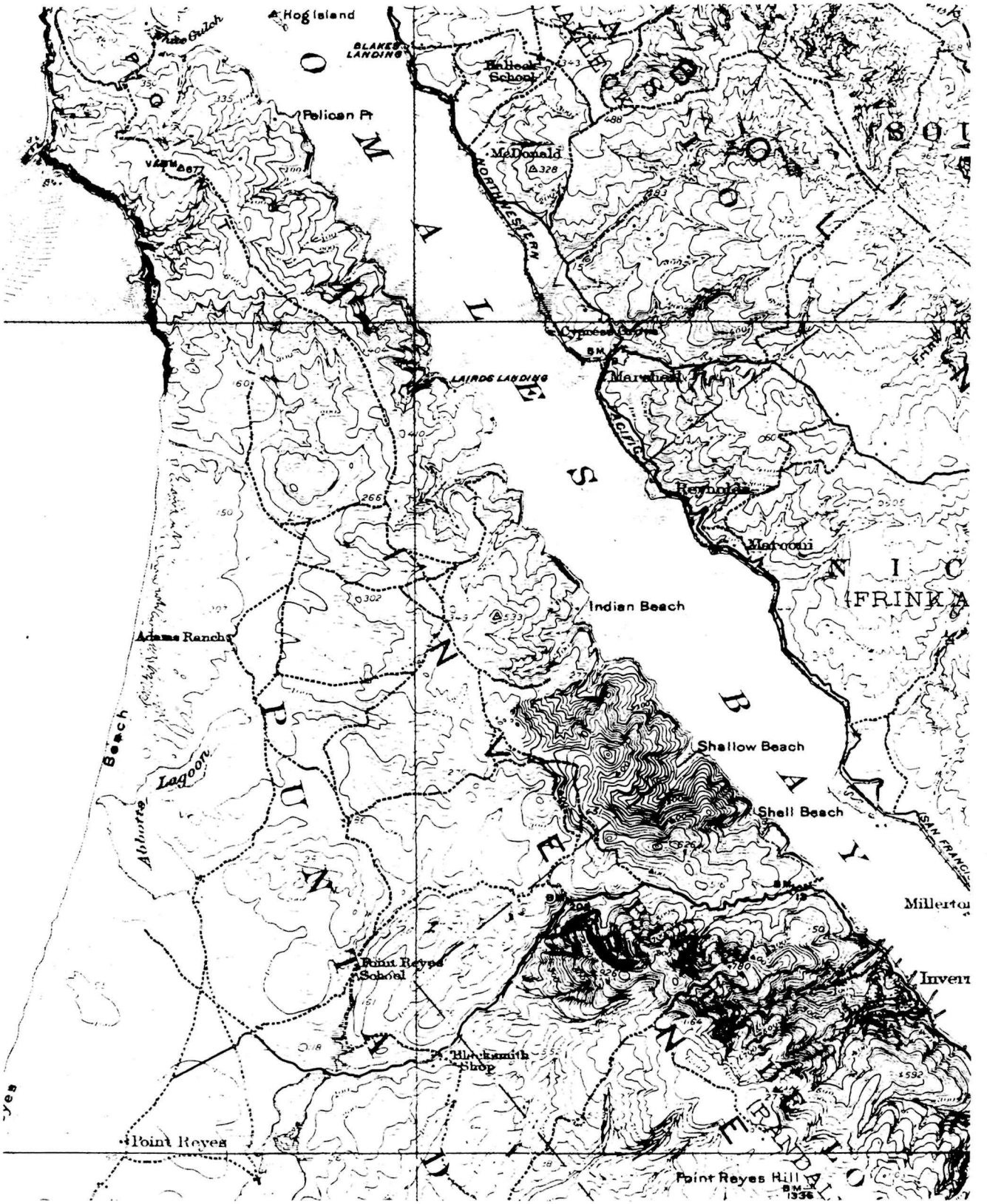
Jim and Alma Kehoe and their first child in the 1920s. Courtesy of the Kehoe Family.



Cows in the corral before 1922, with the old milking barn in the left of the picture. Photo from a Gallagher family album, courtesy of the McClure Family.



Two views of the Kehoe Ranch around 1947. Seth Wood photos, Jack Mason Museum Collection.

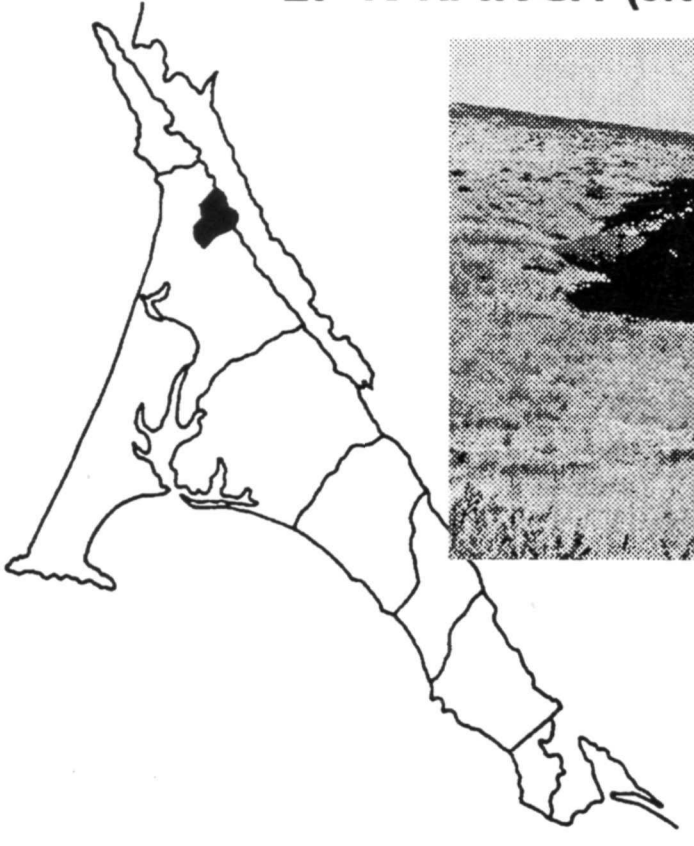


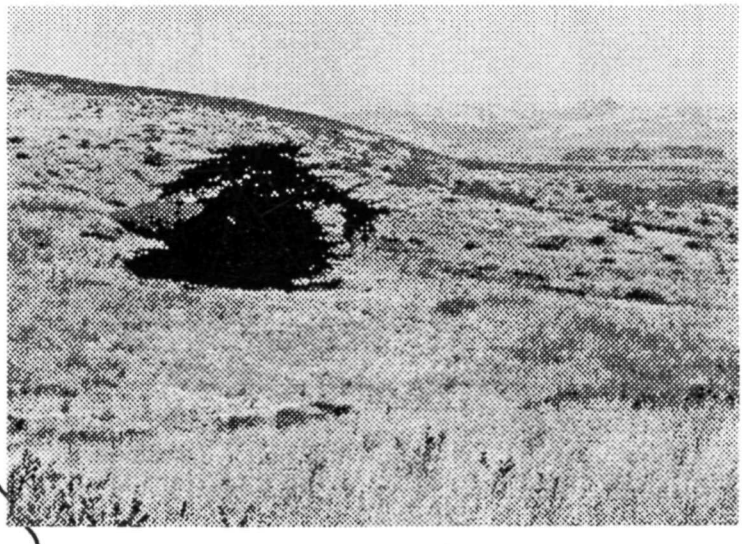
U. S. Geological Survey quadrangle of the Point Reyes Peninsula, published in 1916, showing the vicinity of H, I, J, K, L and M Ranches.

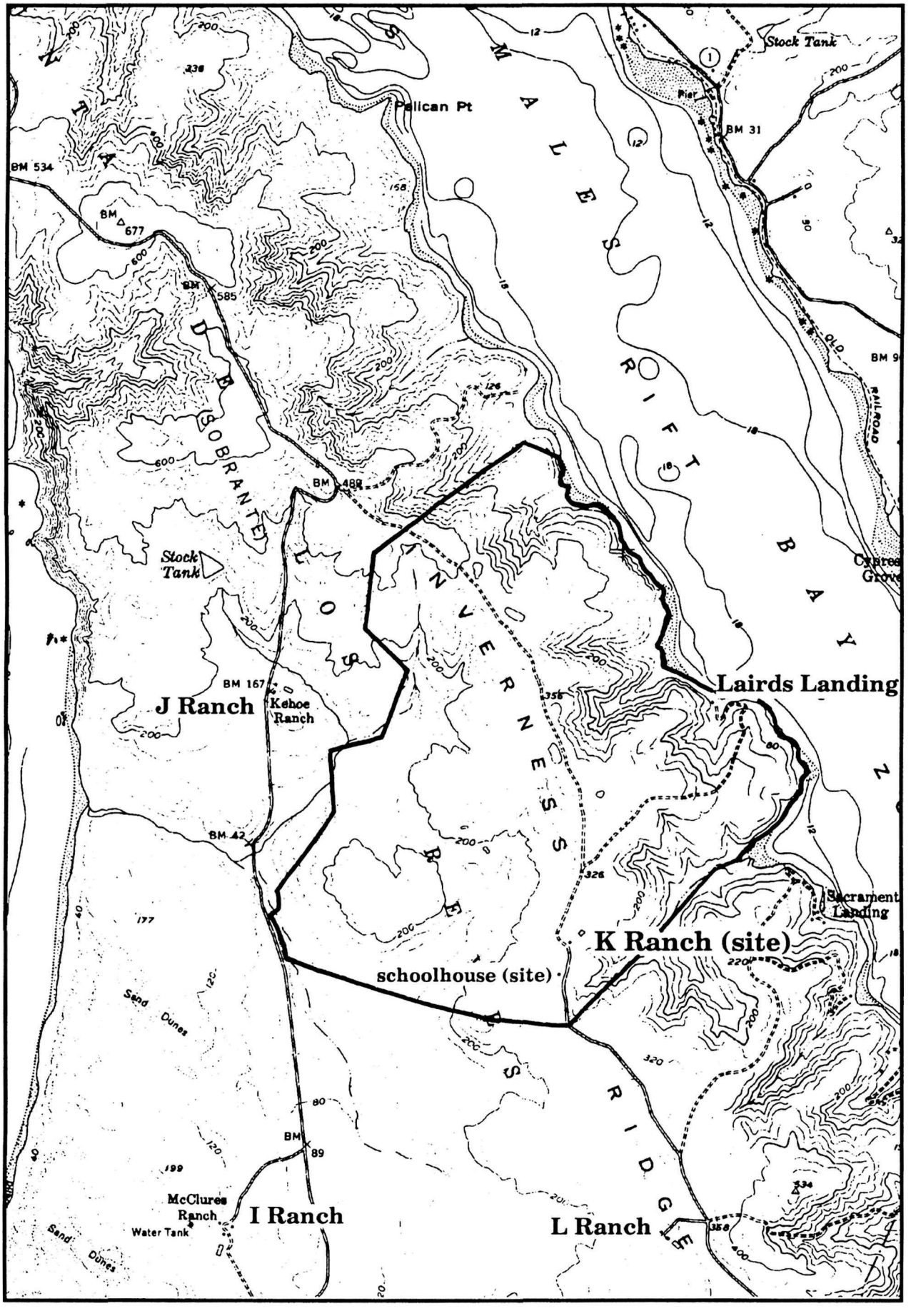
SECTION THREE:

Oscar L. Shafter Ranches

E. K RANCH (site; and Laird's Landing)






Pelican Pt
MALES
POINT REYES
BAY
Stock Tank
Pier
BM 31
BM 534
BM 677
BM 585
BM 488
DOBRANTE
Stock Tank
BM 167
Kehoe Ranch
J Ranch
LOSO
INVERNESS
Lairds Landing
BM 42
Sacrament Landing
K Ranch (site)
schoolhouse (site)
Sand Dunes
BM 89
McClures Ranch
Water Tank
I Ranch
L Ranch
RIDGE
Sand Dunes

E. K RANCH (site) and Laird's Landing

1. Description

K Ranch, site of the pioneer Laird brothers dairy, is now unoccupied, except for the settlement at Laird's Landing. The site is marked by a lone cypress tree; adjacent is a rarely-used mobile home on the L Ranch Road to Marshall Beach. In a nearby cove is Laird's Landing, a historic Indian settlement and ranch wharf now occupied by artist Clayton Lewis.

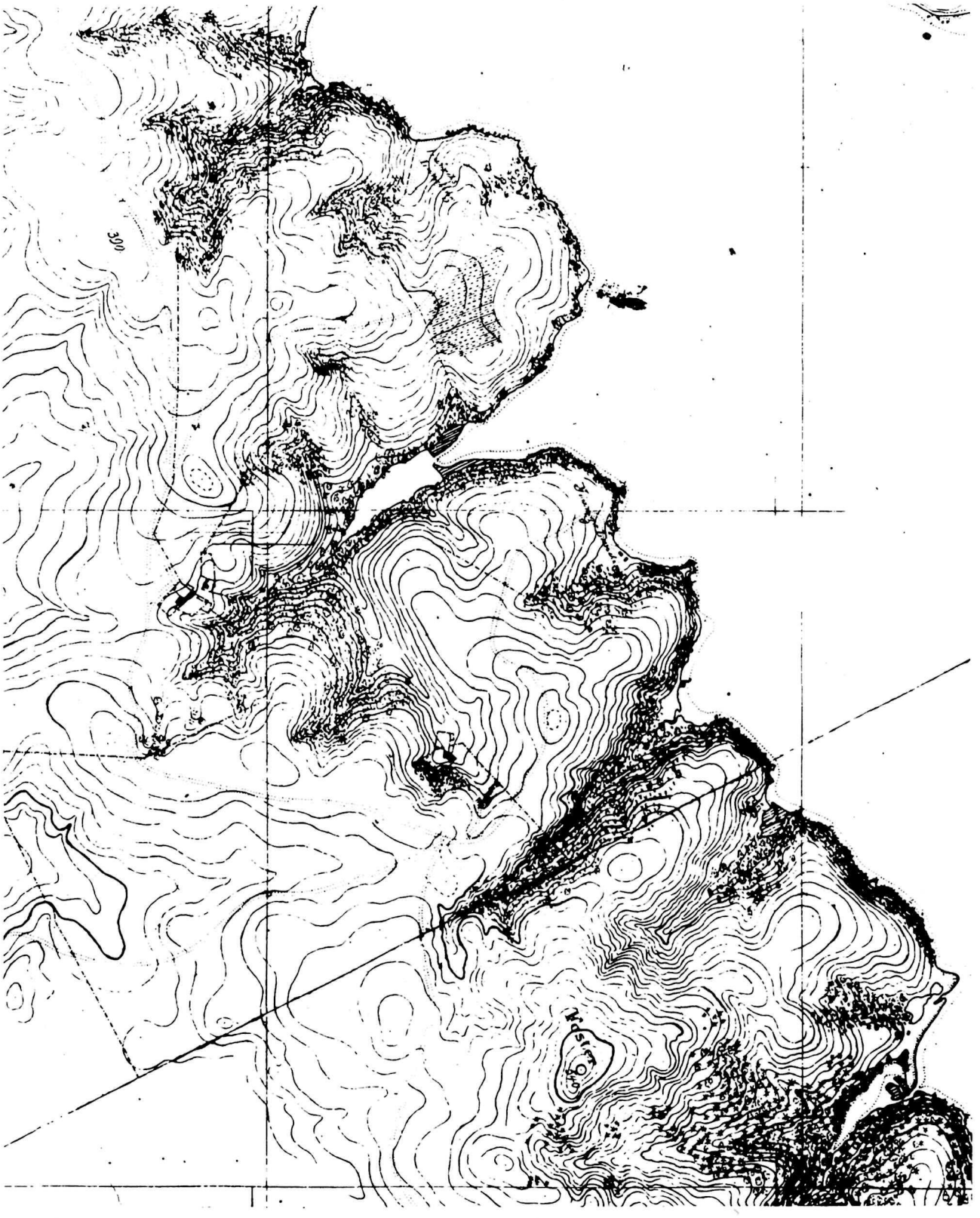
K Ranch, originally about 1,295 acres, is bounded northwest by J Ranch, northeast by Tomales Bay, southeast by L Ranch, and southwest by I ranch. The ranch property covers a section of Inverness Ridge on Tomales Point, with sloping ridges and gulches draining to Tomales Bay. It is grassland and brush. Parts of K Ranch have been leased for cattle grazing.

2. History of K Ranch

Brothers George and Charles Laird leased the future site of K Ranch from Shafter, Shafter, Park and Heydenfeldt on June 1, 1858. They were some of the "sober, industrious" dairymen that the Shafters were willing to do business with. The lease ran for a term of eight years, with no cash rent but an agreement to supply the Shafters with one-sixth part of the increase in livestock on the land, and to pay the land taxes. The land included what would later be divided into I, J, and K Ranches.[39]

In 1860 the census listed George P. Laird as a 28-year-old native of New York with a wife, Anna; Charles C. Laird was 30 at the time, with his 19-year-old wife, Lucinda. The partners employed six laborers on the ranch and a 51-year-old woman. Between them, the brothers listed assets of $7,516 at the dairy. Their closest neighbors at the time were John Abbott to the south and Solomon Pierce to the north. An 1862 map showed a handful of buildings with corrals, and roads

[39]Leases Book A, pp. 22-24, MCRO.



Laird's dairy ranch (K Ranch), center left, and Young's dairy ranch (L Ranch), lower center, as they appeared on the 1862 U. S. Coast Survey chart for Tomales Bay. Roads lead to Laird's Landing, top, and Young's Landing (today's Sacramento Landing), center right. California State Lands Commission.

along the ridgetop and to Laird's Landing; all appeared in the same location as today.[40]

Warren visited the Laird dairy in 1861 and wrote:

> Lairds Brothers, Tomales Point, have a large and extensive cheese dairy. They occupy for grazing purposes 3,000 acres, and own 200 head of American dairy stock. They manufacture during the season from 100 to 350 pounds per day. The crop for the season is about 25 *tons* of cheese. This is all shipped to the San Francisco market,--a ready sale and remunerative price,--commanding from 14 cts. to 25 cts. as the season may be.
>
> In a walk through the extensive dairy establishment, I was much pleased at the general neatness and order which pervaded it. The apparatus for making cheese are of the latest patterns (Rowe's), two having been lately imported for the wants of their increasing business. The buildings comprise dairy house, store house and two dwellings; also a large barn and outbuildings. There are also 600 head of other stock on the place, and about a dozen horses for the use of the ranch. This ranch is about a mile and a half from Young's, situated between Tomales Bay and the ocean, and occupies an extensive and fertile tract of land, all inclosed by fence. The grass is good the year round, being fresh and green in the sloughs, where the clover is found, later, after the grass on the hills is gone. It will be seen that excellent facilities are afforded for the prosecution of the dairy business, in this section.[41]

The Lairds shipped their products to San Francisco from a wharf in a gulch below the ranch. Small steamers, such as *Donald, Cassie Telfair,* and *Union Star* put into Laird's Landing in addition to stopping at Tomales, Preston's Point, and Millerton in Tomales Bay. Laird's Landing was usually occupied by local Indian families, who reportedly built the structures there.[42]

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[40]Population Schedules, 8th U. S. Census, 1860; U. S. Coast Survey, "Part of Tomales Bay, California," 1862, California State Lands Commission.

[41]Warren, California Ranchos, pp. 204-205.

[42]Mason, Historian, p. 178; interviews with Virginia Jensen, Clayton Lewis and John Vilicich.

At some time after the Lairds moved to the other side of Tomales Bay in 1866, the ranch became part of the Shafters and Howard tenant system in which the owners rented the livestock and ranch to tenants. The partition of 1869-70 resulted in K Ranch being part of the O. L. Shafter estate, improved and managed by Charles Webb Howard. Some of the early tenants included a man named Ruggles in 1871, and around the turn of the century James and Margaret McClure for a short time. According to a neighboring dairyman, the tenants during the 1920s were all named Bob: Bob Crozier, Bob Black, and Bob Cunningham, all Irishmen. Crozier was listed in the 1920 census as employing three hired hands at the ranch. Scotland-born Joseph Govan rented K Ranch during the 1930s, until it was sold in 1939.[43]

During Govan's time a schoolhouse was built on K Ranch to replace the one at Pierce Ranch. Still known as the Pierce School, the school served the children of the local dairies until 1943 when it closed for lack of students. The schoolhouse became a residence until it burned in September 1973.[44]

A group of dairymen headed by Sayles Turney and James Lundgren, operating as Roberts Dairy in San Rafael, purchased K ranch from Leonard David on August 2, 1939. Turney and Lundgren built a Grade A barn and shipped milk to their facility in San Rafael. The dairy was leased at times to Walt Tamagno and Arnold Jensen during the 1940s and 1950s. Lundgren became the sole owner in 1960 and subdivided the property into seven parcels, selling a beach parcel to Robert Marshall in 1960 and Laird's Landing to a development group, Deep Cove Ranch, Inc. in 1969. The National Park Service purchased Deep Cove Ranch in 1972, and the Lundgren property by condemnation in 1976. The historic K Ranch buildings, including the house and hay barn, were torn down and buried on the site. Lundgren took a 50-year reservation on two acres of the property and put a mobile home on the site of the burned schoolhouse. Lundgren also leased 339 acres for his cattle, but after years of careless use of the rangeland, Lundgren's livestock was evicted from the property, and has been replaced with other stock under a special use permit. Lundgren died in 1990, and the remainder of his

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[43]Official maps of Marin County, 1873 and 1892; Mason, Historian, p. 91; Marin Journal, September 28, 1922; Population Schedules, 14th U. S. Census, 1920; interviews with Andrew Porter and Amelio Giambastiani.

[44]Independent-Journal, September 3, 1973; school registers, Marin County Department of Education; interviews with Skip Kehoe and Ronald McClure.

family's reservation was bought back by the National Park Service in 1992.[45]

At Laird's Landing, the last Miwok descendant to occupy the 12-acre site, Victor Sousa, was evicted by Lundgren in 1954 after a lengthy court battle over squatters rights which reached the state Supreme Court. Sousa attempted to prove that his great-grandparents, Domingo and Euphrasia Felix, had lived on the site since 1830. Euphrasia was a full-blooded Coast Miwok Indian, her husband a Filipino. But since the family had never paid taxes on the land, one of the conditions for a successful squatter's land claim, Sousa lost the case and was forced to leave. In 1960 the vacant property was rented to artist Clayton Lewis, who built an additional two structures and raised a family there. Lewis remains at Laird's Landing on an annual special use permit with the National Park Service.[46]

3. Buildings and Historic Resources

No historic structures remain of the original K Ranch complex. A lone cypress tree marks the site of the house. Two historic buildings, a small house and shed, remain in use at Laird's Landing, and appear to be more than 100 years old. Two historic roads exist on the property: the L Ranch Road, which was the original road to Pierce Point dating from the 1850s, and the road to Laird's Landing which also dates from the 1850s and has not been changed.

4. Significance

The site of K Ranch is a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry of Marin County. It is the site of one of the first dairies on Point Reyes. The buildings at Laird's Landing are significant as rare examples of historic Indian frame houses built during the time of American

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[45]Official Records Book 382, p. 406, Book 1183, p. 502, Book 1368, p. 556, Book 2324, p. 365, MCRO; Leslie, Appraisal, n. p.; Harding, Appraisal, n. p.; U. S. v. 341.31 Acres, Marin County, California, and James E. Lundgren, et al., Civil No. C-73-1163 SAW, U.S.D.C. N.D., California, 1976; administrative files, PRNS.

[46]Point Reyes Light, April 1, 1976; interviews with Clayton Lewis and John Vilicich.

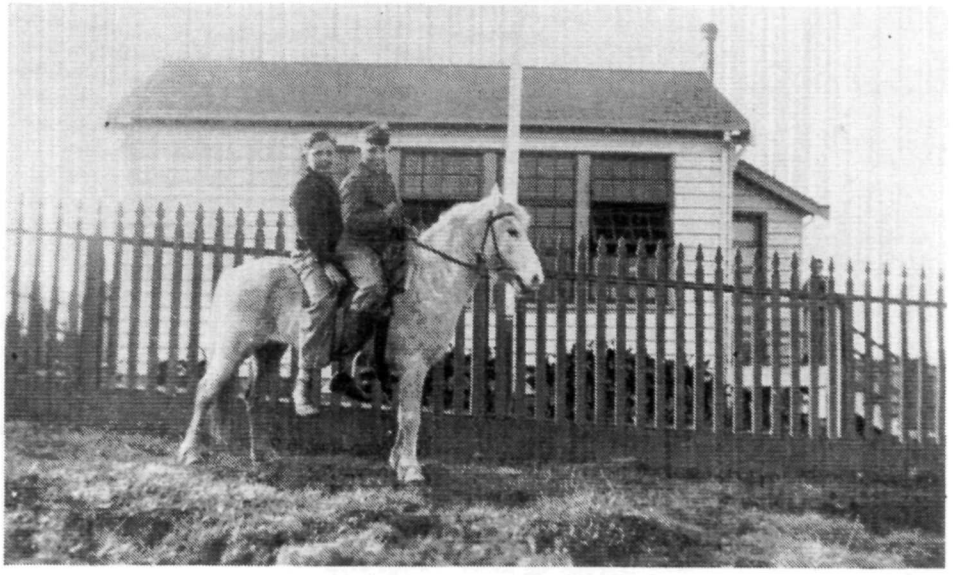
settlement, and the site has local and regional significance as a major transportation depot for dairy products being shipped to San Francisco. The old Pierce Point Road is significant as an original transportation route on Point Reyes, as is the road to Laird's Landing.

5. Historic Features

1. house at Laird's Landing, ca. 1860-1900*
2. shed at Laird's Landing, ca. 1860-1900*
3. trees at Laird's Landing, ca. 1900*
4. K Ranch cypress tree, ca. 1900*
5. old Pierce Pt. road, ca. 1850s*
6. Lairds Landing road, ca. 1850s*

*Contributing structures/features for future National Register Nomination.

The house at Laird's Landing, now occupied by artist Clayton Lewis. Dewey Livingston photo.



The Pierce School on K Ranch, in use from the early 1930s to 1943. Photo courtesy of the McClure Family.

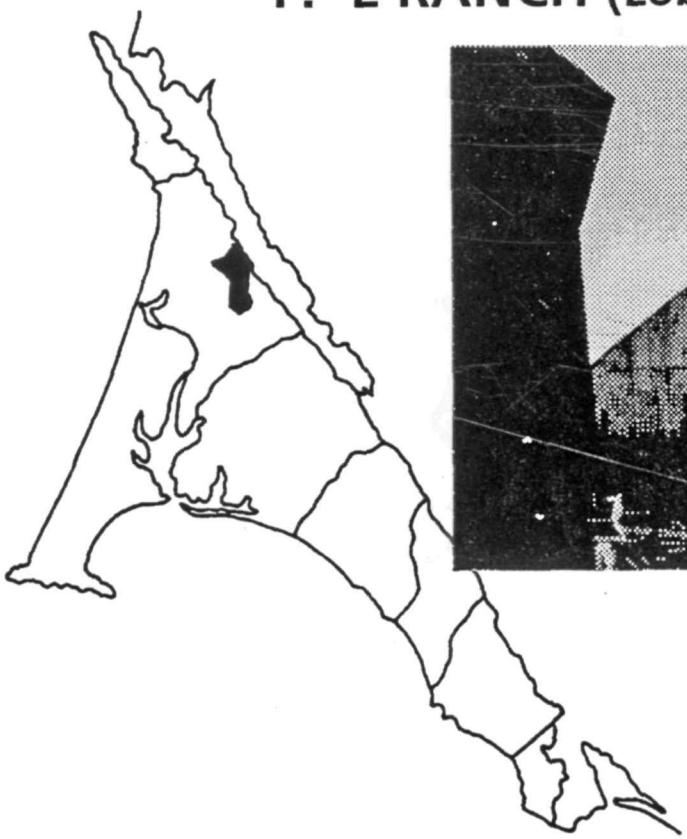
K Ranch in 1963; the large milking barn is gone, and the remaining buildings will soon be demolished by the National Park Service. Photo from an appraisal of the property.

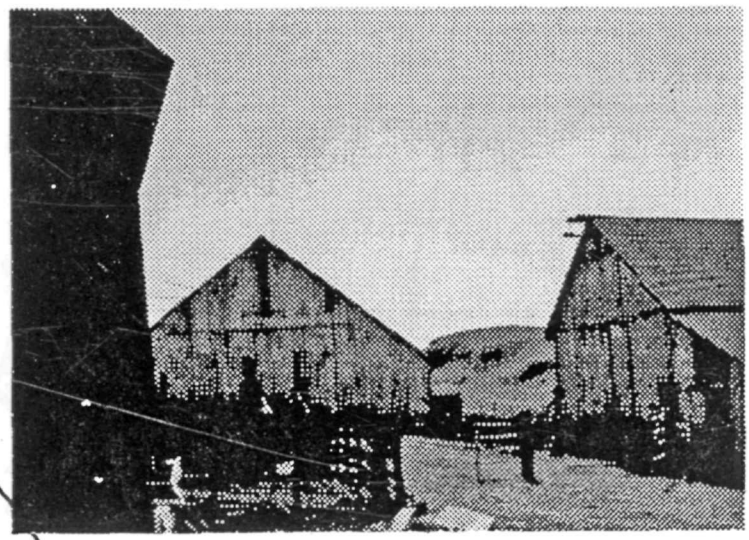
Above, K Ranch (in center of photo) as seen from the air, looking northwest. Indian Beach, in Tomales Bay State Park, is in the foreground. 1959 NPS photo. Left, a dilapidated barn, possibly from the Laird era, shortly before it was demolished by the park service. NPS Collection.

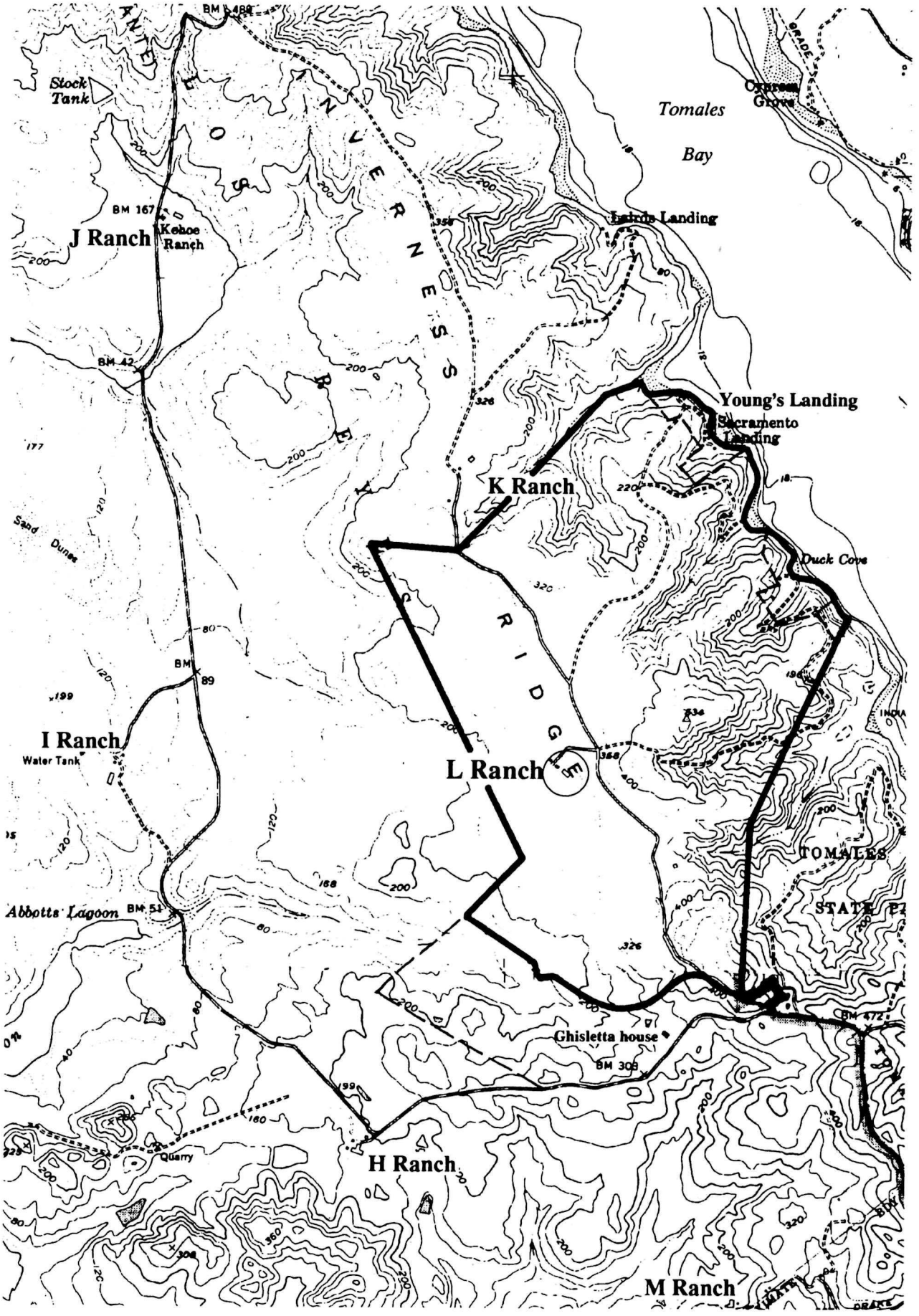
SECTION THREE:

Oscar L. Shafter Ranches

F. L RANCH (Lobaugh/Mendoza Dairy)






Stock Tank
BM 167
J Ranch
Kehoe Ranch
BM 42
Sand Dunes
BM 89
I Ranch
Water Tank
Abbotts Lagoon
BM 51
Quarry
H Ranch
M Ranch
Tomales Bay
Inverness Ridge
Inverness Landing
Young's Landing
Sacramento Landing
K Ranch
Duck Cove
L Ranch
TOMALES
Ghisletta house
BM 309
BM 472

F. L RANCH
G. W. Lobaugh and J. H. Mendoza Dairy

1. Description

Of the thirteen remaining Point Reyes ranches of Shafter and Howard, only the L Ranch retains its original buildings and layout without major replacements and additions. The original house, dairy, horse barn, calf shed, milking barn, and old shop stand on a windy and treeless hillside as they did 120 years ago. The only permanent addition is a 1947 Grade A milking barn and an altered garage; temporary trailer homes line the road into the ranch. The house interior has been remodeled and wide shingles added to the exterior, but it retains the old character well. L Ranch is a hidden gem, barely visible from the nearby roads, well into its second century of dairying.

L Ranch is a fist-shaped 1131.6-acre parcel on Tomales Point which is crossed northwest to southeast by the spine of Inverness Ridge. The northeastern slope, rolling down to Tomales Bay and the Duck Cove and Sacramento Landing settlements, is cut by many gulches. The landscape contains a mix of grassland, brush, and Bishop pine forest. The gentle southwestern slope is all grassy, and provides a vast panorama of Point Reyes and the Pacific Ocean. L Ranch is bounded north by old K Ranch and Kehoe's J Ranch, west by McClure's I Ranch, and south by the Grossis' H and M Ranches. A 126.56-acre strip at the south end was retained by Ernest Ghisletta when he sold L Ranch to Joseph H. Mendoza in 1960. The east side of the ranch abuts Tomales Bay State Park.

The ranch is reached by turning off Pierce Point Road and following the old Pierce Point road, now called L Ranch Road. A short drive west off of L Ranch road leads to the ranch complex, which is barely visible as it is approached. Two roads lead to the northeast, one to Sacramento Landing and one to Duck Cove.

The Grade A dairy is owned by Joseph H. Mendoza of B Ranch and G. W. Lobaugh, who lives with his wife in the old house and manages the operation.

2. History of L Ranch

The early history of L Ranch is mostly unknown. It is not clear whether there was any activity here when the Shafters received title to the land in 1858. The ranch does not figure in any of the early Shafter leases. L Ranch is near the site of the Young brothers' dairy described by Warren in 1862:

> There are on the ranch 130 milch cows -- American stock. They make from 35 to 40 pounds of butter per day, and the season crop amounts to about 11 or 12 thousand pounds.[47]

The site of Young's ranch lay at the top of a gulch draining towards Tomales Bay, on today's road to Sacramento (Spenger's) Landing. The site, barren today, had numerous buildings and corrals in 1862, and tilled fields at lower elevations. The road followed a slightly different route than today. The Young brothers shipped their produce from a wharf on the bay below, called Young's Landing on an early government chart. At the landing were two buildings, possibly a warehouse and a dwelling.[48]

The ranch as it exists today was probably built in the mid-to-late 1860s. The buildings followed the standard Point Reyes dairy plan, the L Ranch house being one of the smaller models with four bedrooms upstairs and three dormer windows. The typical layout of dairy, calf barn, and pig sheds were neatly placed in the yard. No doubt the large milking barn, since used as a hay barn, came later. Many barns of that size were built in the 1880s.

A series of roads connected L Ranch with important places on the Point. A road left the front door of the house heading southwest for H Ranch, the school and post office, and the F Ranch schooner landing. Another led northeast to the landing on Tomales Bay, called Young's Landing in the early days and Sacramento Landing later. A road led to the I and J Ranches, and another to Laird's Landing on K Ranch. The main road to Tomales Point from Olema and Point Reyes Station passed through the ranch on the hill above. This road gave access to I, J, and K Ranches as well as the two Pierce Ranches at the Point.

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[47]Warren, California Ranchos, p. 204.

[48]U. S. Coast Survey, "Part of Tomales Bay, California," 1862, California State Lands Commission.

It is likely that tenants at L Ranch did their business at Marshall, a short row or sail across Tomales Bay. L Ranch was closer to Marshall and its mercantiles, railroad, and post office than to the Point Reyes post office at F Ranch.

William J. Randall, son of the widow Sarah Randall of the Olema Valley, sold out his share of the dairy business at the Pierce Point Ranch in 1884 and leased L Ranch. Randall was a prominent dairyman in the area, having been credited with many improvements at the famous Pierce Ranch. He was the man who took over Point Reyes dairy development operations for Charles Webb Howard upon ranch superintendent Hinrik Claussen's death in 1872. Randall sold his dairy operation to James Burns and William Fullerton in September of 1890; Burns and Fullerton took over the lease on October 1 of that year. Fullerton became the sole leaseholder on October 1, 1893, when he rented L Ranch and 140 cows for $2,400 per year, and renewed the lease two more years. In 1896 the number of cows was reduced to 130 and the rent to $1,900. Burns moved to the Ocean Roar dairy across Tomales Bay about 1893, then leased the Laguna Ranch from about 1898 to 1906; Fullerton eventually leased Muddy Hollow and Glenbrook Ranches from Julia Shafter Hamilton.[49]

James McClure, who found later prominence at G Ranch, leased L Ranch at the turn of the century. His son James Jr. was born here. By early 1906 the McClure family had located at G Ranch.[50]

Joseph and Margaret Wilson rented L Ranch from before 1920 until 1934. Wilson had a partner, Robert Ireland, and two hired hands in 1920. When Wilson left in 1934 his nephew Oliver Hendren moved down from Occidental and took over the L Ranch lease. Hendren separated and shipped cream at the ranch until 1941. Hendren milked 200 cows with an electric vacuum pump system and collected cream with an electric separator; both were powered by an electric motor via a jack shaft and belts. H and L Ranches were the only ranches with electricity on Pierce Point until World War II. Cream was trucked to Point Reyes Station by driver Raymond Rogers. The farm work was done by the family except at haying time when local men would be hired. One man, Homer Kenyon, worked full-time

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[49]Marin County Journal, September 4, 1884, p. 3; Marin Journal, September 25, 1890, p. 3; Leases Book D, pp. 521-526, 588-593, MCRO; Mason, Historian, p. 462.

[50]Recollections of the McClure family.

for the Hendrens (as he had for the Wilsons), and was paid one dollar a day plus room and board. Ranch work was aided by Hendren's 13 horses, which included a team of draft horses.[51]

Mrs. Hendren often shopped for neighboring ranch families. A special ring on the crank phone system would alert the other ranch wives to get on the phone, when Mrs. Hendren would take their orders. The rear seat was removed in the family's 1928 four-door Dodge for added room and then the family would leave on the long and often hot drive to Petaluma. Bulk goods were bought and great thrift was exercised during the depression. The neighbors would come by to pick up their groceries after the family returned from the day-long trip to town.

The Hendrens raised three children at L Ranch. Daughter Betty Mae recalled that her seven years at L Ranch, although lonely for a teenager, were also her favorite. Her bedroom looked across Point Reyes to Abbott's Lagoon and the Pacific Ocean; owls in the large cypress trees next to the house lulled her to sleep each night.

This generation of L Ranch children attended the Pierce School on K Ranch; previous to 1934 L Ranch sent its children to either Point Reyes School in the gulch below or to the school at Pierce Point Ranch. Soon after Hendren's family left, the K Ranch school closed for lack of students.

San Francisco investor Leonard David bought the entire O. L. Shafter Estate in 1939 and immediately sold L Ranch to Ernest Ghisletta, a long-time Marin dairyman. The Hendren family moved to Bolinas two years later after the lease they had originally negotiated with the O. L. Shafter Estate had expired.[52]

"Ernie" Ghisletta is remembered by all who knew him as a scrappy, stubborn, old-fashioned Swiss who rejected progress and did things his own way. Ghisletta bought L Ranch on August 2, 1939, while he was renting the Black Mountain Ranch near Point Reyes Station. When he moved on to L Ranch he cut down the old trees on the property supposedly because he didn't like them. He is best remembered for his refusal to sell or grant right-of-way to the county when the public road to McClures Beach was being planned in 1941. The road was

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[51]Population Schedules, 14th U. S. Census, 1920; school registers, Marin County Office of Education; Hendren family information from interviews with Oliver "Bud" Hendren, Jr. and Betty Mae (Hendren) MacCubbin.

[52]Official Records Book 385, p. 46, MCRO.

rerouted in 1942 through the Grossi, McClure, and Kehoe ranches giving those dairies a transportation advantage.

Ghisletta can be credited with keeping the ranch much as it had been for a century. He put a great deal of effort into keeping the old buildings sound instead of the common 20th century practice of tearing down the old buildings and starting from scratch. Ghisletta put concrete foundations in the hay barn, house and old dairy, which he made into a dwelling and garage. On the old house he applied wide wood shingle siding and hired the Grandi Company of Point Reyes Station to install plywood paneling in many of the rooms. Milking stanchions were removed from the hay barn and, after a wind storm destroyed a corner of the barn, the total length of the barn was shortened.[53]

Ghisletta rented L Ranch to various people including Dick Baxman, who built the Grade A milking barn in 1947. Ghisletta married late and had a daughter, but divorced in the 1950s; his working men moved into the old house with him.

Ghisletta, growing old, sold L Ranch and his dairy stock to Joseph H. and Scotty Mendoza, owners of B Ranch, for $225,000 ($60,000 for the livestock) in July, 1960. Ghisletta retained a 126-acre strip at the southern edge of the ranch for himself, where he built a house and ran some beef cattle until his death about 1975. The Mendozas owned B Ranch and brought in G. W. Lobaugh, a long-time employee of Mendoza's brother-in-law George Nunes at A Ranch, as a partner in the dairy business.[54]

Lobaugh and his family moved into the old house and ran the dairy. He originally milked 125 cows and has since built the herd to 280. Lobaugh put a concrete floor and foundation on the horse barn and moved an old building from behind the garage and attached it to the garage. A small barn on the east side of L Ranch road, used by Ghisletta as a calf barn, had the floor replaced and had much of the original siding replaced with plywood. Lobaugh eliminated the two back doors of the old house, making a pantry window into a door; the original front door, facing southwest, is rarely used. The family remodeled the washroom with tile and linoleum, and extensively remodeled the interior in 1979. A chicken shed

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[53]Information about Ernest Ghisletta from interviews with neighboring ranchers; remodeling details from G. W. and Wyleen Lobaugh.

[54]Official Records Book 1380, p. 162, MCRO.

in the yard fell down and was not replaced. Two sewage ponds were constructed in the 1970s and many spring-fed reservoirs dot the ranch. Three trailers have been placed near the ranch driveway and are used as housing for the ranch employees.

L Ranch was purchased by the federal government for Point Reyes National Seashore in 1971 and is operated on a 20-year reservation of use and occupancy agreement with the park which will expire in November 1992. Lobaugh and Mendoza ship Grade A milk and are members of the California Cooperative Creamery.

3. Buildings and Historic Resources

L Ranch contains most of its pioneer structures in their original locations, all dating from circa 1860s to 1870s. The only addition is a Grade A milking barn from the 1940s and a garage; the only elements missing are a garage, cabin, chicken shed, and the cypress windbreak.

The house is of the smaller Shafter/Howard plan, 28' x 32', originally with five bedrooms upstairs and four rooms downstairs. The house has two dormer windows facing southwest, and one which appears to have been added later facing northeast. The back door has been moved to the west about 12 feet, and the exterior was shingled about thirty years ago. Shed additions on the west side were built before 1936. Ghisletta used one of these as an egg room; the Lobaughs remodeled the window and put in a door in 1960. The interior first floor of the house has been remodeled and modernized, with a number of original walls moved or removed. The upstairs bedrooms were paneled in plywood about forty years ago. A bathroom was installed and replaced one of the smaller bedrooms. One bedroom retains the original lath and plaster walls and ceiling. The house is in good condition on the interior and fair condition on the exterior.

The old dairy was remodeled into a residence about 1950, and a garage was added to the west end. Its current dimensions of 25 by 36 feet lead to speculation that the standard 25- by 50-foot dairy house was cut to the current 36-foot length for an unknown reason, or that the L Ranch was equipped with a smaller dairy house. A plywood shed addition was built on the southwest side in 1991. The building appears to be in fair condition.

The large hay barn, originally a milking barn and probably dating from about 1880, contains most of its original fabric but has been structurally strengthened. Wind destroyed the east end during the 1950s, so the barn was shortened. The barn, measuring 52 by 152 feet, is in fair condition.

The calf shed, still used for its original purpose, has not been significantly altered in the last 50 years save for structural improvement. The original 20- by 30-foot structure was enlarged with a 12-foot shed addition of previous to 1939.

The horse barn originally measured the standard 30 by 40 feet, but had a 16-foot shed addition attached before 1939. It is now used for hay storage and calves. A sliding door on the west side was closed off, and a wooden ramp with cleats was removed. A door was built at the end of the barn, and the horse stalls were removed. The barn has had some basic structural improvements.

An old workshop stands near the horse barn, in fair condition.

The garage is made up from two buildings that were joined together about 1960: a building, moved about thirty feet from the rear of the garage to its present location, and the historic garage in its original location. It is in good condition.

A 30- by 36-foot calf barn located on the old Pierce Point road appears to be very old, but has been altered with new portions of siding and structural fabric after much of the original siding was stolen in the 1970s. It is in fair condition.

The ranch retains its historic layout of corrals and pastures with few alterations. The corral arrangement in the ranch complex itself is constructed of board fences, and the pastures are fenced with barbed wire.

The road past L Ranch was originally the route to Pierce Point, and is now used as access to L Ranch, Duck Cove, Sacramento Landing, Lairds Landing, and Marshall Beach. While it represents a pioneer route on Point Reyes, it has been widened and realigned for about half a mile south of the ranch. The road to the ranch appears to be the original. A road to H Ranch and the school on M Ranch is apparent but unused, marked by a fenceline. The road to Sacramento Landing appears to be virtually unaltered since the 1850s save for maintenance and grading.

4. Significance

L Ranch is a significant part of the Shafters and Howard A to Z Ranch

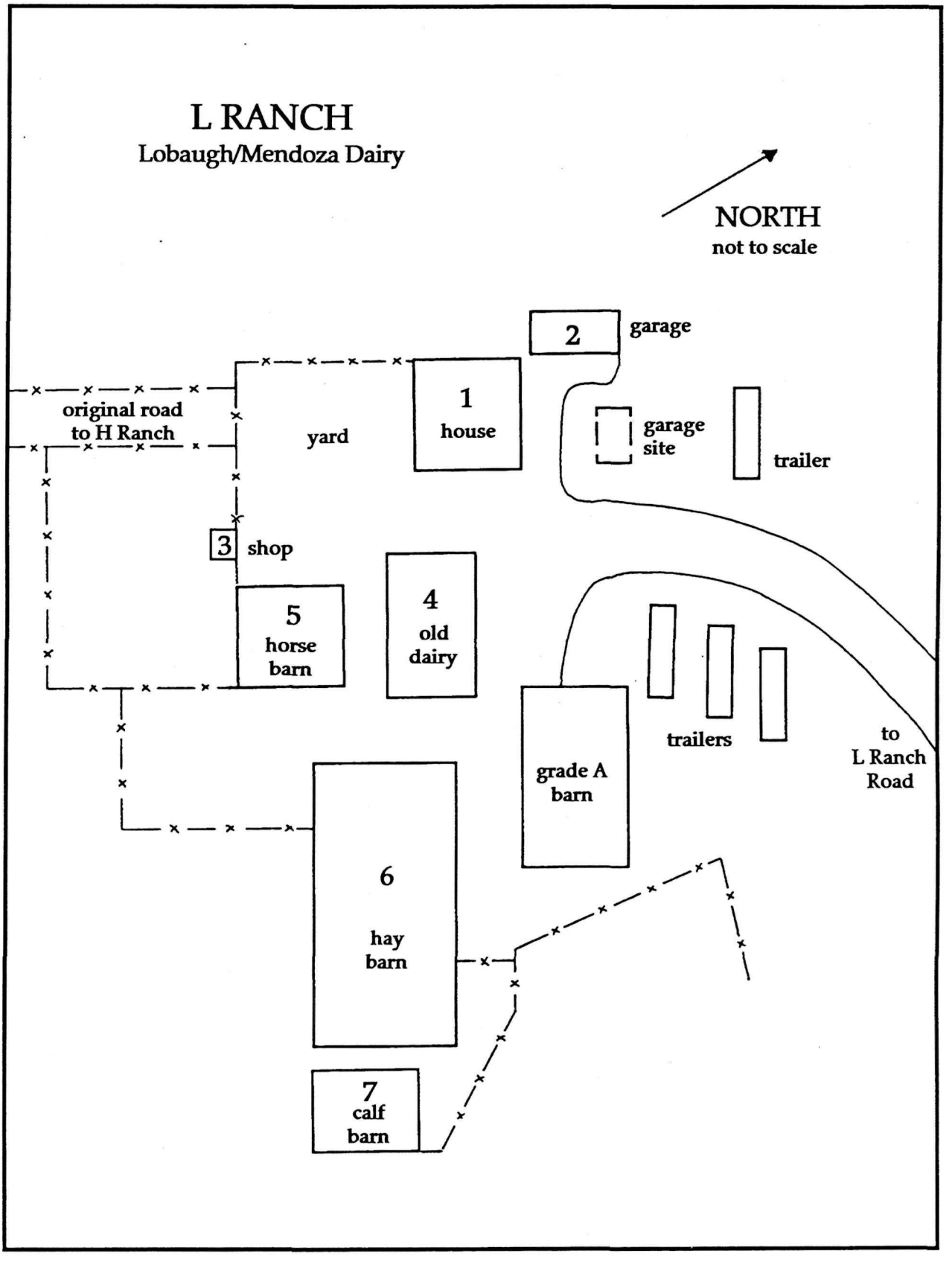
enterprise and the dairy industry in Marin County. In addition, L Ranch is a unique example of a pioneer Shafter tenant ranch in its original configuration. In local importance it rates with the Pierce Ranch and Home Ranch and merits equal consideration. The major distinction of L Ranch is its purpose as a tenant ranch; while the Pierce and Home Ranches operated under tenants for much of their lives, they were built as "Home Ranches" to act as headquarters for particular family enterprises. L Ranch is the last remaining intact (unaltered) dairy ranch built solely for tenant operation.

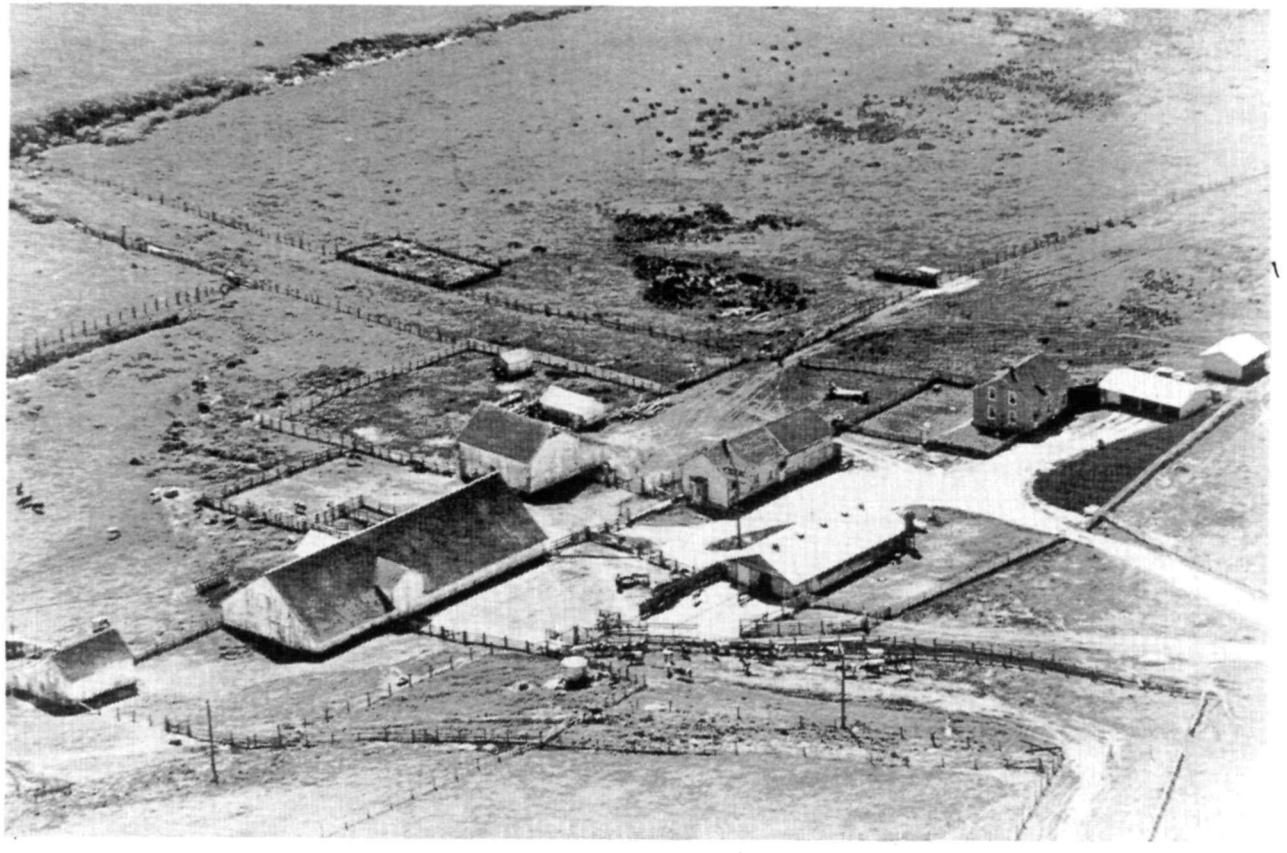
L Ranch is significant in the areas of agricultural/ subsistence for its agricultural fields, outbuildings, storage and processing buildings, as a part of the historic Point Reyes dairy district. The 125-year-old house is significant also as a domestic dwelling.

5. Historic Features

1. house, ca. 1865*
2. garage, portion ca. 1900*
3. shop, ca. 1860s-1900*
4. old dairy, ca. 1865*
5. horse barn, ca. 1865*
6. hay barn, ca. 1880s*
7. calf barn, ca. 1865*
8. calf shed on road, no date*
9. corrals and fences*
10. old Pierce Pt. Road, 1850s*
11. road to H Ranch, ca. 1860s*
12. road to Sacramento Landing, 1850s*

*Contributing structures/features for future National Register Nomination.


L RANCH
Lobaugh/Mendoza Dairy
NORTH
not to scale
2
garage
1
house
yard
original road
to H Ranch
garage
site
trailer
3
shop
5
horse
barn
4
old
dairy
trailers
to
L Ranch
Road
grade A
barn
6
hay
barn
7
calf
barn



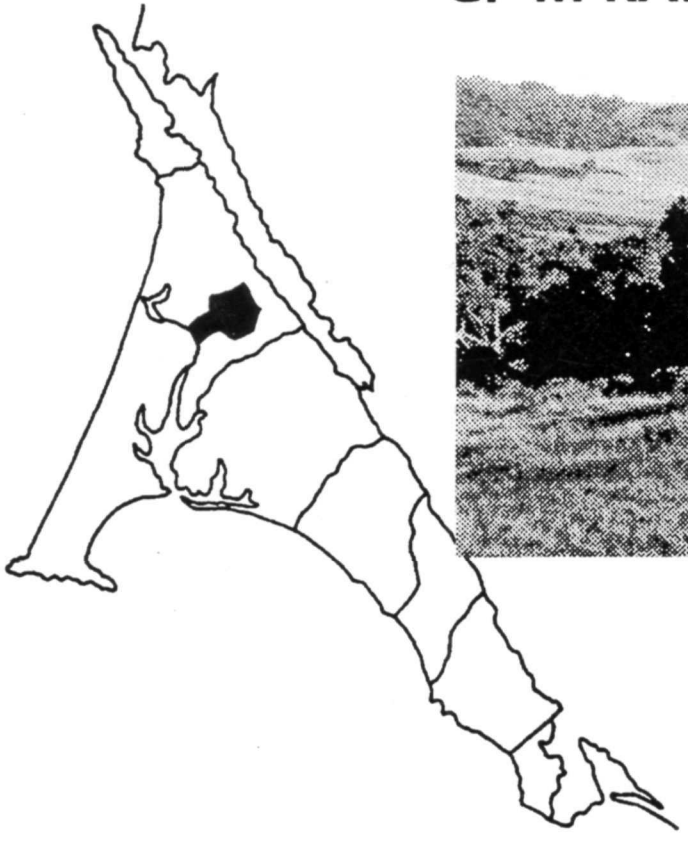
L Ranch from the air in 1960. Courtesy of Joe Mendoza.

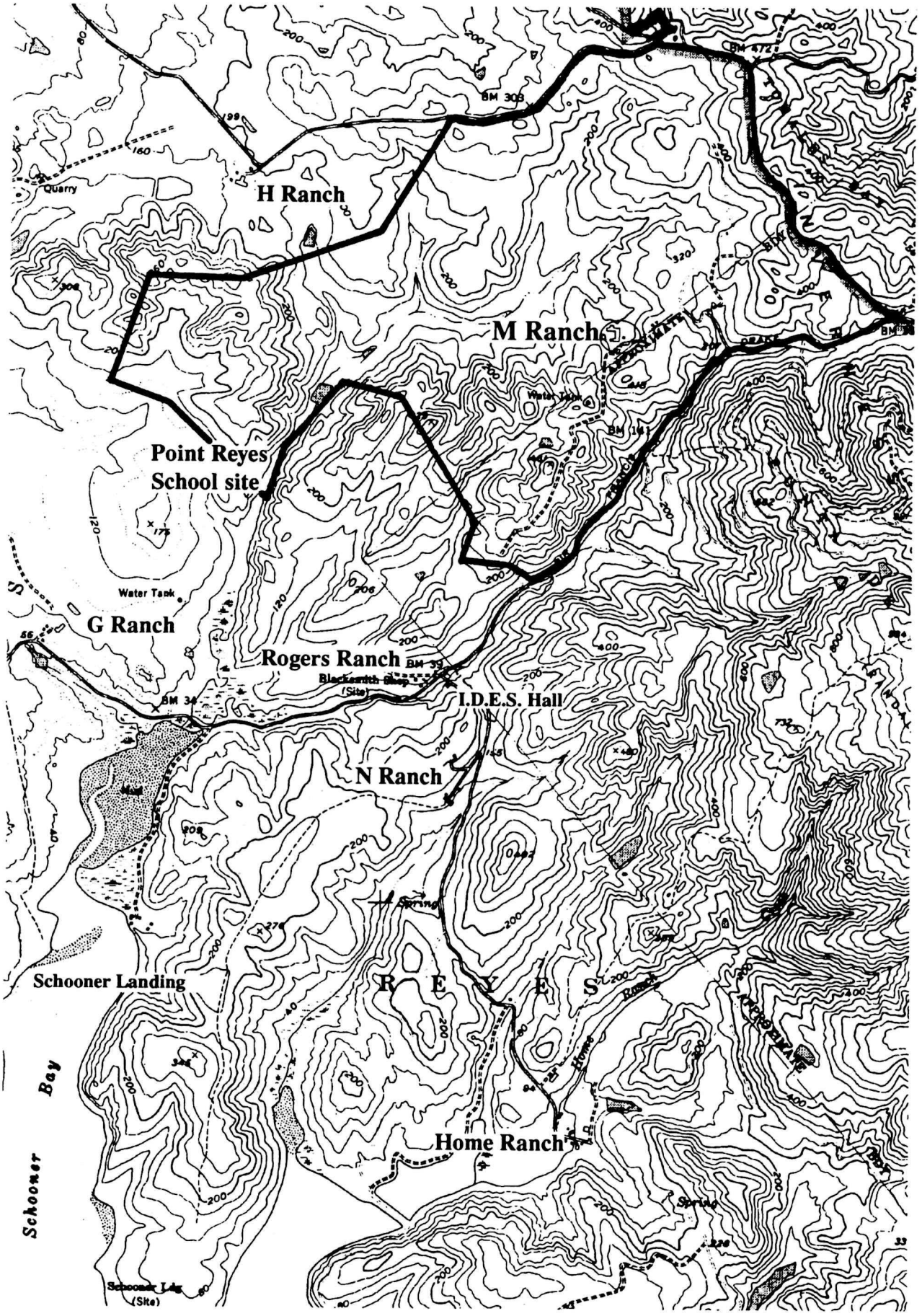
L Ranch in the mid-1960s. National Park Service Collection.

SECTION THREE:

Oscar L. Shafter Ranches

G. M RANCH (D. Grossi Ranch)




H Ranch
M Ranch
Point Reyes
School site
G Ranch
Rogers Ranch
I.D.E.S. Hall
N Ranch
Schooner Landing
Home Ranch
Schooner Bay
Quarry
Water Tank
Blacksmith Shop
(Site)
Spring
BM 308
BM 472
BM 34
BM 39
BM 161

G. M RANCH
Domingo Grossi Ranch

1. Description

Domingo Grossi's ranch occupies a scenic watershed in the north-central part of Point Reyes. While the ranch complex is not on any road it is seen in the distance by travelers heading for Pierce Point. One section of the original M Ranch was split off and a new dairy built for Grossi's sister and brother-in-law, known as the Rogers Ranch. This history will deal with the original, larger M Ranch up to the time of the Grossi/Rogers subdivision; the Rogers Ranch is dealt with in an upcoming chapter.

M Ranch is an awkward-shaped parcel covering 1,192 acres in the central part of Point Reyes.[55] It encompasses most of the watershed of what has been known locally as Schoolhouse Canyon, a small stream that drains southwesterly into Schooner Bay and Drakes Estero. It is bounded northwest by H and L Ranches, northeast by wooded portions of Tomales Bay State Park, southeast by N Ranch, and southwest by G and Rogers Ranches.

Sir Francis Drake Highway forms the southeast boundary, as Pierce Point Road forms the northern one. The ranch complex is reached by a dirt road off Sir Francis Drake Highway which passes over a small ridge to reveal the hidden ranch buildings which overlook the pastureland. Long a large dairy, M Ranch is now a beef ranch operated by Domingo Grossi and his son, Richard.

2. History of M Ranch

Long before the Shafter family developed its Point Reyes ranches, M Ranch was occupied by some of the earliest documented settlers in the area, containing perhaps the earliest non-native building site on the peninsula. Joseph F. Snook, an English mariner with Mexican citizenship, purchased through denouncement the 8,878-acre Rancho Punta de los Reyes from grantee James R. Berry in 1838. Snook obtained 56 head of cattle from Rafael Garcia and reportedly built an

[55]The original boundaries encompassed roughly 1600 acres until the Grossi/Rogers subdivision.

log/adobe house for his foreman "198 feet exactly southeast of the northwest corner of the grant as patented." The corner described was in the southwest portion of M Ranch, now a part of Rogers Ranch. The log house was plastered with clay and measured about 12 by 15 feet and was seven feet high. Snook probably never lived in the house, and disposed of his land on September 28, 1839 to Antonio Osio.[56]

A map dated 1854 shows two adjoining fenced farms, each with a house, near the grant corner. Who was occupying the farms at that time or what was produced there is unknown. A grant map of 1858 shows the site of Snook's house but no dwellings or farms. No formal search for the site of the Snook cabin has been undertaken by the National Park Service.

A date has not been found for the construction of M Ranch. The ranch was part of the north section of Oscar Shafter's portion of Point Reyes. Built on the typical Shafter plan, the ranch originally had a two-story dwelling with an ell, possibly added later. A dairy house, calf shed, horse barn, and pig pens were no doubt part of the pioneer complex. A large milking barn was built later, possibly during the time that Andrew Howe built so many barns on the Point in the 1880s.

George A. Hussey, who later occupied A Ranch with his brothers and for a time was keeper at the Lighthouse, leased M Ranch in the 1870s. Not much is know of his years at M Ranch; Hussey had lived at Point Reyes at least as early as 1873 when he served as the local constable, and may have been at M Ranch at that time. Jack Mason reports that Hussey borrowed $1,740 from Charles Webb Howard (overseer of the O. L. Shafter Ranches at that time) and put up as collateral "his carpets, a piano and all of his furniture, horses and hogs."[57]

The *Marin Journal* reported Hussey's marriage to a neighboring dairyman's daughter, making a pun on Hussey's name (actually pronounced "Huzzey"):

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[56]The description continues: "It was on the north side of a small creek in a small valley about 1 mile northeast of the head of Drakes Estero; it is almost due north of the crossroads and the few houses on the Inverness-Point Reyes Highway [current site of Rogers Ranch], at a point 3.4 miles west by road from Tomales Bay." From Hendry and Bowman, "The Spanish and Mexican Adobes," p.97; Becker, Point Reyes, p. 41; Mason, Point Reyes, pp. 22-23. Toogood, Civil History, pp. 40-42. Also see Section 1 of this report.

[57]Mason, Point Reyes, p. 60.

> That was a neat device of Mr. George A. Hussey, successfully carried out on New Year's Day, to secure the return of Miss Ina A. Smith to this county. Fact was, she had followed her parents' bad example, and left us. But the people of Point Reyes could not spare her, the county of Marin could ill afford to lose her, so Mr. Hussey just captured her and brought her back. And served her right, the Hussey![58]

Mrs. Hussey died in 1891 after leaving Point Reyes with her husband.[59]

Michael Butler moved to M Ranch from James McMillan Shafter's Piedmont Ranch near Olema on October 1, 1889, and stayed for an undisclosed length of time before settling at I Ranch.[60]

The Regallo brothers, Manuel and Anselmo, leased M ranch and 150 cows from the O. L. Shafter estate on October 1, 1896, for a yearly rent of $2,200. The *Marin Journal* reported in 1901 that "M. J. Ragallo" milked 144 cows and made 4,380 lbs butter per month at M Ranch. Manuel Regallo, a native of the Azores, had a wife and three young sons and employed five dairy hands including buttermaker Manuel Pedroso.[61]

Hans P. Jensen, oldest son of Hans Jensen at Hamlet, a railroad settlement across Tomales Bay, leased M Ranch during the 'teens. In 1919 a local newspaper reported that a suit was filed against Jensen to collect $4,120 plus interest "alleged to be due in promissory note held by Fred Wilson." The newspaper didn't go into any detail of the reasons for the action but that "the note is secured. The complaint avers, by a mortgage on the personal property owned by the defendants on the M ranch, a part of the O. L. Shafter estate." Jensen had a reputation for fiscal irresponsibility and no doubt took on more than he could handle with the M Ranch dairy. Jensen eventually disappeared from the area.[62]

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[58]Marin County Journal, January 8, 1885. Ina Smith was the daughter of Charles H. Smith, for many years a Point Reyes dairyman until moving to Oakland in 1884.

[59]Marin Journal, March 19, 1891.

[60]Marin Journal, September 12, 1889.

[61]Leases Book D, pp. 594-599, MCRO; "Map of the Lands of the Country Club," 1899, PRNS; Mason, Point Reyes, p. 66; Population Schedules, 12th U. S. Census, 1900.

[62]Marin Journal, June 5, 1919. Jensen information from interviews with Virginia Jensen and others during a 1988 NPS study of Hamlet, Tomales, California by the author.

The fact that Fred Wilson held the promissory note on the ranch fixtures leads to the possibility that Wilson was a tenant at M Ranch before moving to D and I Ranches. In 1920, William Bartholomew may have been leasing M Ranch, with four hired hands working in the dairy.[63]

Hamilton Martins, brother-in-law of Joseph Mendoza at A and B Ranches, leased M Ranch for a short time in the 1920s and 1930s. Martins had failed to keep the mortgage at D Ranch and opted to lease another ranch instead; he gave up the lease at M Ranch in 1933. Alex and Agnes McCall leased M Ranch in 1933; they moved to Five Brooks to run a dairy farm with their own cows in 1936, frustrated with the O. L. Shafter Estate's outdated policy of landlord-owned cows. According to Agnes McCall, when the ranches were offered for sale by Leonard David in 1939 the McCalls were offered M Ranch but declined. A man named Bertolotti leased M Ranch until it was bought from the O. L. Shafter Estate by Leonard David in July of 1939. Within a week David resold the ranches at a great profit.[64]

Dominico Grossi, a successful Swiss-born dairyman who owned dairies in Novato, bought M and H Ranches from David on August 2, 1940; the 2900 acres reportedly sold for $53,000. The sale was handled by Marvelous Marin Realty Company and Lang Realty Company. News reports of the sale indicated that M Ranch had an artichoke ranch, although this was probably a mistake; H Ranch had an artichoke farm at the time. Dominico Grossi's son--Alfred--operated H Ranch, and M Ranch was put under the supervision of oldest son Domingo. Domingo Grossi moved on to M Ranch after Bertolotti's lease expired on August 1, 1940, and set to work upgrading the deteriorating dairy ranch. During the first half year of his occupancy Grossi continued to make cream in the old M Ranch dairy, while planning to change to Grade A as soon as possible.[65]

At the time of the Grossi purchase, M Ranch consisted of the old two-story house, the dairy, old milking barn, horse barn, and a calf barn that was partially

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[63]Population Schedules, 14th U. S. Census, 1920; interview with Andrew Porter.

[64]Mason, Historian, pp. 83-84; interviews with Joseph H. Mendoza, Teresa Brazil, Andrew Porter, Agnes McCall and Domingo Grossi; Official Records book 383, p. 405, MCRO.

[65]Official Records Book 383, p. 408, MCRO; Marin Journal, August 10, 1939; see III-B for more on the Grossi family; Grossi family information from interviews with Alfred and Florence Grossi, Domingo Grossi and Virginia Grossi Gallagher.

destroyed by the weather. Elsewhere on the property were the remains of the old schoolhouse. Grossi tore down the calf barn and dairy, as well as the schoolhouse, then built a Grade A sanitary barn early in 1941. The horse barn received structural improvement, with some interior additions, and the large old milking barn was converted to a hay barn after much interior structural work. Both barns were given new roofs. Grossi built a long feeding shed, or storm shed, off of the hay barn before 1957, and a new, smaller hay barn near the Grade A barn.

Grossi and his family lived in the old Shafter-era house for more than twenty years. Around 1962 they built a new home on the road to the ranch, with an expansive view of the ranch and Point Reyes. Hired hands lived in the old house until Grossi, finding it more trouble than it was worth, tore down the house about 1965. Two new employee residences were built in the yard of the old house. A home was built for Grossi's son--Richard--next to Grossi's house on the ranch road about 1965.

Domingo Grossi closed the dairy in 1971, after thirty years of operation under his ownership and one hundred years of dairying on the ranch. Hereford beef cattle replaced the milk cows. Also in 1971, the ranch was purchased by the National Park Service for Point Reyes National Seashore. Grossi negotiated a 20-year use and occupancy reservation which expired in 1992 and has been renegotiated as a lease.

3. Buildings and Historic Resources

M Ranch enjoys a beautiful location and is very well maintained. Unfortunately, few of the original ranch buildings remain. Of interest is the horse barn, probably original to the complex, and the hay barn.

The horse barn presents a good example of the classic Shafter/Howard horse barn, and is in good condition with few alterations. A shed roofed addition on the west side, built before 1939, gives the building a unique quality and increases its utilitarian uses. It rests on mudsill foundations.

The hay barn appears to be original, probably built in the 1880s, but has been altered in a number of ways. The large dormers, originally used for loading hay into the barn, have been changed to flat shed roofs; on the east side of the barn the shed has been extended to the southeast corner. The interior framing

has been changed to add strength. The cross ties have been replaced with double 2" x 8"s, braced with plywood triangles. The barn has a concrete foundation.

M Ranch retains its historic layout of corrals and pastures with few alterations; the pastures are enclosed with barbed wire and board fences.

A number of old roads cross the ranch lands. One leads to the head of Schooner Bay, location of the Point Reyes School until 1924. A map dated 1854 depicted a road leading up this gulch to the ridge and over to Tomales Bay; remnants of this road may exist. Another old road leads to L Ranch and a third is the main ranch road accessing Sir Francis Drake Highway. The latter has changed course in the vicinity of the newer Grossi houses.

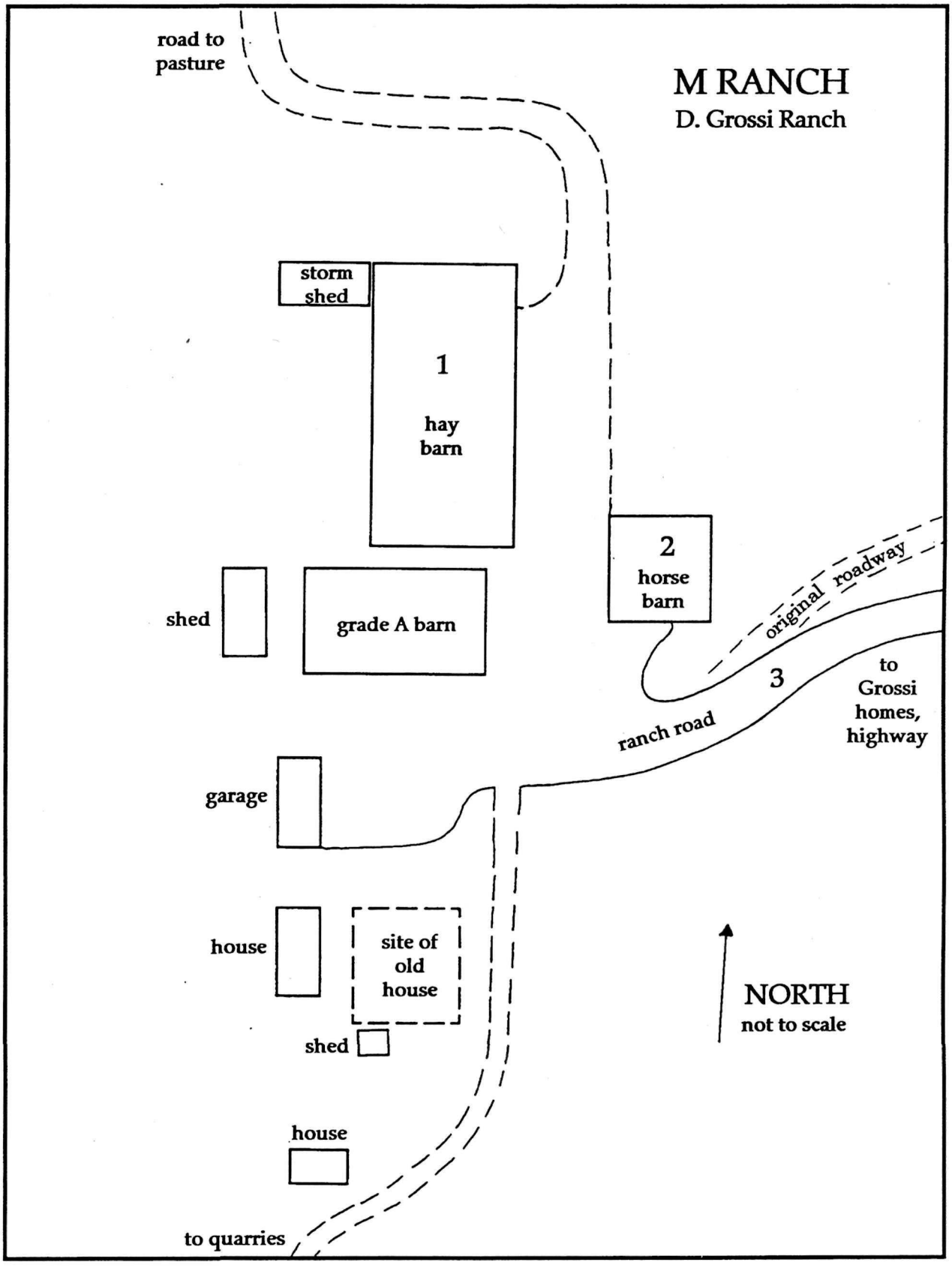
4. Significance

M Ranch is a significant part of the Shafters and Howard ranch enterprise and the dairy industry of Marin County. However, the scarcity of historic resources decreases its significance as an individual ranch. The horse barn is a significant example of its style and has the most remaining historic fabric of the buildings in the ranch complex, and may be individually eligible to National Register status.

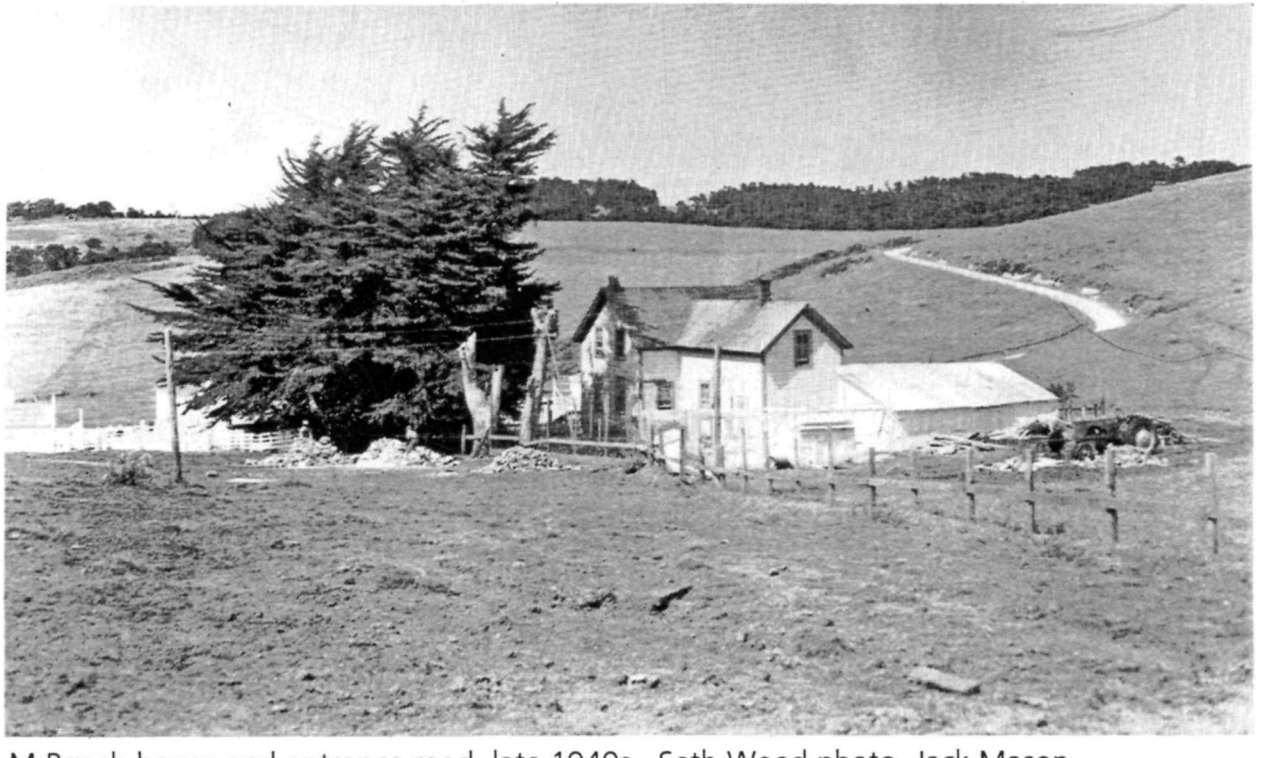
5. Historic Features

1. hay barn, ca. 1860s*
2. horse barn, ca. 1860s, altered before 1940*
3. road to ranch, ca. 1860s*
4. road to Schooner Bay*
5. road to L Ranch*
6. corrals and fences*

*Contributing structures/features for future National Register Nomination.


road to pasture
M RANCH
D. Grossi Ranch
storm shed
1
hay barn
2
horse barn
original roadway
shed
grade A barn
3
to Grossi homes, highway
ranch road
garage
house
site of old house
shed
house
to quarries
NORTH
not to scale

Aerial view of M Ranch, with Point Reyes in the distance, 1959. National Park Service Collection.

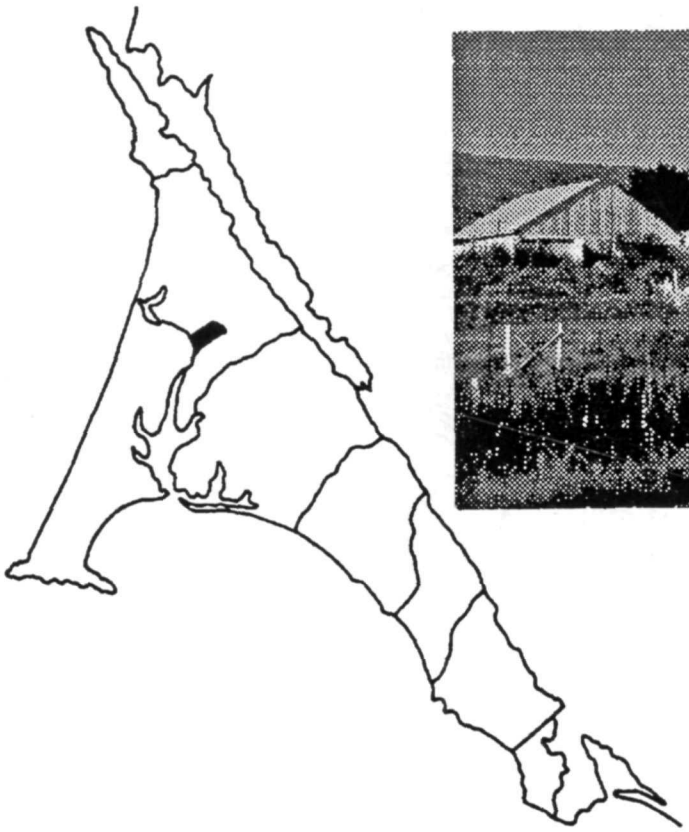


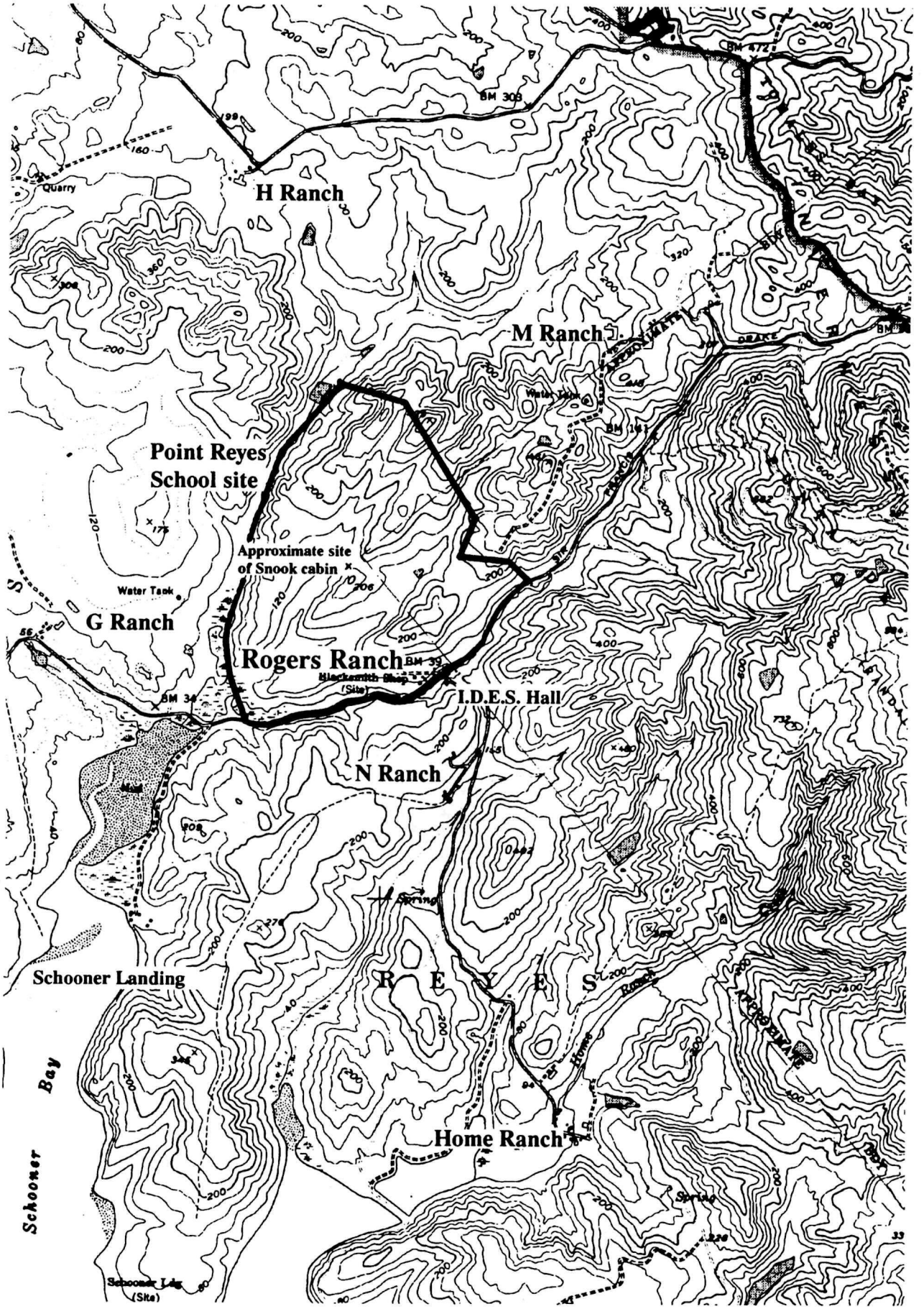
M Ranch house and entrance road, late 1940s. Seth Wood photo, Jack Mason Museum Collection.

SECTION THREE:

Oscar L. Shafter Ranches

H. ROGERS RANCH




H Ranch
M Ranch
Point Reyes
School site
Approximate site
of Snook cabin
G Ranch
Rogers Ranch
I.D.E.S. Hall
N Ranch
Schooner Landing
Home Ranch
Schooner Bay
Quarry
Water Tank
Blacksmith Shop
(Site)
BM 472
BM 303
BM 39
BM 34
DRAKE
SKYLINE
R E Y E S

H. ROGERS RANCH
Domingo Rogers, Part of M Ranch

1. Description

The Rogers Ranch is the newest of the Point Reyes ranches, having been built on a divided portion of M Ranch by the Grossi family. While the ranch itself has no historic significance, the contribution of the Grossi family to the region was important but is better reflected elsewhere; however, other sites on the property have significance.

Rogers Ranch is a nose-shaped parcel of 398 acres taken out of the 1,600-acre M Ranch in 1946. The ranch is largely grassland with scattered brush, covering the southwestern end of a range of rolling, knobby hills separated by Schoolhouse Canyon on the west and Devil's Canyon on the south. The ranch is bounded north and northeast by M Ranch, southeast and south by N Ranch and Sir Francis Drake Highway, and west by G Ranch and the marsh on the upper reaches of Schooner Bay. The Ranch complex sits above the county road and is reached by a short driveway.

Domingo Rogers and his family raise beef cattle and sheep on the ranch today.

2. History of Rogers Ranch

Much of the history of Rogers Ranch can be found in the history of M Ranch, of which the Rogers Ranch was a part until the larger ranch was subdivided in 1946. The Snook cabin dating from about 1838 (see section I and section III, G) was located in the hills behind the Rogers residence. The site appears on an 1854 map as having two dwellings and tilled fields surrounded by fences. No data has been found to identify the residents or activities at that site.

The ranch complex sits on the site of a longtime settlement known as "the Blacksmith Shop." Possibly erected as a dairy in the 1860s or 1870s, the blacksmith shop sat at the point where the original Point Reyes road via Muddy

Hollow made a turn west after leading north through the Home Ranch area.[66]

Blacksmiths at the site included a Mahoney, W. H. Abbott (who became C. W. Howard's ranch superintendent), and George Hoeft, a German immigrant who did business here at the turn of the century. Hoeft was succeeded by John Gregorio, who lived at the site with his wife and three children; gamekeeper John Briones lived there also. While the presence of a blacksmith at the site has been documented a number of times, no information about the nature of the blacksmith's operation or arrangements with the O. L. Shafter Estate has been found.[67]

The two-story dwelling was occupied in the late 1930s and early 1940s by Andrew Teixeira, a trapper/hunter who had previously built a cabin out of driftwood on Home Bay on N Ranch. Teixeira cured skins in the house and was legendary for his knowledge of hunting in the Point Reyes area.[68]

Also on the Rogers Ranch is the site of the Point Reyes School, built on the western boundary of M Ranch in 1870 by local ranchers. The school served children from ranches A though I and L through O and Home Ranch until closing for lack of students in 1923. The schoolhouse remained until about 1940 when the Grossi family dismantled it and reused the lumber.

Novato's successful dairyman Domenico Grossi bought M Ranch in 1939 and began improvement and expansion of his dairy business. Grossi's daughter--Mary--and her husband--David Rogers--developed the Rogers Ranch on the site of the blacksmith shop in the late 1940s. They built a Grade A dairy complex, including sanitary barn, milk room, calf shed, hay barn, garage, and various cabins and outbuildings. The old house was stripped to the frame and thoroughly remodeled in 1965.[69]

The ranch was purchased by the National Park Service in 1971, and the Rogers' took a 20-year reservation of use and occupancy; the ranch is now operated under a lease. David and Mary Rogers retired in 1977 and moved to Petaluma.

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[66]U.S.G.S. Point Reyes quadrangle, 1918; current topo maps continue to label the site as "Blacksmith Shop."

[67]Population Schedules, 12th and 13th U. S. Censuses, 1900 and 1910.

[68]Interviews with John Cushing and Vivian Horick.

[69]Interviews with Alfred and Domingo Grossi.

Their son Domingo Rogers raises beef and sheep on the ranch today. David Rogers died in 1989 and his wife--Mary--followed in 1991.[70]

3. Buildings and Historic Resources

Only one historic building, the blacksmith shop dwelling, remains at Rogers Ranch, and has been so thoroughly remodeled as to have no historic integrity. The road to the schoolhouse, which was also a portion of the original road to Point Reyes, remains. The sites of the Point Reyes School (1870-1924) and the Snook Cabin are on the Rogers Ranch.

4. Significance

The Rogers Ranch has no significance to the historic Point Reyes dairy district. The site of the Snook cabin, if it can be found, is of historical archeological significance as one of the first dwelling sites of the Mexican rancho era at Point Reyes. It is recommended that this site is located and proper archeological investigation and protection is accomplished. The site of the first Point Reyes School and its accompanying eucalyptus tree are significant locally, as is the road to the school site, which is a portion of the original road to Point Reyes.

5. Historic Features

1. road to schoolhouse and Point Reyes, ca. 1850s*
2. Snook cabin site, 1840s*
3. schoolhouse site, 1870-1925*

*Contributing structures/features for future National Register Nomination.

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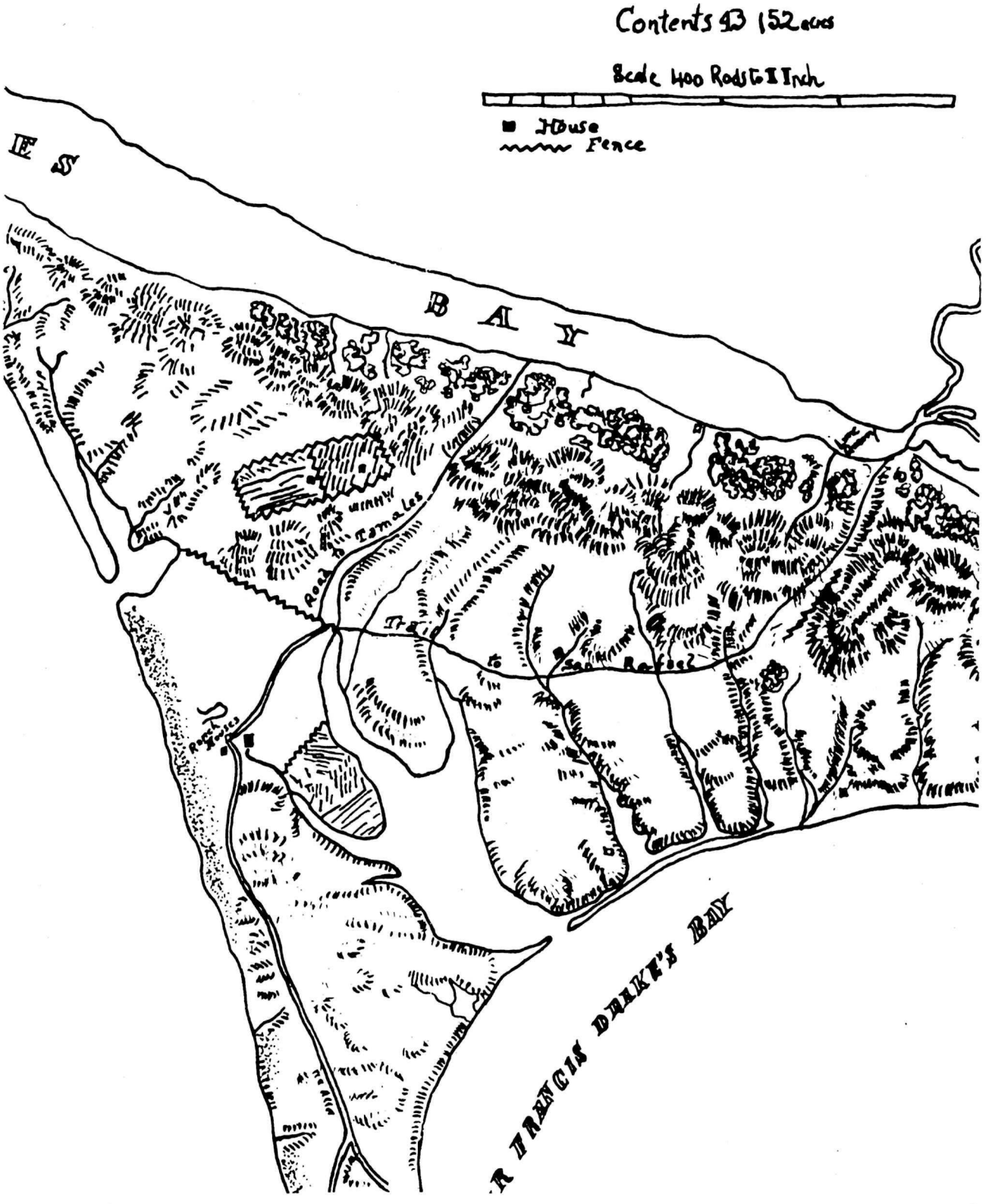
[70]Independent Journal, February 24, 1991.

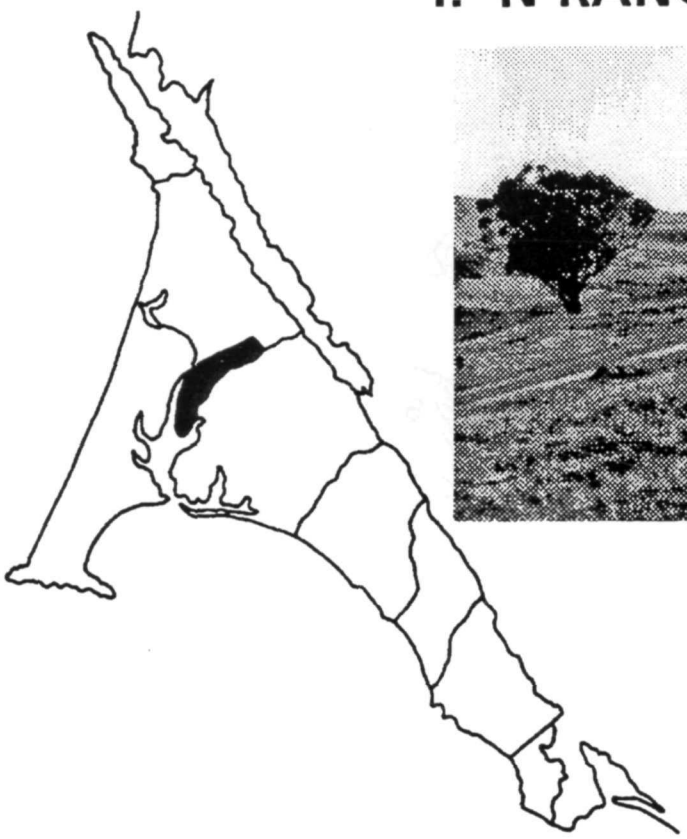


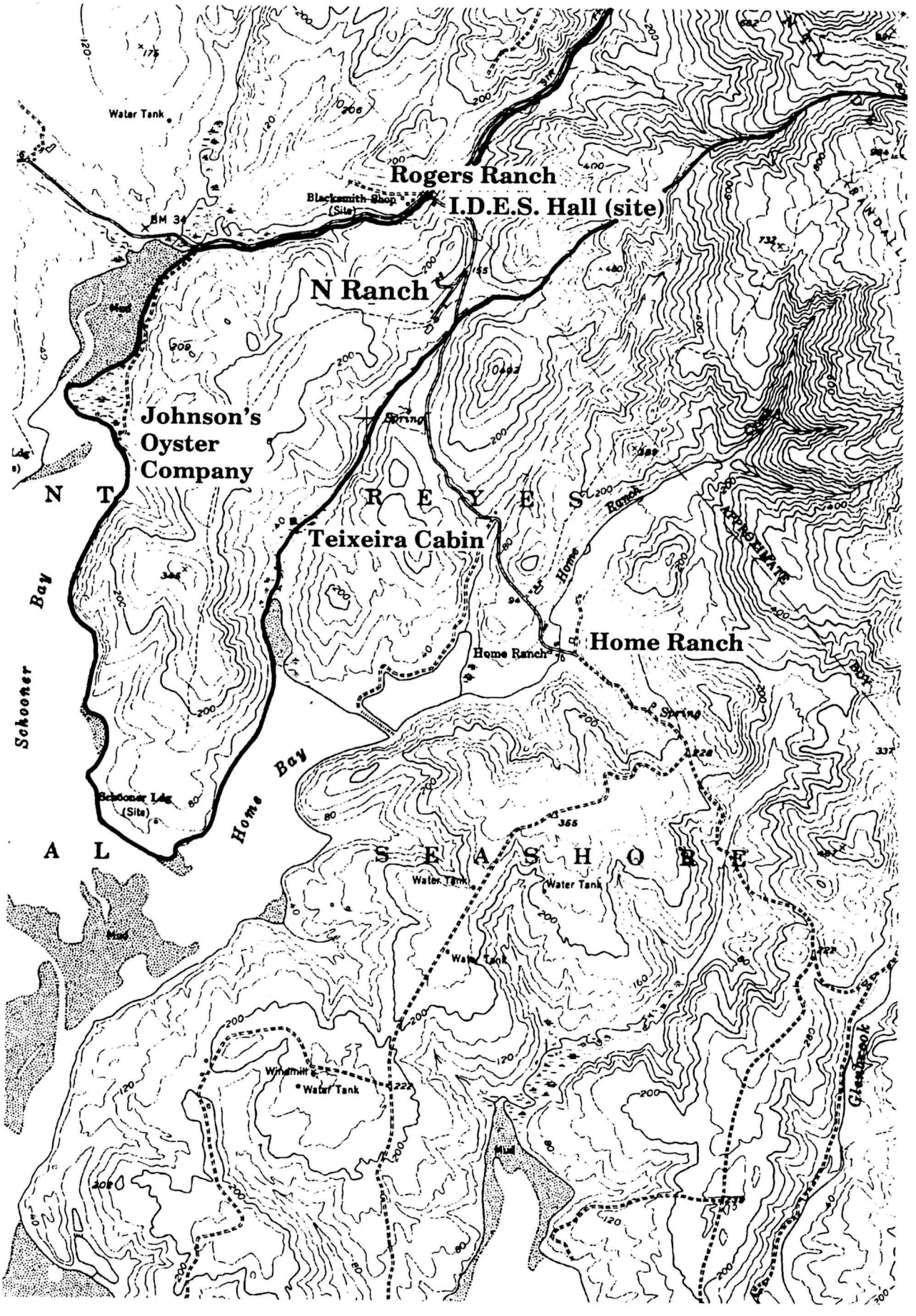
Tracing of an 1854 map of Punta de los Reyes Sobrante, showing the Snook settlement on today's Rogers Ranch. Note the "Road to Tamales (Tomales)" which followed today's Sir Francis Drake Highway over Inverness Ridge, and the "Trail to San Rafael" which followed the Muddy Hollow Road. Other settlement appears at Randall's (F Ranch), Drakes Head, old Laguna, Inverness, and an unidentified building south of what would become Home Ranch (mark above "S" in San Rafael). PRNS.

SECTION THREE:

Oscar L. Shafter Ranches

I. N RANCH (site, Heims Ranch)




Rogers Ranch
I.D.E.S. Hall (site)
N Ranch
Johnson's Oyster Company
Teixeira Cabin
Home Ranch
Home Ranch
Schooner Bay
Home Bay
Schooner Ldg (Site)
Blacksmith Shop (Site)
Water Tank
Water Tank
Water Tank
Water Tank
Windmill
Water Tank
Spring
Spring
Mud
Mud
Mud
Glenbrook
Home Ranch Road
Aqueduct
N T R E Y E S
A L S E A S H O R E

I. N RANCH
Site of Heims Ranch

1. Description

N Ranch, called the Heims Ranch for its last owners, became the first ranch to be purchased for Point Reyes National Seashore in 1963. The ranch covers a strip of land stretching from Inverness Ridge to Drakes Estero, including all of what was once known as Eastman's Point. The southern boundary of N Ranch abuts James McMillan Shafter's Home Ranch. N Ranch is bounded on the north by Rogers (ex-M) Ranch. Johnson's Oyster Company holds a reservation of use and occupancy on a parcel on the western part of N Ranch. The rangeland is currently leased for grazing.

2. History of N Ranch

Almost no record of the early history or any useful historic photographs of N Ranch have been found. Vivian Hall Horick, raised at N Ranch in the 1930s, recalled that the ranch complex matched those of the Point Reyes dairies, including the standard two-story house, dairy house, hay barn, etc. The house burned about 1940 and some of the other buildings were destroyed and replaced during the decade after World War II.[71]

Earliest known occupant of N Ranch was Abram Huff, a New York-born cooper and dairyman who came to the ranch in 1869. While at N Ranch Huff worked as a cooper, and was elected Justice of the Peace and Vice President of the Dairymen's Association in the area. According to the 1870 census, Huff farmed 1,500 acres at N Ranch on which he kept 140 milk cows. The cash value of N Ranch, owned by O. L. Shafter, was $30,000, with $2,160 in wages paid the previous year. Huff produced 23,000 pounds of butter and 225 bushels of Irish potatoes, in addition to hay and beef. Huff and his wife, Eugenia, had a daughter when they moved to Point Reyes, and gave birth to another daughter in 1870; a son was born but later died while at N Ranch. The Huffs moved to Hamlet, a

[71]Interview with Vivian Horick; photographs in collection, PRNS.

railroad settlement across Tomales Bay, in 1877, where Huff operated a store and post office as well as another dairy. At the time of Huff's residence at N Ranch, the area covered by the ranch was called Eastman's Point.[72]

At the turn of the century Patrick Geary was leasing N Ranch, as he reportedly had since the 1870s. Geary and his wife, Ellen, came to the United States from Ireland in 1860, and to Point Reyes in 1873. They raised four children at Point Reyes, two of whom leased A Ranch about 1901. Geary employed four farm laborers and a dairyman in 1900. Geary died on July 28, 1908, at Point Reyes; his wife then left the ranch.[73]

Joseph V. and Zena Mendoza leased N Ranch from about 1909 to 1914, probably taking over Geary's lease. The couple gave birth to a daughter, Teresa, while living at N ranch. In 1910 Mendoza employed six hired hands at N Ranch, including his 16-year-old brother-in-law, Hamilton Martins. The Mendozas rented and moved to the Pierce Ranch about 1914.[74]

William T. Hall leased N Ranch from the O. L. Shafter estate from 1925 to 1936. Hall, who subsequently owned and operated D Ranch, had married Alice Codoni, the daughter of Point Reyes' pioneer hog merchant and banker, Quinto Codoni. Hall produced cream at N Ranch, as well as raising hogs: he shipped 197 hogs to market in 1932. In 1934 Hall purchased a prize Holstein bull calf from Henry Claussen of Salinas, son of the pioneer Point Reyes dairyman Capt. Henry Claussen. By 1935 Hall was also operating his father-in-law's D Ranch, which he subsequently purchased and moved to in 1936. Two children, William, Jr., and Vivian, were born to the Halls while at N Ranch. Peter Fistolera rented the ranch from 1936 to 1939, during which time the original house burned.[75]

San Francisco investor Leonard David purchased the O. L. Shafter ranches

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[72]Official Map of Marin County, California, 1873; Douglas (Dewey) Livingston, Hamlet, 1844-1988: A History of "Jensen's Oyster Beds" (Point Reyes: National Park Service, 1988), pp. 9-11; Munro-Fraser, Marin County, p. 498; Marin County Journal, November 18, 1875 and October 25 and November 1, 1877; Population and Agriculture Schedules, 9th U. S. Census, 1870.

[73]Map of the Lands of the Country Club, 1899, PRNS; Population Schedules, 12th U. S. Census, 1900; Marin Journal, July 30, 1908, and February 13, 1913.

[74]Interviews with Teresa Mendoza Brazil and Joseph H. Mendoza; Population Schedules, 13th U. S. Census, 1910.

[75]Interview with Alice Hall and Vivian Hall Horick; Marin Journal, April, 1934; Fairfax Gazette, January 1, 1935. For more on the Halls, see chapter on D Ranch, II, 5.

on August 2, 1939, and sold N Ranch to Edward H. Heims the same day. Heims was scheduled to take possession of the ranch in February 1940, but the ranch had not been vacated and Heims claimed that the property had been neglected. Heims sued Leonard David and his associates for $30,000, charging that the livestock were ill and the ranch had fallen into disrepair. In September 1941, Heims moved onto the ranch with his wife Hildegarde, stocked the ranch with 500 head of Romney sheep, and began work on a "model market milk [Grade A] dairy." But after the United States entered World War II, Heims found himself in the uncomfortable situation of being German at the outset of the United States involvement in World War II. Heims was arrested the day after Pearl Harbor was attacked and was interned at a federal detention camp at Bismarck, North Dakota; his wife was arrested in late February of 1942 along with 22 other German, Japanese, and Italian aliens. Both Mr. and Mrs. Heims were eventually exonerated and released. Heims, although reportedly a refugee German Jew who had entered the United States in 1937, had been under surveillance for a number of months and was accused of keeping intelligence equipment in a basement at the ranch and of having tenant artichoke farmers plow their furrows into arrows directing German bombers towards Hamilton Field in Marin County. The charges were not substantiated and Heims returned to the ranch, where he built a comfortable new home overlooking his property.[76]

Heims sold five acres on Drakes Estero in 1951 to Larry Jensen, who developed an oyster processing facility that continues to operate today as Johnson's Oyster Company. The N Ranch dairy, improved to a Grade A in 1946, continued under a lease to David Lemos during the 1950s through 1962. Elmer Martinelli of Point Reyes Station leased sheep grazing rights 1963 through 1965.[77]

The National Park Service, while faced with opposition from most Point Reyes landowners, found support from Heims and his wife. They were the first to sell a ranch to the federal government, who purchased the 1,135-acre ranch on July 24, 1963. The government continued to lease the property for agricultural

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[76]Official Records Book 385, p. 46; interviews with Joseph H. Mendoza, Lawrence "Lefty" Arndt and Vivian Horick; San Rafael Independent, August 1, October 1, and December 9, 1941; Marin Journal, February 26, 1942; Mill Valley Record, February 27, 1942; Independent-Journal, September 11, 1976.

[77]Official Records Book 674, p. 354; park administrative files, PRNS; Edwin F. Jordan, Appraisal of Real Estate . . . Heims Ranch at Point Reyes, Marin County, California (Appraisal Document, 1962), p. 9.

purposes and used the Heims house for ranger housing. Most of the buildings were torn down in the 1960s and 1970s; two small barns remain and are occasionally used by Marshall rancher Merv McDonald, the holder of the special use permit.[78]

The Point Reyes I.D.E.S. Hall was located on N Ranch, at the intersection of Sir Francis Drake Highway and Home Ranch Road. *Irmandade do Divino Espirito Santo* (Brotherhood of the Divine Spirit), was a Portuguese religious organization founded in Sausalito in 1889 and common in the dairy and farming regions of California. Portuguese immigrants brought with them traditions reflecting their devotion to the Holy Trinity and Pentecost. The Point Reyes I.D.E.S. Hall, built as early as the 1890s, served not only the Portuguese immigrants but all Point Reyes residents as a polling place and meeting hall. In addition to regular church services, the hall hosted the annual *Festa do Divino Espirito Santo* or Holy Ghost Festival and *Chamarita,* a religious rite, dance, and feast attended by Portuguese and others from all over Marin and Sonoma Counties. Local ranchers "donated cows, chickens, canned goods and spaghetti, and under Ham Martins' direction, juicy steaks and plump chickens were broiled over open fires."[79]

The local newspaper advertised the annual dance and barbecue at I.D.E.S. Hall in 1934, noting that the event would last from 11 a.m. Sunday to 2 a.m. Monday; "two orchestras, the 'Old Mill' group and the 'Ramblers,' have been engaged to furnish music for dancing, which will be continuous. The choicest beef available will be barbecued to a queen's taste." Three thousand people had attended the previous year.[80]

According to a local rancher, a typical Chamarita in the 1930s started on a Friday when the women began cooking and preparing for the dance. Men rode in after the evening milking and danced until dawn, then returned to their ranches for the morning milking, after which many returned to the party. A whole cow would be cooked in a pit, in addition to a full array of various food and drink. Some people stayed the duration of the party, some just dropped in on Sunday for

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[78]Jordan, Appraisal, p. 10; Official Records Book 1708, p. 663; park administrative files, PRNS.

[79]Mason, Historian, p. 543.

[80]West Marin Star, June, 1934.

the religious rites.[81]

New owners of the ranch prevented continuation of these traditions after about 1940, as the use of the property had apparently been a verbal agreement made decades earlier. By the 1950s the old hall was in use as a hay barn, and was torn down after N Ranch was purchased by the National Park Service. A large cypress tree marks the site today.[82]

In the early 1930s a local trapper named Andrew Teixeira built a small cabin out of scrap and driftwood at the upper end of Home Bay below N Ranch. Apparently Teixeira had the permission of the O. L. Shafter estate, as he eventually moved to the house at the blacksmith shop at today's Rogers Ranch. Known for his skill in deer and duck hunting and trapping, Teixeira used the cabin as a home and hunting camp. The cabin, insulated with old newspapers, has been abandoned for almost fifty years but still stands, flanked by two huge cypress trees (one now dead and fallen) planted by Teixeira.[83]

3. Buildings and Historic Resources

Only two small barns remain at N Ranch, with some eucalyptus trees and the old road. The barns date from before Heims bought the ranch in 1939, and are in fair to poor condition. A small hunter's shack, the Teixeira cabin, stands on a slough in the estero below the ranch, built in the early 1930s. It is in poor condition, practically a ruin. The road to N Ranch and the Home Ranch road have historic significance; the Home Ranch road was the first developed route to Point Reyes, ca. 1855.

4. Significance

N Ranch was a significant part of the Shafters and Howard A to Z ranch enterprise and the dairy industry in Marin County. The remaining barns at N

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[81]Interviews with Oliver Hendren and Vivian Horick.

[82]Jordan, Appraisal, pp. 22, 43; interview with Vivian Horick.

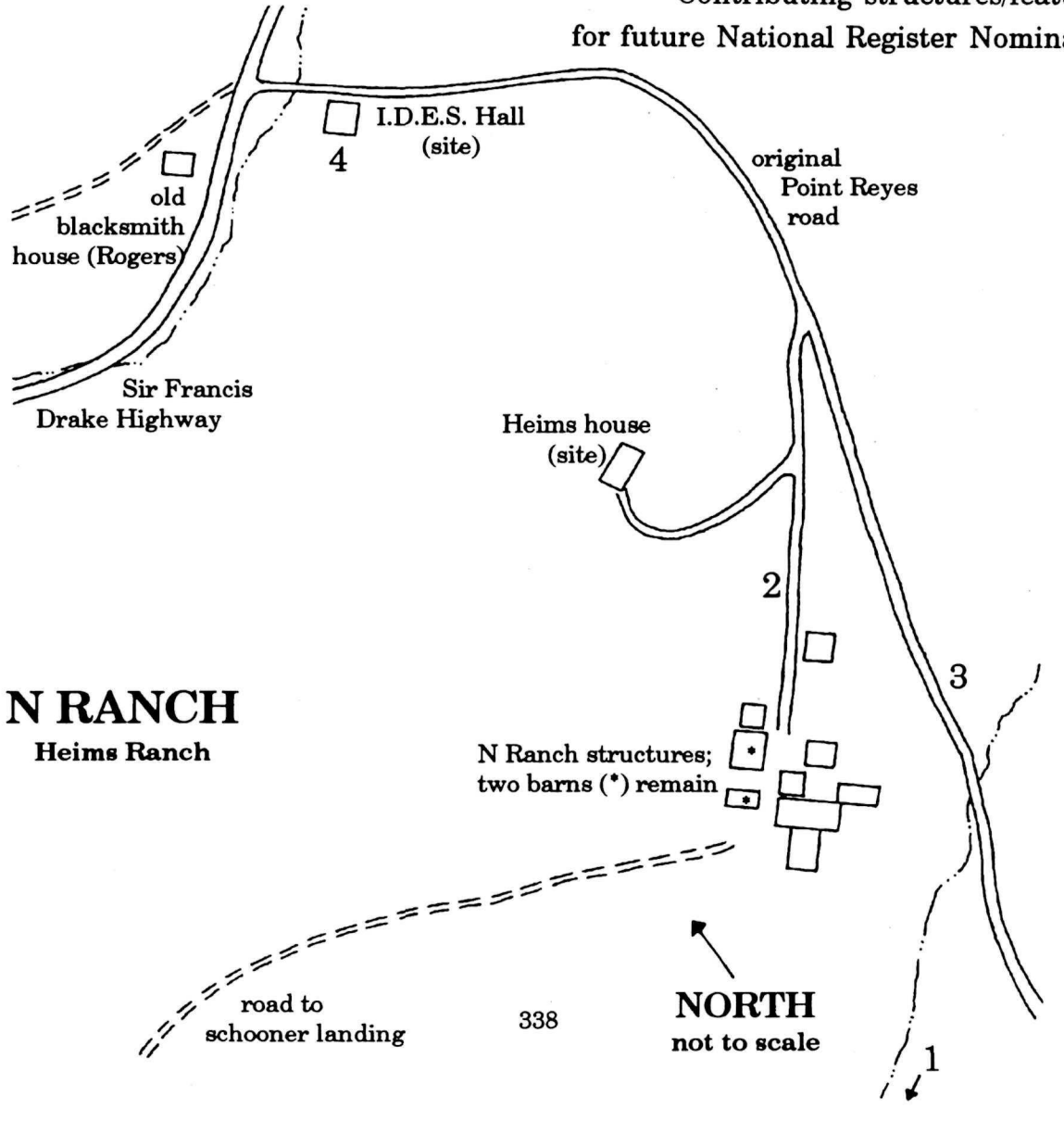
[83]Interviews with John Cushing (by correspondence), Alice Hall and Vivian Horick.

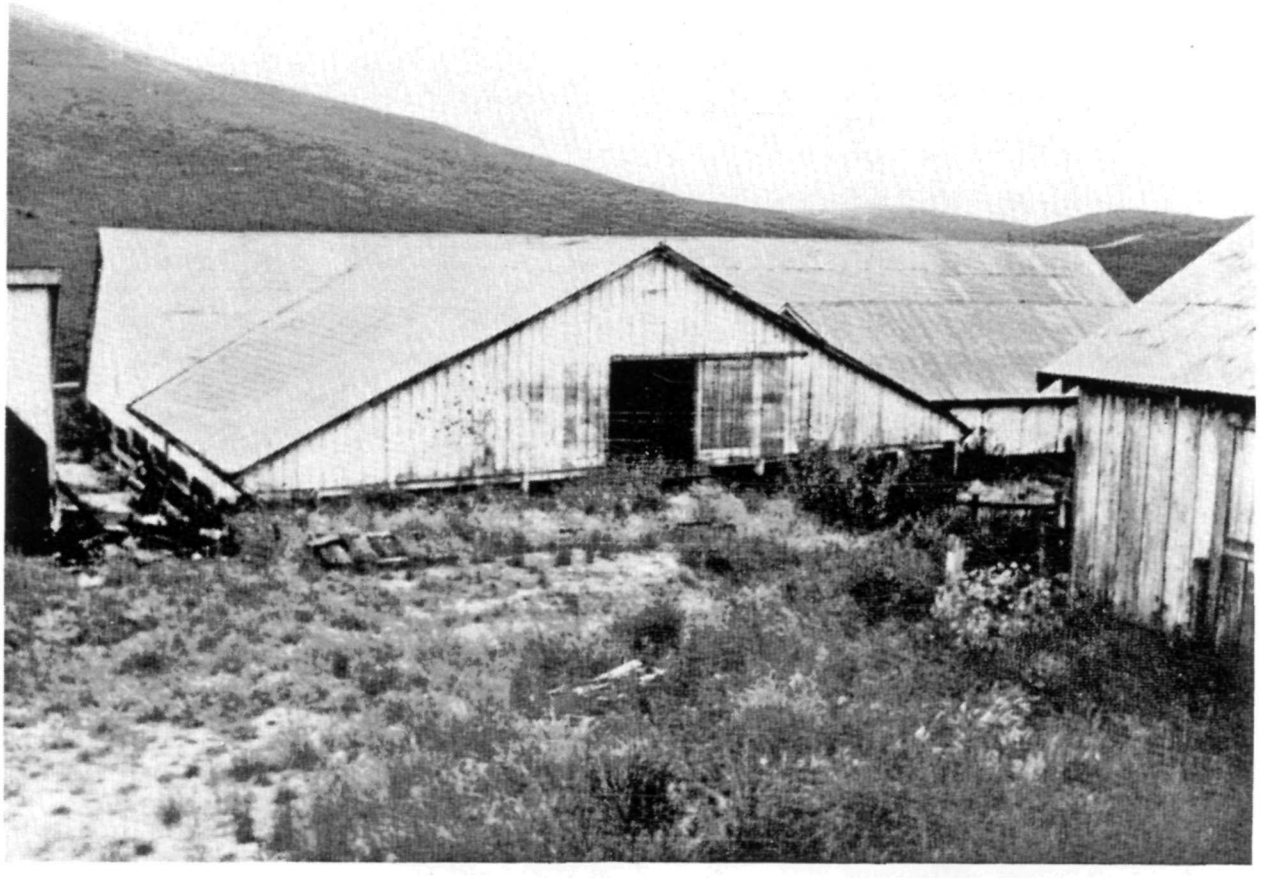
Ranch have no historic significance. Andrew Teixeira's cabin is significant as perhaps the only surviving primitive hunting cabin remaining on Point Reyes. The site of the I.D.E.S. Hall is significant as a social and religious gathering place. The Home Ranch road is significant as the original road to Point Reyes, dating from the 1850s or earlier.

5. Historic Features

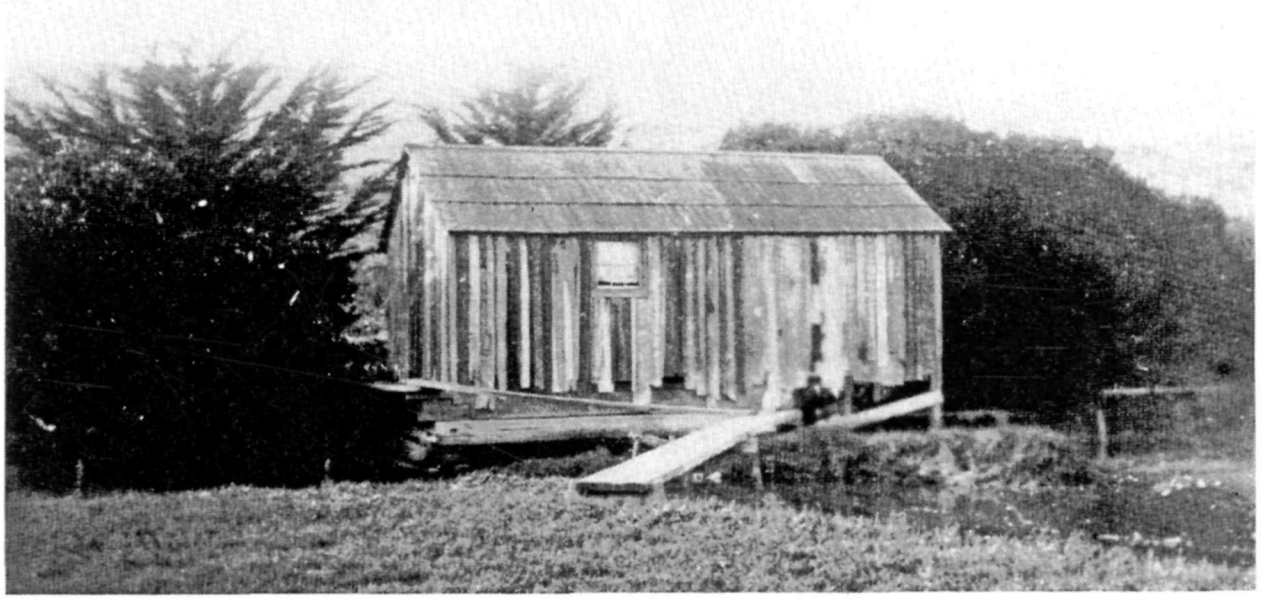
1. Teixeira cabin, ca. 1930*
2. road to ranch, ca. 1865*
3. Home Ranch Road, ca. 1840s-50s*
4. site of I.D.E.S. Hall*

*Contributing structures/features for future National Register Nomination.

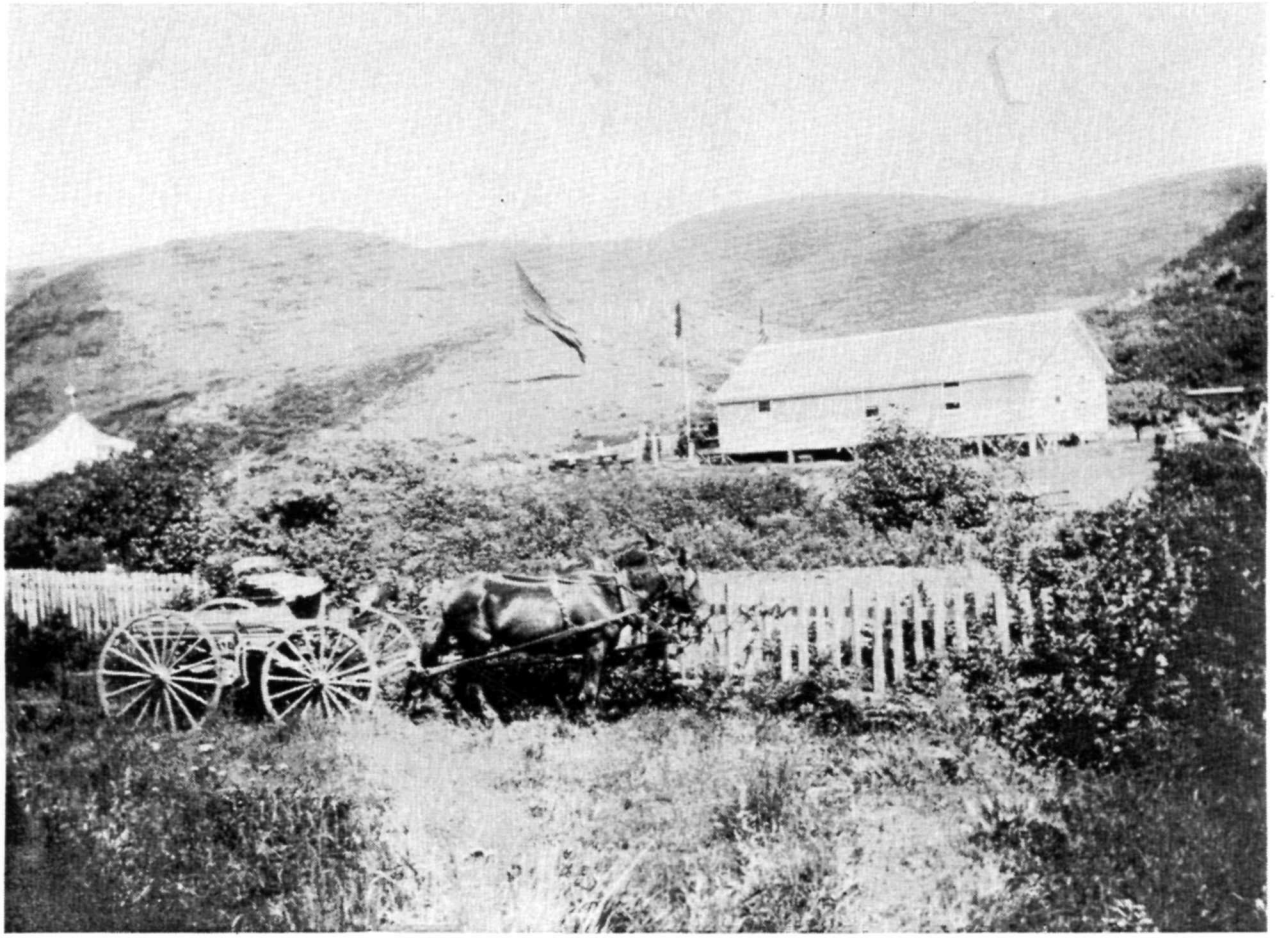




Barns at N Ranch before demolition, 1963. National Park Service Collection.



Andrew Teixeira's cabin on Home Bay, N Ranch, in the 1930s. Photo courtesy of John Cushing.



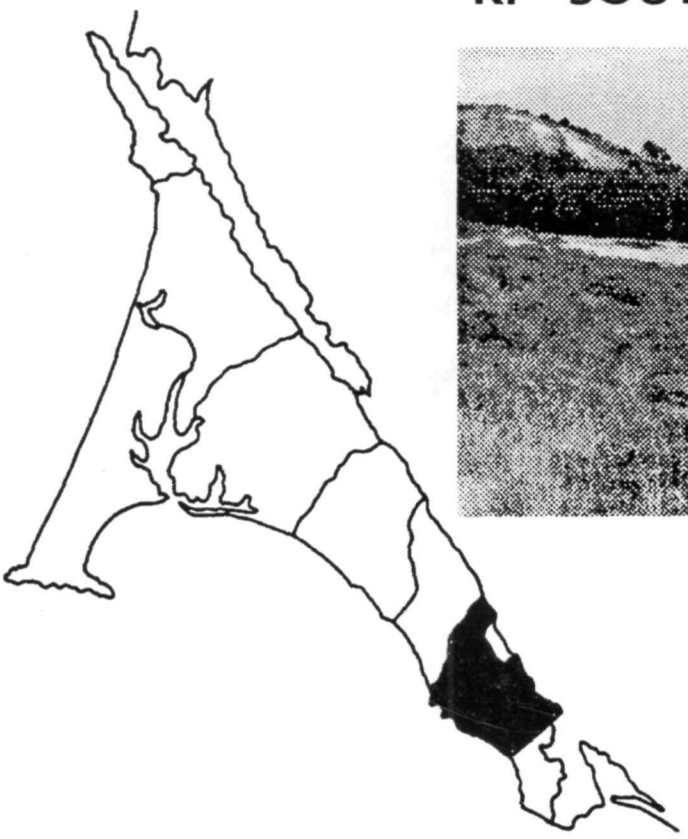
I.D.E.S. Hall at N Ranch on the Point Reyes road, above, as it appeared around the turn of the century. Courtesy of Mrs. Thomas Drew.

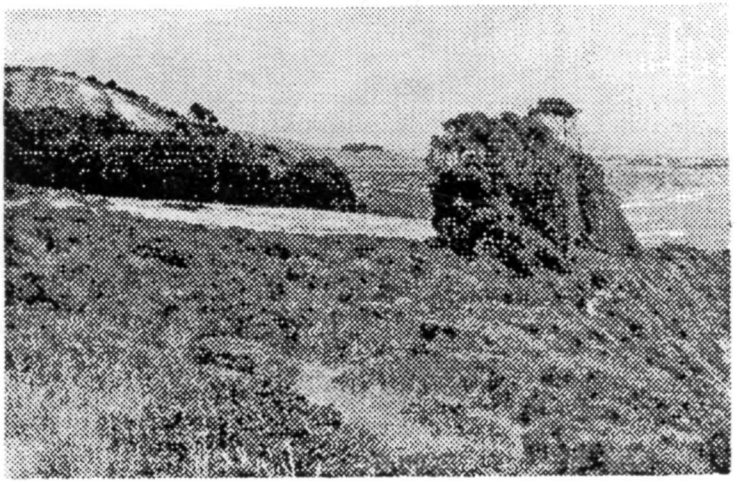
A party at I.D.E.S. Hall in the late 1930s, shortly before the ranch owners halted public use of the facility. Here, the Hall family and friends enjoy a picnic. Courtesy of Vivian Horick.

SECTION THREE:

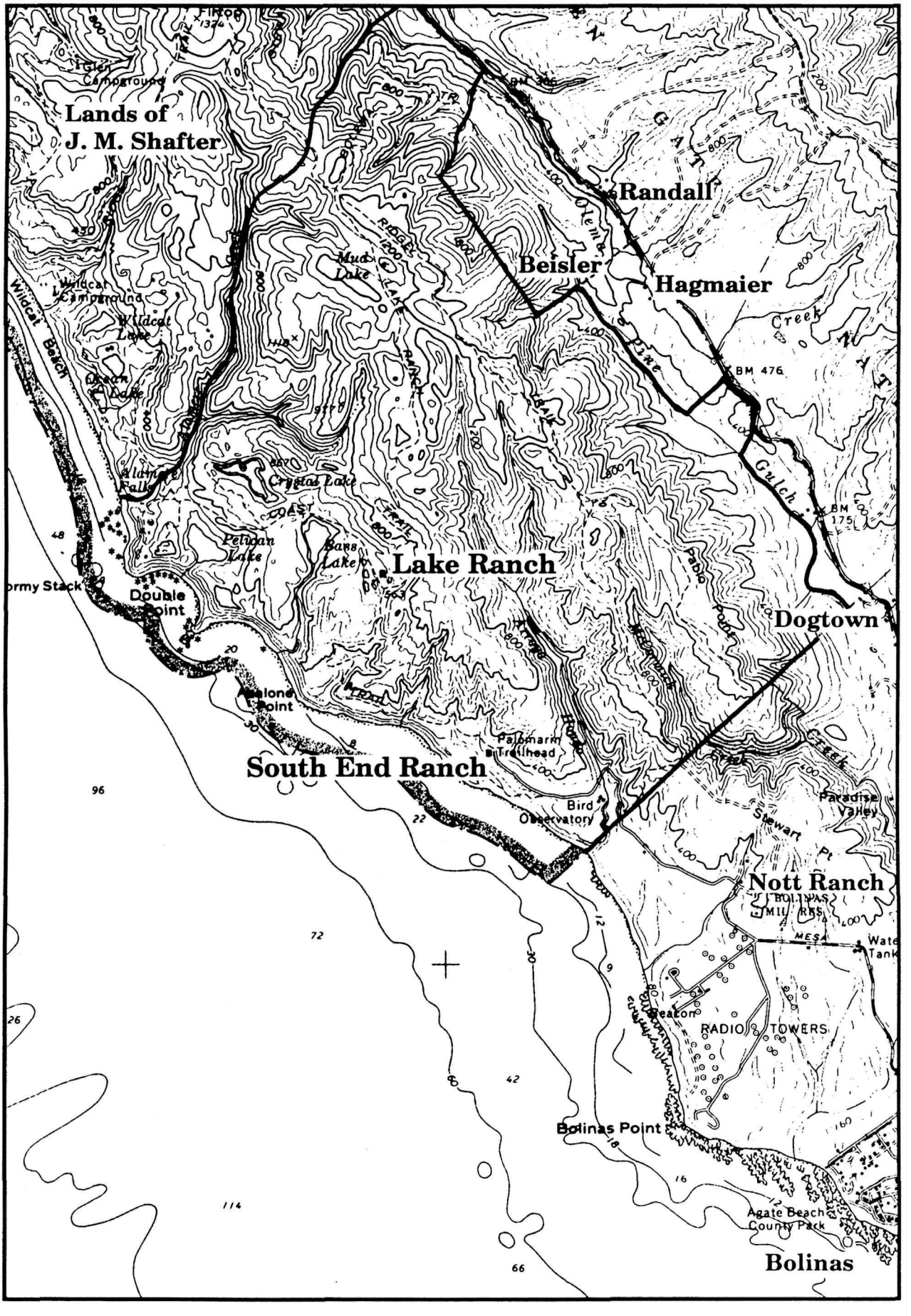
Oscar L. Shafter Ranches

J. LAKE RANCH (site)
K. SOUTH END RANCH (site)





Site of South End Ranch


Lands of
J. M. Shafter
Randall
Beisler
Hagmaier
Lake Ranch
Dogtown
South End Ranch
Nott Ranch
Bolinas
Bolinas Point
Double Point
Stormy Stack
Wildcat Beach
Wildcat Campground
Wildcat Lake
Mud Lake
Crystal Lake
Pelican Lake
Bass Lake
Bird Observatory
Paradise Valley
Agate Beach County Park
RADIO TOWERS
Beacon
Olema
Pine Gulch Creek
Pine Gulch
Pablo Point
Shewart Pl
Palomarin Trailhead
Point Reyes
Bolinas Ridge
Ridge Trail
Coast Trail
Fire Road
Ranch Road
Mesa
Water Tank
BM 476
BM 175
Tomales Bay

J. LAKE RANCH (site)

1. Description

Lake Ranch, one of only two dairy ranches in O. L. Shafter's southern parcel, derives its name from the numerous natural lakes surrounding the ranch site. Caused by massive prehistoric landslides, the lakes range in size from small to large, and are a popular scenic attraction to hikers willing to make the long walk from Bolinas or Five Brooks.

Acreage figures for Lake Ranch have varied over the years, as O. L. Shafter apparently did not subdivide the property and land sales after the 1930s divided the property in somewhat arbitrary ways. The land area of Lake Ranch when purchased by the National Park Service was 3,605.2 acres. It is bounded on the north by James McMillan Shafter's Wildcat Ranch, east by the Hagmaier and Beisler Ranches, south by South End Ranch, and west by the Pacific Ocean. The terrain is often steep, stretching from the ocean to Olema Valley, with a majority of the land either brush or timber. Good grassland, always a rare commodity in this part of the peninsula, is scattered along the coastal area.

All of the historic buildings were destroyed by the National Park Service after 1971. Lake Ranch is used for recreation only, being part of the designated wilderness area of Point Reyes National Seashore. No cattle graze on the property.

2. History of Lake Ranch

The origins of Lake Ranch are obscure. No structures or evidence of a farm appeared on the 1862 U. S. Coast Survey map. According to contemporary newspaper accounts, Angelo Pedrotti occupied the ranch in 1890, when his wife died, leaving eight children. In the Fall of 1890 Pedrotti sold his dairy fixtures to the Tamba brothers and moved to his ranch at Olema. The Tamba brothers soon encountered difficulty: in November their barn burned along with the hay supply and six horses with new sets of harness; early the next year one of the brothers, Vitale Tamba, was killed by a wagon near Glen Ranch.[84]

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[84]Marin Journal, August 28, September 4, and November 20, 1890, and April 9, 1891. Pedrotti moved to the ranch later occupied by Clorindo Bloom at Olema, now the Clarence Rogers ranch.

Daniel Bondietti, longtime lessee of the Betten Ranch in Olema Valley, reportedly rented Lake Ranch; Bondietti's daughter often recounted to her children the excitement of the 1906 earthquake which occurred when she lived at Lake Ranch.[85] J. Smeaton Chase described a visit to Lake Ranch in 1911:

> For hours we kept this lonely road [northward on today's Mesa Road from Bolinas, then on the Coast Trail], meeting only one team during the whole afternoon. Towards evening we began to enter a rougher country, with sharply broken hills bearing a scattering growth of spruce. At a solitary farm I stopped to prospect for accomodation, but could find no one about the place. . . . As it had been some miles since we passed the last ranch, I did not want to go farther lest it might be as far on to the next. The necessity, as ever, was for fodder, for long before now the pasturage had been exhausted to a point that would mean starvation for an animal in work.
>
> After passing half an hour in dispute with a contentious sow that seemed to be in charge of the premises, a young woman galloped up on horseback, and a moment later a young man followed in a wagon. I explained my needs, and was invited to put up my horse and to sleep in the house if I chose. They were brother and sister, Italian-Swiss, and speaking little English, so that conversation was somewhat obstructed. But I was glad to share their simple, hearty supper, and slept finely on my clean straw bed, in spite of three glum saints and a scowling cardinal who decorated the walls of the little whitewashed room.
>
> When I came to saddle up next morning, I found that while I slumbered my enemy the sow had overhauled my saddle-bags, with the result that I was "out" my single loaf of bread, two pounds of bacon, the half of a note-book (fortunately unused), and a few revolver cartridges. I wished there were some means of exploding these last, *in loco*.
>
> The country here was very interesting in appearance. A group of small fresh-water lakes lies near the shore, which rises to a picturesque moorland backed by irregular hills. Seaward, the Farallones showed like icebergs on the sky-line, and the long arm of Point Reyes

[85]Interview with Louis Mazzoleni, Bondietti's grandson.

> marked the outline of Drake's Bay. Hours passed without a sign of human life . . . . This is a magnificent game country, and the fact has not been overlooked by the sporting clubs, whose notices hailed me on all sides with threats of Severe Penalties and Utmost Rigors.[86]

A Mrs. Pelleshini occupied Lake Ranch until October of 1919, and was succeeded by the Balzan family. The ranch had a school called Little Lakes School between 1927 and 1930; only the youngest Balzan children, Aldo, Bruno, Eleanor and Albert, attended. A fire in 1926 burned about eight square miles of brush and rangeland on Lake Ranch.[87]

The O. L. Shafter estate sold Lake Ranch in 1940 to William S. Tevis, an internationally known polo player and wealthy descendant of California pioneers. Tevis' grandfathers were Lloyd Tevis, a founder of the Pony Express and the Kern County Land Company, and Romualdo Pacheco, the 12th governor of California. Tevis reportedly bought the 2,524-acre ranch for $20 per acre; he eventually bought another one thousand acres and incorporated the Tevis Land and Livestock Company. Tevis operated a cattle ranch, and sold oil exploration rights to the National Exploration Company in 1947 and timber rights in 1957 to the Sweet Lumber Company of Oregon, who logged much of the eastern half of the property until halted by the National Park Service condemnation of the timber rights in 1963.[88]

Tevis leased the ranch to the Truttman brothers, Olema dairymen, during the late 1950s and 1960s, then to Jo Ann Stewart. Tevis himself kept the old Shafter house in good condition and spent a great deal of time there. He sold his interest in the ranch in 1963 to the Sweet Company lumbermen A. H. and D. H. Sweet, operating as Lake Ranch Associates. Because Point Reyes National Seashore land acquisition had gone slowly during the 1960s, and land prices had escalated beyond original Park Service estimates, Lake Ranch had not been

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[86]J. Smeaton Chase, California Coast Trails, A Horseback Ride from Mexico to Oregon (Boston: Houghton, Mifflin Co., 1913), pp. 249-250.

[87]Marin Journal, October 9, 1919, and July 15, 1926; school registers, Marin County Department of Education. Steve Balzan, oldest of the Balzan children, operated other dairies in the region until his death in 1990.

[88]Independent Journal, September 25, 1979; Mason, Point Reyes, p. 105, 161; park administrative files, PRNS.

acquired by 1969 when the original 1962 appropriation had run out. The Sweets sold lots and begun work on a housing development at Lake Ranch, actions which became a key issue in the movement called "Save Our Seashore." Public pressure forced an additional, and final, appropriation from Congress to finish park acquisition, and Lake Ranch was purchased by condemnation in September, 1971, for $3,500,000. All of the structures on the ranch were destroyed soon after.[89]

3. Buildings and Historic Resources

No structures remain at Lake Ranch. The old coast road, now called the Coast Trail, follows the original road in its entirety through the ranch. The top half of the Lake Ranch Trail, which leads from the Lake Ranch site to the crest of Inverness Ridge at Mud Lake, follows a 1850s alignment, as does the ridgetop trail.

4. Significance

The site of Lake Ranch is a significant part of the Shafters and Howard ranch enterprise and the dairy industry of Marin County. There are no remaining significant structures other than the Coast Trail.

5. Historic Features

1. road (Coast Trail), ca. 1860s*

*Contributing structures/features for future National Register Nomination.

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[89]Interviews with Armin and Frank Truttman and Allen Chickering; Mason, Point Reyes, p. 173; park administrative files, PRNS.

Lake Ranch, around 1965, looking south. National Park Service Collection.

Double Point on the Lake Ranch. The rugged, brushy terrain kept the dairy business from being a major one. NPS photo.

K. SOUTH END RANCH (site)
Palomarin Ranch

1. Description

The South End Ranch was the southernmost of the Shafter dairy ranches. Now merely a dense grove of old and young eucalyptus trees, South End has seen a life first as a dairy ranch and at the end a busy religious center with commercial activities and industry. Today South End Ranch is known as Palomarin, location of a popular trailhead north of Bolinas leading into the lakes region of the park.

South End Ranch reaches from the Pacific Ocean to Inverness Ridge and Olema Valley. It is bounded on the north by Lake Ranch, east by Hagmaier and Teixeira Ranches, south by the old Nott Ranch and RCA property, now a part of Commonweal leased from the federal government, and west by the Pacific Ocean. The ranch land is mostly brushy on the coast and wooded with second growth timber on the ridgetop and Olema Valley side. No agricultural activity exists on the ranch, as it is part of a wilderness area for recreation only.

2. History of South End Ranch

Very little is known of South End Ranch, one of the most obscure of the Shafter ranches. A house appeared on a map dated 1858, noted as the home of Thomas Joyce in the gulch known as Arroyo Hondo. Cultivated fields appear on maps of 1860, 1862, 1871, and 1873 in the area of the later ranch complex, and the ranch is marked on an 1899 map. Prospectors drilled for oil on the ranch in 1865 with no luck. Little knowledge of early tenants at the ranch has been found, although a full size dairy ranch existed there. The first known tenants were the Pellonini brothers, who leased South End Ranch and 100 cows on October 1, 1894, for $1,600 per year, and continued through 1897.[90]

Italian immigrants Andrea Spondrio and his cousin Jim Colli leased South End Ranch from the O. L. Shafter estate in 1931. The ranch was supposed to

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[90]Maps: plat of Andrew Randall patent, Rancho Punta de los Reyes, 1858; U. S. Coast Geodetic Survey chart, Drakes Bay, 1860; Official Map of Marin County, 1873; Lands of the Country Club, 1899, PRNS; Leases Book D, pp. 527-532, MCRO.

support 50 cows but the land was so brushy only 30 cows could be fed. The partners operated a dairy and hog farm, shipping their produce to Point Reyes Station. Frustrated at the poor quality of the ranch, Spondrio and Colli left by 1935.[91]

The O. L. Shafter estate sold South End Ranch to Leonard David in 1939, who then traded the property to San Francisco socialite Alma DeBrettville Spreckels Awl for Samarkand, a valuable hotel property in Santa Barbara. The Christ Church of the Golden Rule, a non-profit religious group organized under the name Golden Rule Church Association, bought South End Ranch on June 19, 1950. During the 1950s the church developed the property into a residential religious community, building about 60 cabins, homes, barns, two schools, an assembly hall, shops and a nursery business, using lumber from their own timber and sawmill and utilizing many of the old ranch buildings. The community school served seventeen students in 1963, and the thriving nursery business near the south boundary brought income to the church. The church also grew hay commercially and sold ferns and huckleberries; in 1956 the association sold timber rights for $400,000 on approximately 1,400 acres to the Sweet Lumber Company, who commenced logging the eastern side of the ranch that year.[92]

The National Park Service bought the 3,100-acre ranch from the church for $2,028,000 in two transactions, on September 20, 1963, and August 10, 1964. All of the buildings on the ranch, including the original dairy farm, were destroyed by controlled burning in 1966 except the school on Arroyo Hondo, now used by Point Reyes Bird Observatory as a field station.[93]

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[91]Interview with Jim Colli.

[92]Mason, Historian, p. 363; Scharlach, Big Alma, p. 229; Official Records Book 653, p. 347, MCRO; Harold Bolla, Sr., Palomarin Rancho at Point Reyes Peninsula, Marin County, California (Appraisal Document, 1963), pp. 29-81; Walter F. Willmette, Estimates of Fair Market Values of the Properties of The Golden Rule Church Association . . . (Appraisal Document, 1963), pp. 27, 70.

[93]Official Records Book 1742, p. 123, and Book 1856, p. 242, MCRO; park administrative files, PRNS.

3. Historic Buildings and Resources

No buildings remain at South End Ranch. The original coast road passes through the ranch on its way from Bolinas to the Lake Ranch and beyond, and a number of 100-year-old eucalyptus trees survive on the site, surrounded by recent invasive growth of young eucalyptus trees. Potential of historic archeology is hampered by the extensive development of the 1950s at the site, clearing in the 1960s, and the density of the eucalyptus groves. The young trees could be removed while retaining the pioneer trees which mark the site of the original dairy ranch.

4. Significance

South End Ranch was a significant part of the Shafters and Howard ranch enterprise and the dairy industry of Marin County. The Coast Trail is significant as the original route on this section of the coast and survives with reasonable integrity.

5. Historic Features

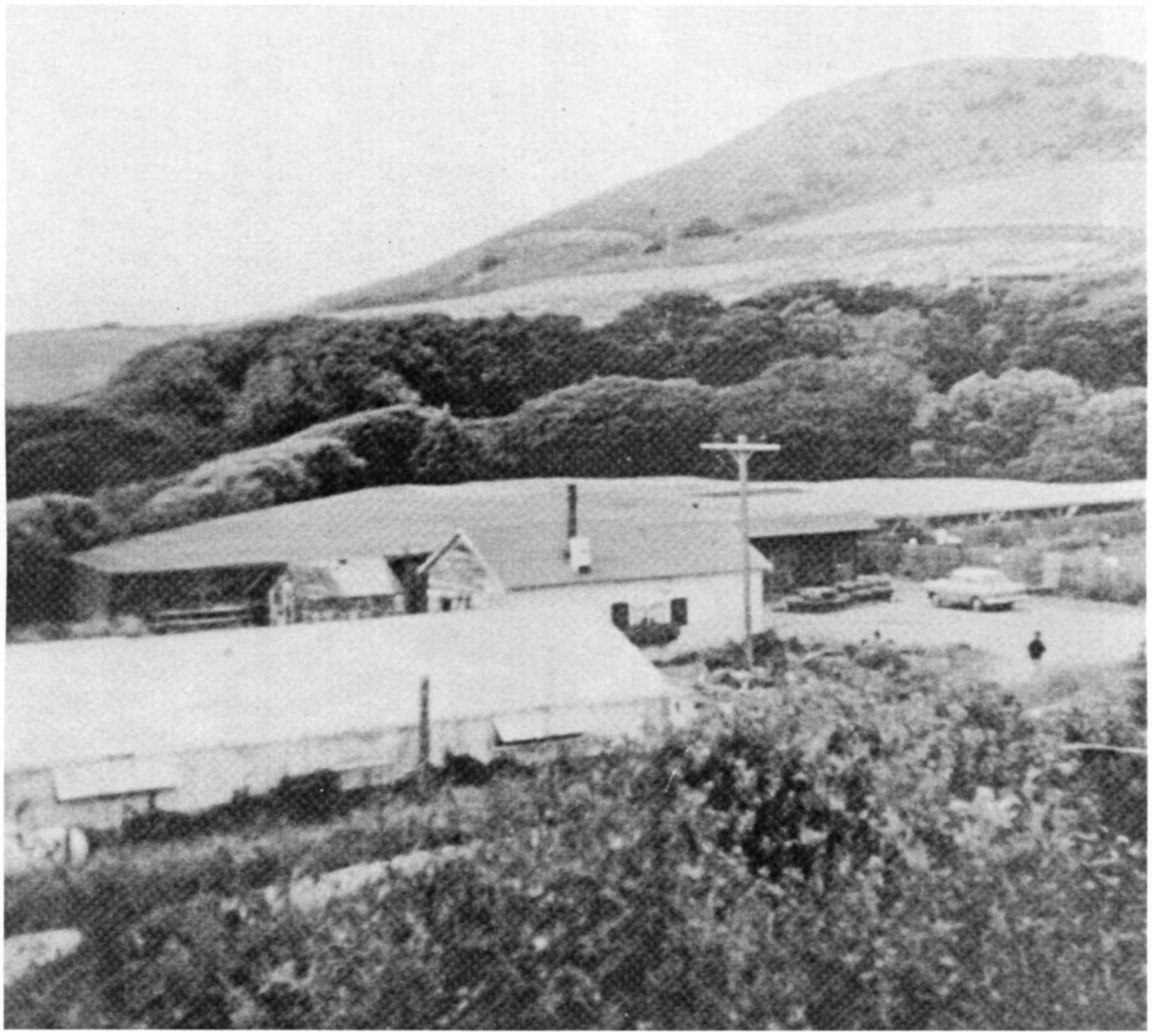
1. eucalyptus trees, ca. 1880s*
2. coast road (Coast Trail), ca. 1860s*

*Contributing structures/features for future National Register Nomination.

Margaret Wosser of Sausalito paying a visit to South End Ranch during the 1920s. Courtesy of Margaret Wosser Dowd.

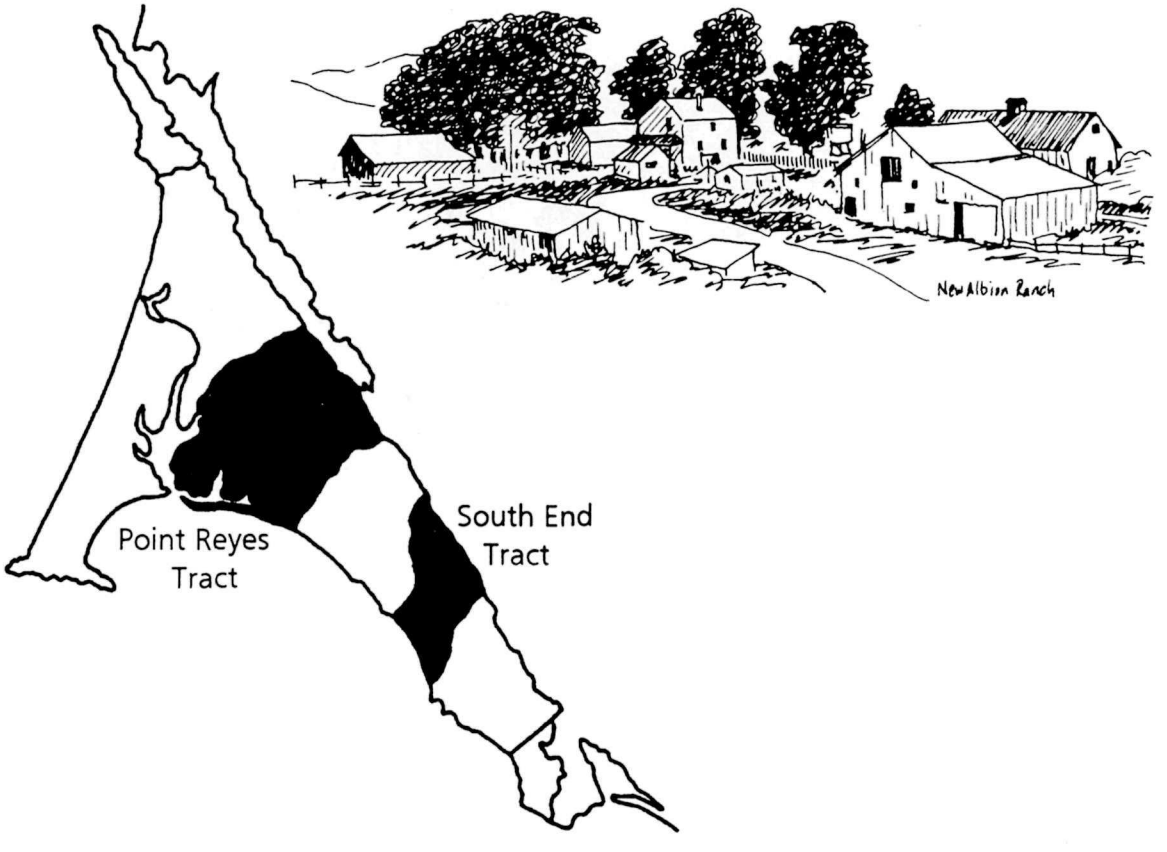
The old ranch house at South End Ranch, when it was used by the Church of the Golden Rule at Palomarin. From an appraisal, 1963.

Aerial view of the Palomarin Ranch of the Church of the Golden Rule, 1959. The original ranch complex was in the groves of trees, center. National Park Service Collection.



The Church of the Golden Rule operated a commercial nursery business at its Palomarin Ranch until the late 1960s. National Park Service Collection.

SECTION FOUR:
James McMillan Shafter Ranches



James McMillan Shafter later in life. Jack Mason Museum Collection.

IV. RANCHES OF JAMES McMILLAN SHAFTER

A. Description and General History

As a result of the partition of 1869-1870, James McMillan Shafter received two tracts totalling almost 14,000 acres. The Point Reyes Tract of 10,457 acres included the Home Ranch, until then the headquarters ranch of the Shafter/Howard dairies. Also in this tract were the Steele brothers' pioneer dairies, New Albion, Muddy Hollow, and Laguna Ranches. The South End Tract of 3,022 acres included the Glen and Wildcat Ranches, and consisted mostly of forest, brushy grassland, and rugged beachfront. These ranches stayed in the Shafter family for sixty years, until becoming part of another family legacy. During the last sixty years much of the old Shafter property has been popularly known as the Murphy Ranch.

James McMillan Shafter, born in Vermont on May 27, 1816, arrived in San Francisco in late 1855 after an already successful career as lawyer and politician. Shafter served as secretary of state of Vermont for seven years, then as an assemblyman and speaker of the house in the state of Wisconsin, before coming to California to join a law partnership with E. B. Mastick in San Francisco. Within months he joined his brother Oscar, already well-established in California law circles, to found the firm, Shafter, Shafter, Park and Heydenfeldt. One of his first cases was the Point Reyes land case of Robert McMillan, leading to the firm's ownership in the Point Reyes Peninsula.[1]

Of the law firm's members, the Shafter brothers were obviously the most interested in the ranches, and James proved to hold the longest interest in the Point Reyes ranches. After the partition, Shafter gave his ranches melodious names such as Sunnyside and Glenbrook to contrast with his ex-partners' alphabet designations. Shafter built a fine manor at Olema, the only one of the three partners to take at least part-time residence in the area. He called his mansion and estate "The Oaks" and built a race track on the grounds as well as developing a dairy of his own. He also purchased hundreds of acres of land in the Olema area. His three children practically grew up at Point Reyes and Olema; Emma Shafter Howard wrote in 1864 how "Uncle James' boys spend their vacations there . . .

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[1]Mason, Point Reyes, pp. 32-33.

catch cattle and horses with the lassoos . . . live in the saddle and come back to school as tough and hearty as possible."[2]

Shafter spent much of his time in agricultural pursuits, taking a serious interest in stock breeding and serving as president of the State Board of Agriculture. In the meantime, Shafter served as a state senator during 1862-1863, a member of the Second Constitutional Convention in 1878, and as a judge of the Superior Court in San Francisco during 1890-1891. He also served as a regent for both Stanford University and University of California.[3]

Shafter invested heavily in the North Pacific Coast Railroad, exerting his influence to change the route to pass near Point Reyes. These investments proved to be costly, and twice Shafter put his Point Reyes lands on the market, first in 1878 and then in 1889, when he created the town of Inverness and attempted to establish a resort he called the Point Reyes Shafter Colony. On his death in 1892 his heirs discovered a massive debt; an article later appeared in the San Francisco newspaper headlined, "Wealth Has Speedy Wings," noting that Shafter died with his "lordly possessions reduced to the small end of nothing." His children spent their remaining years trying to free the family from the burden of Shafter's financial missteps.[4]

Daughter Julia Shafter Hamilton took on the challenge with strength and pride. Her brotherJames, a doctor, helped in the family matters, but oldest brother--Payne--relinquished any claim to the estate in 1895 and lived a long life at "The Oaks," which his father had given him in 1875, free from the family financial problems. Mrs. Hamilton expanded efforts to sell lots at Inverness and again put the Point Reyes ranches up for sale. She published a booklet describing the benefits and potential for the property. Nothing sold, however, and she spent much of her life dealing with the tenant ranchers and selling bits of property at Inverness. She and her brother--James--formed the Point Reyes Land and Dairy Company in 1898 in order to raise money and settle debts. Ranch leases were written through the company, and their Point Reyes Sportsmen's Club attracted investors. The club failed, according to Mason, because of competition from her

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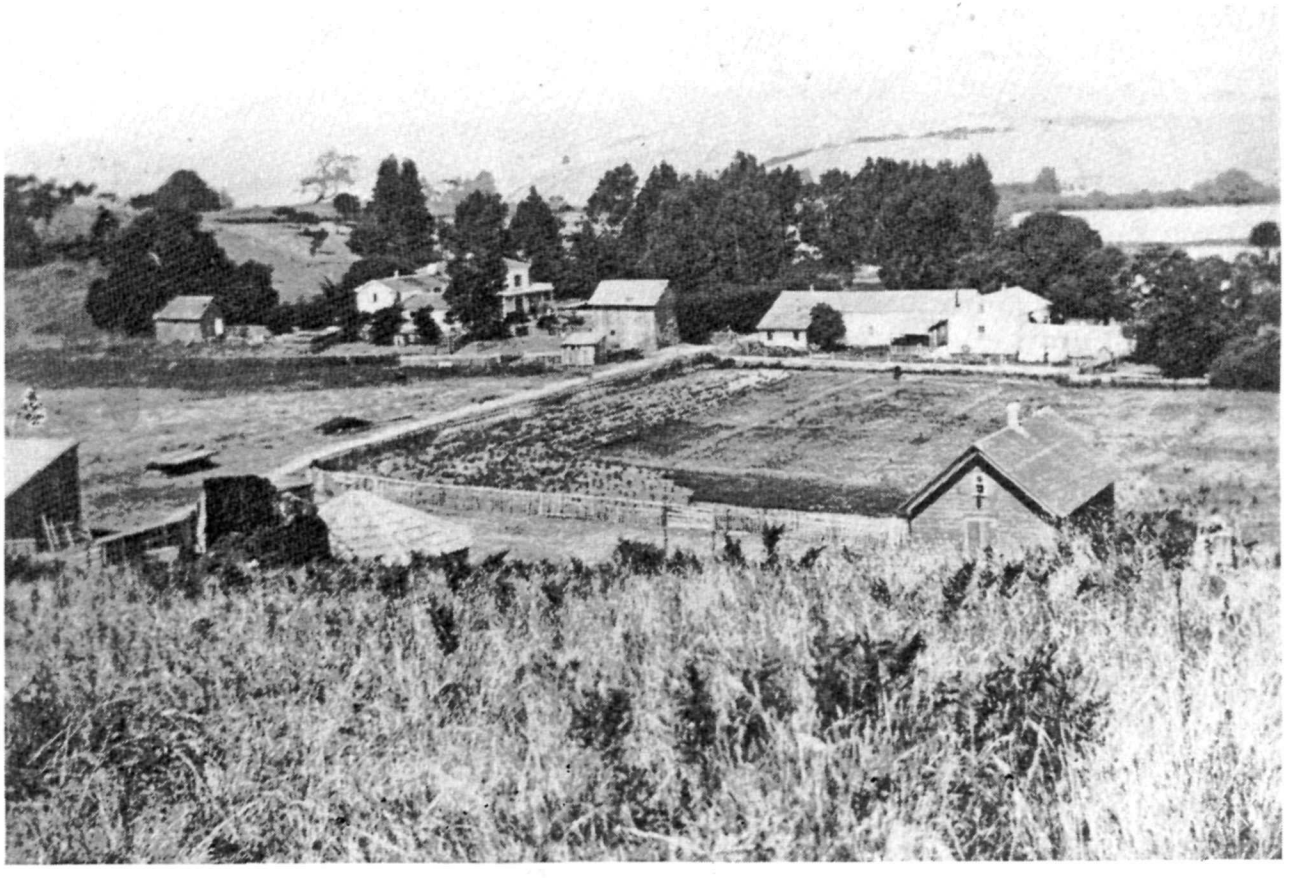
[2]Notes from letters of Emma Shafter Howard, September 22, 1864, Jack Mason Museum.

[3]Ibid., p. 71; Toogood, Civil History, pp. 140-143.

[4]Ibid., p. 144; Mason, Point Reyes, p. 80; Marin County Journal, March 27, 1879, p. 2, and November 1, 1883, p. 2.

husband's pet project, the Bear Valley Country Club that he had founded in 1890 on family property.[5]

The end came when Julia Shafter Hamilton borrowed $144,000, with her Point Reyes land as security, less than three weeks before the stock market crashed in 1929. A real estate man, Leland Stanford Murphy, took over the debt and all of the Point Reyes tract, commencing the post-Shafter era at Point Reyes. Mrs. Hamilton died in a San Francisco hotel room in 1936, after pleading with Murphy to take care of her beloved ranch. Murphy, it shall be seen, complied.[6]



"The Oaks" at Olema stayed in the Shafter family for three generations: built by James McMillan Shafter in 1867, occupied by son Payne from 1875 to the 1930s, then sold in the mid-1960s by the elderly granddaughters of the original builder. The property today is used as a retreat center by the Vedanta Society. Jack Mason Museum Collection.

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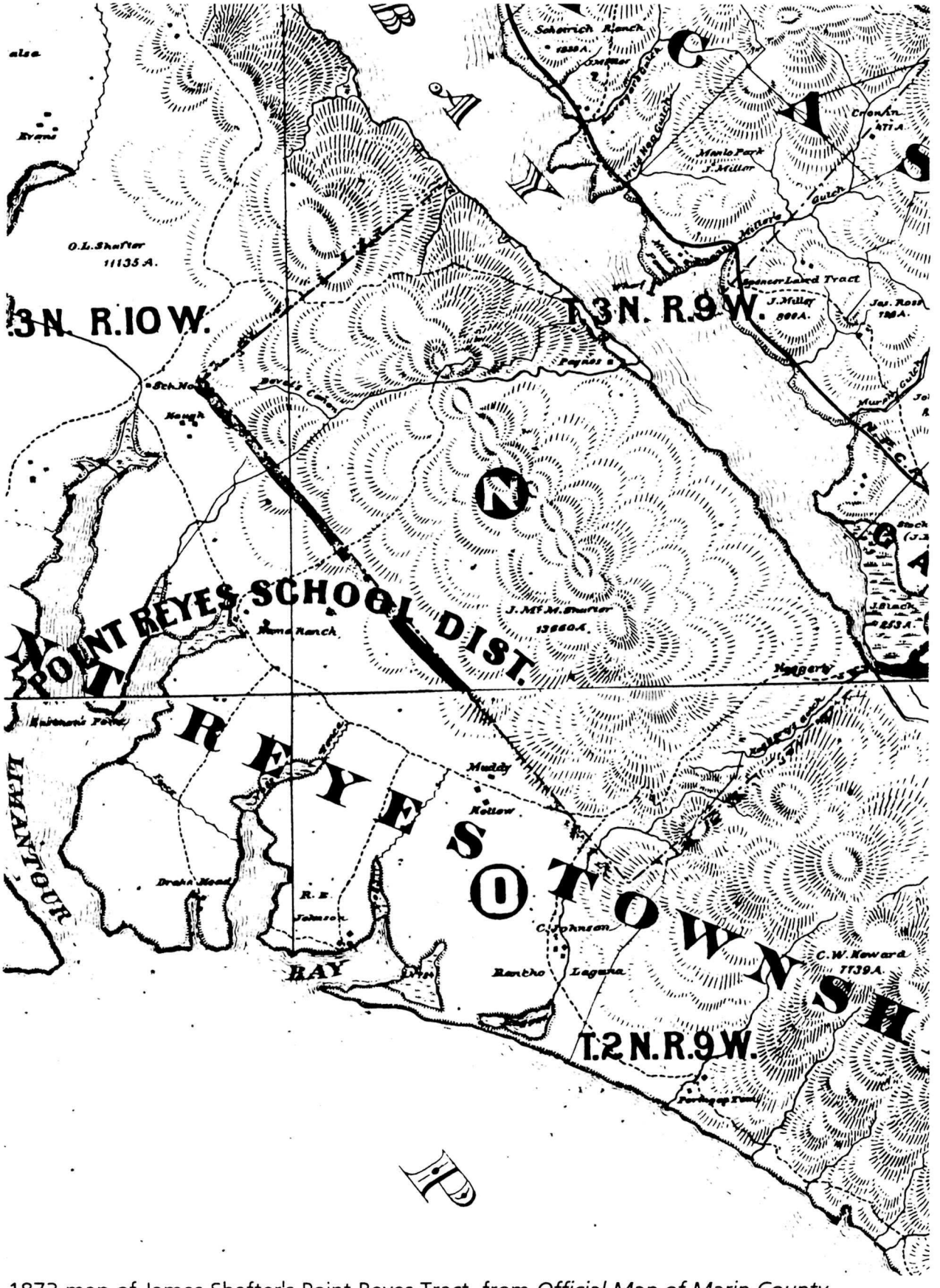
[5]Mason, Point Reyes, pp. 83-87.

[6]Ibid., p. 99.

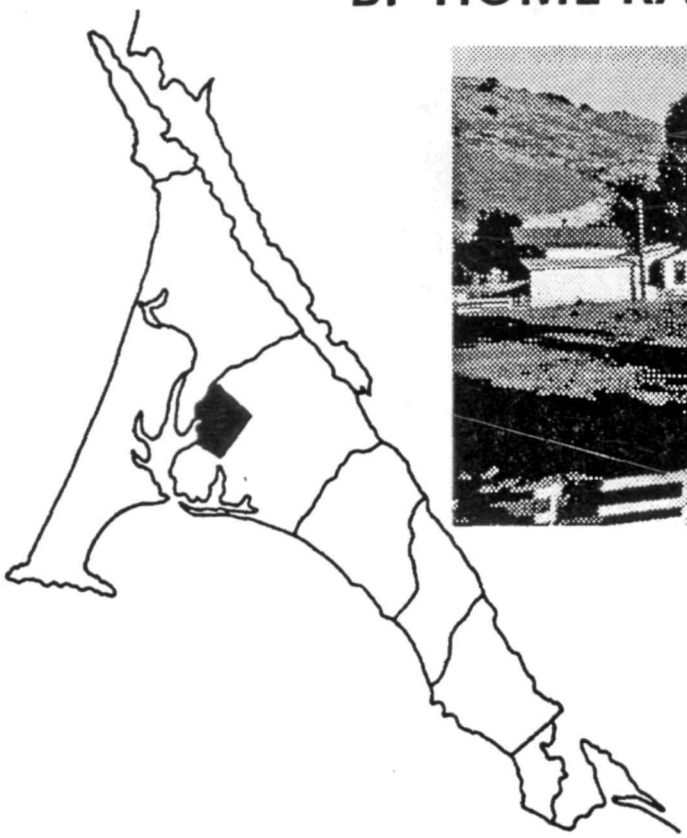


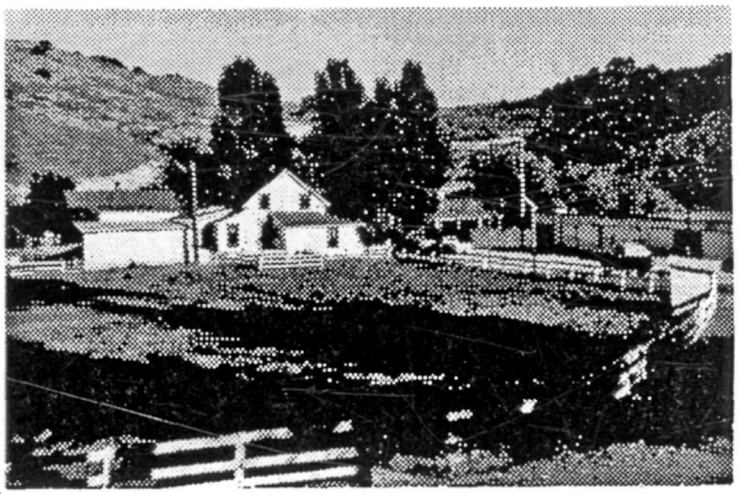
1873 map of James Shafter's Point Reyes Tract, from *Official Map of Marin County.*

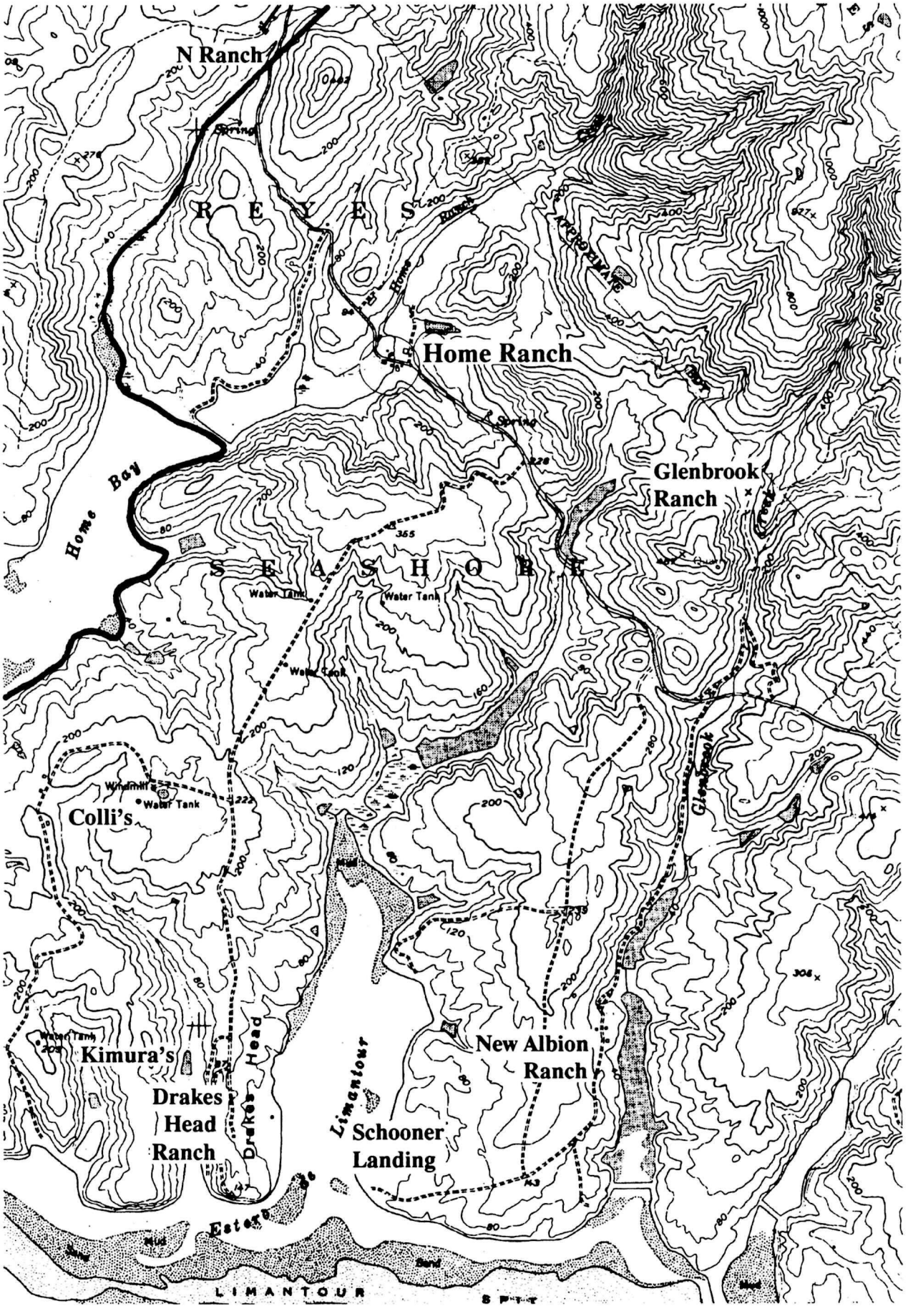
SECTION FOUR:

James McMillan Shafter Ranches

B. HOME RANCH (Murphy Ranch)






N Ranch
Home Ranch
Glenbrook Ranch
Colli's
Kimura's
Drakes Head Ranch
New Albion Ranch
Schooner Landing
Home Bay
Drakes Head
Limantour
Estero
LIMANTOUR
SEASHORE
Water Tank
Windmill
Spring

B. HOME RANCH
Drakes Bay Hereford Ranch, Murphy Family

1. Introduction

Of all the Point Reyes ranches, Home Ranch is the oldest and best preserved. The buildings have been carefully cared for, first by the Shafter family while the ranch was the centerpiece of the Shafter dairy empire, and then by responsible tenants. For the last sixty-three years three generations of the Murphy family have treated the old place with respect.

This area of the point is significant not only for its part in the development of the dairy industry in California but also as one of the premier vegetable-growing areas of the state for a period of about twenty years. Artichokes grown on the ranch were acclaimed by state inspectors and connoisseurs as the best in the state. This industry was short-lived, although evidence remains in areas where old furrows can be seen.

The Home Ranch of the early Murphy era (1929-1940s; see map) contained nine ranches, of which only one remains intact.[7] James McMillan Shafter had subdivided the property a number of times but no individual sale broke up the land. Leland Murphy bought the whole property and then veered from Shafter's original subdivision boundaries when he sold various parcels in the 1940s. This history of the Home Ranch will include these other ranches, each covered by a chapter at the end of this section.

2. Description

The present-day configuration of Home Ranch consists of 3012.82 acres, 20 of which are reserved by the Murphy family and the remainder which is leased by them for grazing. Drakes Head and Berry Point ranches are included in the leased land that covers the entire area of Drakes Head which juts into Drakes and Limantour Esteros. The Home Ranch complex is nestled in a small valley, which drains into nearby Home Bay, an arm of Drakes Estero.

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[7]The Home Ranch is the only intact ranch remaining of the James Shafter ranches; the ranch house and garage at Laguna ranch still stand but are greatly altered.

Today's Home Ranch is surrounded on the northern parts by the former Heims and Ottinger properties (N, Oporto and Vision Ranches), on the east by the former Turney property (Glenbrook and New Albion Ranches), on the southeast parts by Limantour Estero, and on the west by Drakes Estero and Home Bay. The original boundaries went farther, to the Inverness subdivision at the northeast to the C. W. Howard lands of Bear Valley Ranch to the southeast, for a total acreage of 10,457 acres.

The ranch is bisected by what is called the Home Ranch road, a realigned version of the original Point Reyes road to the ranches and lighthouse. The road divides the ranch complex, with dwellings and barns on both sides of the road. The road is closed to public traffic except for the southern portion which is a hiking trail and the northern portion which serves as a paved trailhead access. Many other old roads, some now used as hiking trails, can be traced leaving the Home Ranch road; the oldest are the Oporto/Vision road, Drakes Head road, and Glenbrook/New Albion road which crosses Home Ranch road at Glenbrook Creek.

3. History of Home Ranch

Oscar and James Shafter were apparently the first to notice this moderate-sized valley above Drakes Estero and to find inspiration in its fine location. A road, the one still in use today, passed through the future ranch site on its way from San Rafael and Muddy Hollow to Andrew Randall's settlement at Point Reyes, but no pre-Shafter activity on this site has been uncovered.[8]

The Shafters chose the valley for their first construction project, the "Home Ranch" of a projected empire of dairies on their vast holdings. John Shafter, a cousin, arrived from the east coast with his family to assist in development of the ranches and to oversee ranch operations. His arrival was welcomed by Oscar Shafter, who wrote in February 1857 that

> . . . we had just got our arrangements completed for building a couple of houses on our ranch and stood in need of some reliable man to look after the numerous and somewhat troublesome details of construction . . .

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[8]Mason, Point Reyes Historian, pp. 472-473.

> one of the houses referred to is intended for him. We shall place it near the center of the ranch, the place most favourable for general oversight.[9]

John D. Shafter, born in Athens, Vermont, about 1820, had followed the Gold Rush to California in 1849, but returned three years later to marry Susan Richmond of his home town. The couple brought a child with them to the Shafter ranch and settled into the busy task of pioneering the dairy industry at Point Reyes. John Shafter's cousins Oscar and James took care of the arrangements:

> . . . we shall select some twenty of the best cows and start a dairy under his leadership. We shall also give him a flock of sheep and an assortment of pigs and fowls to take care of. I think we shall be able to do very well by him and certainly shall not lack the disposition.[10]

One of John Shafter's first tasks involved building a field fence composed of 20,000 pickets, presumably at Home Ranch. The Shafters made arrangements for a "small steamer of about 20 tons burden" to serve various parts of Point Reyes, although whether it went into operation at that early date is not known.[11]

John's house at Home Ranch was in place by September of 1858, when Oscar Shafter wrote of taking a new employee to "the principal Ranch house on the Point Reyes" and the next day moving a house and shed a distance of five miles to establish a sheep ranch, possibly at the site of Oporto Ranch in the hills above Home Ranch.[12]

Maria Waterman, a correspondent for the San Francisco *Chronicle,* wrote a vivid description of pioneer life at the Home Ranch in an article some thirty years later:

> . . . The wife of the first tenant was transported from San Rafael, over a few miles of rough road, and then

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[9]Shafter, Life, Diary, p.189.

[10]Ibid., p. 189; unidentified newspaper obituary of John Shafter, 1903.

[11]Shafter, Life, Diary, pp. 189, 190.

[12]Ibid., p. 197.

> continued her journey of forty miles on horseback by cattle trails, to the Home ranch, for many years the headquarters of the firm, and celebrated throughout the country for its hospitalities. It was, in fact, to the outlying ranches what the body is to the members. All went in at the Home Ranch, come out where it would, and so, year after year, it grew and throve apace. From the time when disputatious wildcats roosted on the front gateposts until clubbed off by the man of the house, when ravening bears and lions devoured the sheep, and the idea of poultry raising was abandoned in deference to the coons and foxes, the Home ranch, and with it Point Reyes progressed slowly but steadily towards civilization . . . .[13]

The Shafters stocked the Home Ranch herd with two Durham bulls in late 1859, brought by steamer from Vermont and accompanied by the Shafters' partner Trenor Park, as well as four young purebred French Merino rams, at a cost of $1,400. The arrival of the fine animals brought a crowd of admirers in San Francisco, and Oscar wrote of being offered $1,500 for one of the bulls. "A great many went to see them, and the bulls are admitted on all hands to be the best ever brought to this State."[14]

The valuable bulls and rams were taken to the Home Ranch personally by James Shafter. They were soon joined by 400 ewes bought for $2000, delivered to the ranch by Oscar and put to pasture with a herd of native sheep. Early in 1860 a Durham heifer was brought from Vermont at a cost of $500. As with the bulls, a high price was offered for her on the docks, but was refused. And again, she was considered to be "the finest specimen of the Durham breed ever brought to this Coast."[15]

In the Spring of 1860 the Shafters' 1000 ewes lambed, beginning a brief era of major sheep raising on Point Reyes. Oscar Shafter was optimistic in a letter to his father back east: "Off of 1000 ewes we shall have at least 2000 lambs, which at 12 months will sell for $10,000. This will give you some idea of the rate of

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[13]San Francisco Chronicle, October 30, 1886.

[14]Shafter, Life, Diary, pp. 200-201.

[15]Ibid., p. 202.

increase in California sheep husbandry." Shafter also wrote of John Shafter's work:

> John came to the City the other day at the tail of a drove of sheep for the butcher. We like him and his wife and boy and little girl very much. He went back with the Durham heifer before spoken of, and a very fine Durham cow that we bought in the City for $100.[16]

The Shafters plowed the land near the house, probably in the wide bottom lands behind the ranch complex, and planted oats, wheat, beets, turnips, and potatoes. The oats, planted in the flat behind the house, were a great success, weighing up to 42 pounds to the bushel and growing up to eight feet tall; the potatoes were large and of high quality. Beets and turnips grew to huge proportions, up to forty pounds each. While the wheat grew well, the foggy weather created too great a risk for a successful harvest.[17]

Home Ranch was to be the Shafters' headquarters and experiment station for overall ranch improvements. While building other dairy ranches on Point Reyes the Shafters were breeding the finest milk cows and sheep and working to improve the quality of butter manufacture. A dairy house was built at Home Ranch in 1865 at a time when the buttermaking was superintended by a Mr. Johnson. In a letter to a friend, Oscar stated that "Johnson says that the new milk room works to a charm, in all the adjustments in the inside, and over and above all in the ventilation and evenness of the temperature the room cannot be surpassed. He notices a very marked improvement in both in the quality and quantity of the cream."[18]

Home Ranch was one of the Shafter-owned dairies visited by writer John Quincy Adams Warren in 1861, and received a lengthy and detailed description in a subsequent article and book. "The mansion and numerous buildings are located in the valley between the ranges of mountains, and a near approach as we descend the hills gives them quite an imposing and cheerful appearance," wrote Warren. He noted that the Home Ranch, called at that time "the extensive ranch of

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[16]Ibid., p. 204.

[17]Daily Alta California, December 2, 1865, discussing early days at the ranch.

[18]Shafter, Life, Diary, pp. 228.

Schafter [sic], Park and Heydenfeldt," occupied 6,000 acres with 75 acres planted in oats, grain and root crops. Of the ranch, Warren noted that

> The barns were large, spacious and well-arranged, and the buildings on the ranch were all in modern style for the comfort and convenience of the stock and the requirements of the farm . . . .

The Shafters' Merino rams, with two Leicester and two Southdown bucks added to the herd, had crossed with 800 native sheep and the herd now numbered 2,500, much as Oscar Shafter had predicted less than two years earlier. According to Warren, "[The Shafters'] aim is to produce both wool and mutton, by a proper selection of stock to breed from, and care in the management, having men of experience employed, who examine carefully the sheep and their fleece-bearing properties, while the ranch, in point of location, offers excellent facilities for water and forage for the stock."[19]

The Home Ranch cattle received detailed attention from Warren, who listed the names, ages and pedigrees of sixteen purebred bulls and cows, most of which had been imported to breed with the 200 head of American cows on the ranch. Nine Devons, best used as work animals and for meat rather than for milking, were named and described: Emigrant, Wyandotte, Jr., Jenny Lind, Nelly, Rosa 2nd, Louisa, Lady 4th, Bonita, Rowena, Gurth, and an unnamed bull calf, the latter two having been calved on the ranch. The Devons were purchased from "the well known importation of Chas. B. Ely, Esq., and were brought across the plains from Lorraine Co., Ohio . . . ." Of the prized Durhams were Enchanter, Vermont and Princess, all imported from Ohio and Vermont, and Adelaide and Hugo, calved on the ranch. Warren commented that "the liberal and extensive additions of such choice stock, as are above represented, speak largely of the enterprise and liberality of the proprietors, and must serve to add very materially to the wealth of this section of the country." Warren's statement proved to be true, as the Home Ranch experiments led the Point Reyes dairy country to the lead in dairy production and quality within the decade.

A correspondent from San Francisco visited Home Ranch in December, 1865, publishing the most detailed impressions of Home Ranch in its early years. The writer arrived at the ranch on horseback after traveling past Rafael Garcia's ranch

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[19]Warren, California Ranchos, page 201-204.

house at Bear Valley, then through what was no doubt later called the Piedmont Ranch at White House Pool, and over Inverness Ridge, following the traditional trail to Point Reyes via Muddy Hollow. Entering the valley above Home Bay the writer found that

> The Ranch house, with the corrals, barns, pigstys, slaughter-house, smithy, etc., and an extensive and very complete dairy . . . contains every modern improvement, is scrupulously clean and seems admirably managed. These structures occupy an extensive space in a pretty wide and very fertile valley, which opens on one of the lagoons that indent the shore of the ranch.[20]

Of the buildings mentioned by the writer in 1865, the house, horse barn and dairy survive, while the slaughter-house and smithy may be amongst the remaining surviving structures. The large milking barn was not built yet, as the following flowery description of milking outdoors attests:

> I was just in time to witness the evening milking in the large corral--a scene which would have quickly dissipated some of the romantic ideas of amateur-lovers of pastoral life. Here was no Phillips, with straw hat and blue ribbons, nor charming Kate to carry the milking pail; but a lot of robust fellows, of all races, from the Caucasian to the Chinese, or Indian, whichever lies beneath, who rushed from cow to cow with their little stools, as they relieved the lactal reservoirs of "Bossy" or "Sally" of their stores. As the pails were filled, the milk was poured out into other vessels and carried to the dairy to be sieved, left to stand and the collected cream made into butter. The monotony was occasionally relieved by bursts of laughter, as someone would get an Irish hint that he was not a calf; and you would perhaps see another running without his hat, pursued by a half wild heifer, which the Indian would lasso and bring up to the milking post, erected, like some other posts in old times, for incorrigible youngsters.

The correspondent watched a new building being constructed and gave this

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[20]Alta California, December 9, 1865.

description of the existing shed near the creek crossing:

> There was one building being erected something after the pagoda style, and its use I could not comprehend; in short, it puzzled me for days, as I passed and repassed it, until, at last, I wondered if it were possible, seeing many Chinese around, that freedom of religious worship had become so prevalent here as to induce the proprietors to build them a "Josh-house." I learned, however, that it was intended for a dog-house, which will certainly be of some advantage to the ranch at least . . . .

According to Jack Mason, this may have been the building that was later used as a small church, where itinerant preachers occasionally gave services. The cupola was later removed and the building made into a shed, which still stands.[21]

A picture of life at Home Ranch was painted by the 1865 author:

> . . . After my first night's rest at the ranch, I rose at the sound of a bell, about half past four o'clock in the morning. Milking had commenced and was nearly over when I got down. Teams were prepared and all the preparations for starting work made before breakfast, which was served at about half past five. The hands were then set to work; some off on horses to look after -----, some in the garden and field adjoining the house; and others in various places around the ranch. All were busy, and everything seemed to move harmoniously. At noon, dinner was served in the dining-room; then again to work until evening, when all hands came in, and assisted at the milking. After this, supper, and some to bed. This was about the daily routine, with necessary modifications, as the days shortened, while I stayed on the ranch.

The article also comments on the local bear problem ("on one of my . . . rides I saw a fine heifer with distinct and recent marks of his claws down her forequarter . . .) and hunting propects on the ranch (". . . there were a fine lot of greyhounds and other hunting dogs on the ranch . . ."). He writes of a new road being built to the landing from which lighters delivered goods to a schooner in the

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[21]Mason, Point Reyes Historian, p. 76.

estero. During this excursion he is aided by three Chinese, indicating that Chinese played an important role in labor at the ranch. James Shafter employed Chinese at his ranches long after most of the others had stopped the practice.[22]

At time the article was written, the ranch had 200 cows with 100 more expected, 500 yearlings and two-year-olds, 1,100 head of beef cattle, 109 horses, and 100 pigs. The Home Ranch was divided into six fenced pastures, with the beef cattle kept farthest from the ranch house. The 175 Devon and Durham cows being milked produced 1,800 pounds of butter the previous year, "besides that consumed, which with the great number of hands, must have been considerable." The butter was "the best in the State, so it is reputed in the San Francisco market, where Point Reyes butter always commands the highest prices." According to the visitor, the ranch was expecting the arrival of a number of Alderney cows with which to further improve the quality and quantity of butter.

The writer noted that Mr. Johnson was the superintendent at Home Ranch, although he was greeted by the Shafters' nephew. Who this is is unclear, as John Shafter was reportedly situated at another ranch by the time of the writer's visit. Johnson was praised as "able and faithful . . . [he] comprehends his duties in all their details, and performs them intelligently." The employees of Home Ranch were "well fed, housed and cared for, and, I suppose, fairly paid."

According to an obituary published in 1903, John Shafter left Home Ranch in 1864, after "developing the ranch and building up a dairy business," for another Point Reyes dairy which he leased from his cousins. He left California briefly in 1869, then returned and settled in the Santa Clara Valley where he died on November 23, 1903, at the age of 83. Undoubtedly John Shafter was one of the leading figures in the development of the Home Ranch and the Point Reyes dairy industry.[23]

Home Ranch acted as the headquarters ranch for all the Shafter dairies at least until the land partition of 1869 and possibly for some time after. The first written evidence of the name "Home Ranch" was found in the *Marin Journal* of July 9, 1870, which described the location of the new Point Reyes schoolhouse as "halfway between Mr. Crandall's [F Ranch] and the 'Home Ranch.'" Maria

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[22]Shafter ranch ledgers, Jack Mason Museum.

[23]Undated obituary in a San Jose, California newspaper, in Peter Whitney album. John Shafter was leasing another Point Reyes ranch of 1,000 acres in December of 1865 and sold about $1,500 worth of butter yearly, according to the Daily Alta article.

Waterman, writing in 1886 of pioneer times at Home Ranch, noted that

> Sufficient unto itself was the Home Ranch for most of its needs. It had a butcher shop of its own, from which the surrounding country drew its supplies; it had a blacksmith shop and a resident blacksmith, and a storehouse that rivaled a corner grocery.[24]

Under the terms of the 1869 partition James McMillan Shafter took ownership of Home Ranch and the surrounding dairies.[25] Probably around this time James and Oscar's younger brother--William Newton Shafter--had moved in to the ranch house to oversee ranching operations on James' ranches. Apparently Johnson moved to the large New Albion Ranch on Limantour Estero, vacated by the Steeles when they moved south.[26]

William Newton Shafter, usually called Newton, lived and worked at Home Ranch until 1885, raising a family, serving in local offices and evidently being a popular resource to his ranching neighbors. William Shafter's daughter--Julia--provided this description of Home Ranch (using the quaint spelling "Ranche") in a letter to a friend back east, published in *The Sheboygan* (Wisconsin) *Times* about 1884:

> The Home Ranche is the principal one on the Point and is one of the ranches owned by Uncle James. It contains twenty or more buildings, which are divided off from each other by a broad road fenced in at the sides, so many buildings on one side and so many on the other. Any one going on to the Point or going off of it must pass through the Home Ranche. From a distance it looks like a little white village, for all the buildings and fences are painted white . . . .
>
> The Home Ranche has never been leased, but has been provided with a superintendent, (or "boss" as the Chinamen call them) till papa came, when he took charge of it. It has more cows than any other ranche.

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[24]San Francisco Chronicle, October 30, 1886.

[25]According to the 1873 Official Map of Marin County, the existing dairies in James Shafter's parcel at that time included New Albion, Drakes Head and Laguna Ranch (at a different location).

[26]Maps: 1858 plat of Andrew Randall patent, 1860 and 1873 Official Maps of Marin County .

Sometimes we milk nearly 300 cows; of course we have to hire men to do it.

We keep about ten horses in the barn most of the time, some of which can be ridden by ladies and some which cannot. Every year we have a rodeyo (pronounced rodeo,) or division of cattle down on South End (twelve miles from here,)[Wildcat Ranch] and then the Spaniards, Papa, Uncle James, cousin Payne, Willie and others, divide off the wild cattle, separate them, and brand those that have not already been branded for Uncle J., and every two or three years they drive all the horses off of South End and drive them up here, where they divide them equally among the firm; for there are so many cattle and horses on South End that they have to divide them, and dispose of them to make room for others, although South End contains ten thousand acres of land and the rest of Uncle James' land on Point Reyes contains about twelve thousand. Maybe Dollie and I will go to the next rodeyo on South End. It is to come off in March and will last one or two weeks, while the usual length of a rodeyo is is three or four days. The vaqueros (Spanish name for men who catch cattle,) will have to camp out on the ground with only the sky and a pair of blankets for their cover; but Uncle James, Payne, Papa and Willie will have a tent. Of course Dollie and I would not camp out but would stay nights at cousin Payne's house in Olema, and would go every morning on horseback to the camp and corrals (enclosure for cattle,) to see the Spaniards lasso wild cattle. They fight dreadfully when they are caught.

Last year a Mr. Evans was caught going up a tree for refuge by a large horned Spanish steer and nearly killed. Still, when one is in a safe place it is lots of fun.

We kill all the beef for the Point at the Home Ranche; they are very wild and when they are brought in, by Willie and Quaddy (our Spanish herd boy,) to kill they fight dreadfully. They bring them in on horse-back of course, and lasso them with a riata (pronounced re-at-ta), which is a long rope of cow hide, cut in strips and braided tightly in four strands, and when used a while becomes becomes very smooth. They have a slipping noose at one end, which they throw over the beef's head or neck, and then quickly wind the other end of the riata around the high pommel of the saddle, keeping hold of

> the extreme end of the riata so that it cannot slip off. The beef is then lassoed in a like manner around the hind leg, and then is completely in their power, although they fight all the way from the grain field where they are kept down to the ranche. The horses here are trained for it and will stand and brace their fore legs and hold a beef in spite of their struggles, and a riata whizzing through the air above their head don't frighten them in the least, but in almost every other respect, they are as shy as most horses. . . . we have quite a number of ladies horses--Fanny, Cissy, Buckskin, Jim, Dollie and Friz, my colt . . .[27]

James McMillan Shafter and his family lived in San Francisco and enjoyed a life of some wealth and fame. His sons, Payne and James, and daughter, Julia, (cousin of the Julia who wrote of the "Home Ranche") were raised in the heights of San Francisco society. The kids grew up, however, visiting the ranch often and spending much time during the summer there. Payne, who inherited his father's mansion at Olema as a birthday present in 1875, was especially fond of his country life, helping at the ranches and eventually taking a responsible role in their operation for some years. Payne "retired" to a gentleman's life at Olema, raising fine horses which he raced at a track built on his property.[28]

The U.S. Census of 1880 recorded the following statistics on Home Ranch: 70 acres tilled, 1,930 in permanent pasture, 100 acres of woodland; value of farm, $50,000, implements $2,000, livestock $5,000, fences $100; 14 horses, 4 work oxen, 200 milk cows, 50 other, 188 calves dropped, 152 calves slaughtered; 33,000 pounds of butter produced (per year), 40 bushels of potatoes grown. This census reveals the Home Ranch to be the most valuable farm at Point Reyes, although butter production was surpassed by a few other Point Reyes dairies.[29]

Home Ranch received notice in the newspapers of the area, perhaps partly due to its owner's stature in state politics and social life. An article by Mrs. C. I. H. Nicholas published in 1877, describes the Shafter headquarters after Mrs. Nicholas had spent five days with the W. N. Shafter family there:

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[27]The Sheboygan Times, Sheboygan, Wisconsin, February 12 (?), 1884(?), in Shafter scrapbook owned by Peter Whitney of Inverness, great-great grandson of Oscar Shafter.

[28]Shafter letters and ledgers, Jack Mason Collection.

[29]U.S. Census, 1880, California, Schedule 2, Agriculture, Point Reyes Township.

> The cozy, sheltered nook, with its choice evergreen shade trees and flowers, becomes a beauty spot, suggesting taste, culture and successful industry. Isolation from society is the one objectionable feature of life on stock and dairy ranches, which can be atoned for--not removed--by means and leisure for home association and culture, friends, books and music.[30]

Maria Waterman, in her 1886 *San Francisco Chronicle* article about Home Ranch, described milking time at Home Ranch:

> Here are no lean, wild-eyed, broad-horned Spanish cattle, but an improved breed, mostly Jerseys and Durhams. They are in fair condition, though elsewhere the country is parched and bare, because sea fogs have kept the Point Reyes grasses moist and rich. Now you may see the milkers, each with his queer one-legged milking stool strapped to him, milking their "strings"--a string consisting of from twenty to twenty-five cows. As the shepherd knows his flock so the milker knows his string, and so too his string knows him. He has, if a kindly man, his favorites, pet cows who bawl lustily after him and fain would kick him as he works. Most of them have names, the suggestion less of ornate fancy than the natural fitness of things, such as Baldy, Cock-Eye, Mother H., Black Maria, etc.[31]

An undated article from a San Francisco paper details the buttermaking process at Home Ranch in the late 1880s:

> The process of butter-making, by the method pursued at the "Home Ranch," is very interesting. The milk-room, lined with shelves, upon which stand innumerable pans of milk, is a marvel of neatness. In this room is a milk-tank, connected by a pipe with the corral, into this the milk is poured as it comes from the cow, being strained as it enters by means of an apparatus constructed for that purpose. This milk is then placed in pans and stands until the cream rises, then, by the dexterous use

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[30]Marin County Journal, February 22, 1877.

[31]San Francisco Chronicle, October 30, 1886.

> of a small piece of wood, very narrow at one end, the cream is skimmed from the milk, poured into a receiver, and the milk poured into another receiver connected with the pig-pen. The cream is placed in a huge oblong churn, which is worked by horse power and rotates rapidly. When the cream has been converted into butter, a spigot is removed from the churn and the butter-milk is drained off; the butter is then taken out, laid in great golden heaps upon a table, worked, salted and packed in boxes for transportation.[32]

Maria Waterman's 1886 article, which gives more detail on the buttermaking process at Home Ranch, states that the shelves in the milk room are portable racks, and that the milk sits in pans for about 36 hours at a temperature of 65 degrees. The buttermaker rolls a portable skimming table, with cream can attached, from rack to rack. The skimming table has a rubber hose which relays the skim milk to the "long wooden aqueduct" that leads to the hog pens. The cream is placed into the churn:

> "Git a-p," shouts the buttermaker through the window. A superannuated nag, generally blindfolded to keep him from getting dizzy, begins to turn the "power." Round and round he walks outside, and over and over goes the great churn, and thump, thump, thump, swash, swash, swash, the cream falls from side to side of it, as it revolves, until the man's practiced ear can hear that the butter has come . . . . "Whoa!" shouts the buttermaker.

The butter was then worked on one of the butter tables invented by Oliver Allen, one-time lessee of C Ranch. The Home Ranch butter, like that of the other Shafter ranches, was stamped with the letters, "P. R.," and either shipped to market immediately or, packed in barrels and pickled until butter demands rise in the city.[33]

James McMillan Shafter offered the Home Ranch for rent in newspaper ads published in late 1884:

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[32]Undated clipping from circa 1889, Jack Mason Collection, and Peter Whitney scrapbook.

[33]San Francisco Chronicle, November 1886.

> TO RENT: The Home Dairy, of two hundred cows, upon Point Reyes. The furniture of the tenant to be purchased. J. McM. Shafter.[34]

A new lessee took over by June, 1885, when William Newton Shafter and his wife, son, and two daughters moved to James Shafter's Riverside Ranch near Point Reyes Station, today's Genazzi Ranch. Shafter died at Riverside at the age of 71 on June 20, 1889, and was buried at Olema Cemetery. According to his obituary, he had lived at Home Ranch for many years:

> He came to California later than his brothers, and was less known, because his pursuits were not in public life; but in personal appearance, in the breadth of his intellectual attainments and the suavity of his manners, he resembles his two brothers, whose names are so conspicuous in judicial and legislative history . . . .[35]

John Tyler leased Home Ranch upon Shafter's departure in 1885. Tyler acted, as his predecessors had, as the superintendent of the J. M. Shafter ranches on Point Reyes. He and his family left Home Ranch in May 1890, selling the lease to Manuel DeFraga.[36]

Manuel DeFraga, born on the Azores Island of Flores in 1856, had worked on other Point Reyes ranches before aquiring the Home Ranch lease. He may have been the buttermaker for Tyler at Home Ranch, as one could surmise that a man would need good credentials and connections to lease the Home Ranch. DeFraga had married a young Portuguese/Irish woman, Ellen (Nellie) Feno, in San Francisco the year before taking the lease, but had listed his address as Point Reyes. The DeFragas met when Manuel was hired to escort Nellie to America where she was committed to an arranged marriage; Manuel and Nellie fell in love and were married. Manuel's brother--John--and his wife Maria came to Home

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[34]Marin Journal, November 13 through December 18, 1884.

[35]Marin County Journal, June 25, 1885; Marin Journal, June 27, 1889; W. N. Shafter was the only member of the Shafter family to be buried locally.

[36]Marin Journal. August 15, 1889, May 8 and 22, 1890.

Ranch at some point, and the two families lived together there for the next fifteen years.[37]

Two years after DeFraga took the lease his landlord, James McMillan Shafter, died. Shafter's daughter, Julia Shafter Hamilton, took over the management of ranch matters, which she pursued until selling the ranches in 1929.

Manuel and Ellen DeFraga had seven children while at the Home Ranch: Katherine, Rose, Helen (all born at a San Francisco hospital), Marie, Alfred, who died at about age 5, Florence, who died in a freak accident at age 7, and Caetano.

Marie DeFraga Davidson recalled in interviews that about 250 cows were milked at Home Ranch around the turn of the century. The ten milkers and laborers slept in the loft above the dairy. Butter was still shipped to San Francisco by schooner, although Mrs. Davidson couldn't recall where the landing was. According to Mrs. Davidson, Manuel DeFraga planted the cypress and eucalyptus trees which lined the road into the ranch; some of these were taken down by Leland Murphy half a century later. Potatoes, grown on the flat behind the house, were kept in the loft of the horse barn.

In the DeFraga years the house had a shed porch on the front, overgrown with vines. Two tall cypress trees stood at either side of the entrance path, behind a gate and picket fence. The house was painted red.

When the James Shafter ranches were offered for sale in 1893, Home Ranch was listed as 2,500 acres supporting 200 cows at a $3,500 yearly rental. It is unclear whether DeFraga acted as a superintendent of the Shafter ranches as his predecessors had. It is probably not the case.[38]

The DeFraga children attended Point Reyes School near G Ranch, traveling the old lighthouse road through N and M Ranches. John and Marie's children--Jane, Josephine, and Margaret--joined cousins Katherine, Rosie, Helen, and Marie for the walk or ride to school. The sight of seven DeFraga girls headed up the dusty road with their schoolbooks was no doubt a treat to the neighbors.[39]

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[37]DeFraga history from interviews with members of the DeFraga family, including Marie DeFraga Davidson of Watsonville, California who was born at Home Ranch in 1895, and Edward DeFraga of Delano, California, born after the family left for Bolinas. Geneological and anecdotal material was provided by Norman W. Fraga.

[38]Ranches of James McMillan Shafter, Deceased, published in 1893.

[39]School records from 1904-1912 at Marin County Department of Education, San Rafael.

Joe Mendoza of B Ranch recalled his father, Joseph V. Mendoza, telling him about the DeFragas. The family was popular with local ranch hands because of all the pretty young daughters. The elder Mendoza rowed across Drakes and Limantour Esteros to visit the DeFraga daughters and to attend parties there.

After the turn of the century some tariffs were removed and the price of butter dropped, making it impractical for two families to make a living on one ranch. Manuel DeFraga sold his part of the business to John in late 1905 and rented the McCurdy Ranch near Bolinas. John DeFraga stayed at Home Ranch for another five or more years, after which he moved to Oakland and manufactured sausage. John DeFraga died in 1919.

Probably the next tenant at Home Ranch was Alfred Peterson and his family, who had leased F Ranch during the late 1890s. The Petersons lived at Home Ranch from about 1910 to 1918; daughter Alice married young Henry Claussen of E Ranch.[40]

Little is known about Home Ranch tenants during the 1920s; Attilio Martinelli, storekeeper of Inverness, reportedly leased the Home Ranch during this time, and a local man recalls that Tejon (John) Machado, onetime owner of D Ranch, leased the ranch before it was sold in 1929.[41]

As the result of a family settlement, Julia Shafter Hamilton obtained full control of the J. M. Shafter ranches after the death of her father. Shafter's estate, thought to be great at the time of his death, turned out to be riddled with debt. Mrs. Hamilton struggled with financial problems for the duration of her ownership of the ranches. Upkeep on the ranches was not consistent, morale no doubt suffered, and it is likely that it was difficult to attract quality tenants; coupled with the decline of Marin County overall as a dairy leader in the state, the "golden age" of Shafter dairies was over.

Home Ranch remained the gem of the Shafter ranches although Mrs. Hamilton reportedly preferred Laguna Ranch and even entertained thoughts of living there. Apparently Mrs. Hamilton's control of the ranches began to crumble during the 1920s, not only because of continuing financial problems but also the

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[40]Alice Peterson Claussen dates the Peterson years at Home Ranch from 1914 to 1917 or 1918, in Mason, Point Reyes Historian, p. 497; local school records show Walter Peterson starting at Point Reyes School in 1910, joined by brother Alfred in 1912.

[41]Interview with Amelio Gambastiani.

fact that rumrunning had replaced dairying as the major source of income at Point Reyes.[42]

Mrs. Hamilton borrowed $160,000 in 1924, using the ranches as security; in October, 1929, she borrowed another $144,000, but less than three weeks later the stock market crashed. With no chance of recovery, Mrs. Hamilton let the property go to the bank. She sought a buyer for the ranch; her real estate agent told Leland Stanford Murphy, a real estate man specializing in ranch properties who had recently earned a large commission from another sale, of the deal. According to Murphy, "I told [the real estate agent] I didn't want the ranch, which I didn't, but the next morning he took me over to hunt on the ranch. That was the only way he got me to go over. I had a good hunt with him and I said, 'Well, George, I'll give you so much for the ranch.' The next morning he called me up and said I had a ranch . . . . I just went for a quail hunt and came home with a ranch." After visiting Mrs. Hamilton in her hotel room (Mrs. Hamilton told him, "You're stealing my ranch," according to Murphy) he payed $225,000, assuming Mrs. Hamilton's debt with Hibernia Bank. Mrs. Hamilton came to grips with her loss, and Murphy made a number of amiable visits with her before she died.[43]

When Murphy first brought his wife out to the ranch, they entered by the old route via Muddy Hollow, a steep and winding track through the brush. According to Mason, who interviewed Murphy in 1978, dead cows were strewn about the ranches, victims of tuberculosis and neglect. Murphy recalled:

> I had nine tenants on the ranch--all in dairies. They were Portuguese. They ran around 100 head of cattle at each ranch. They were paying, as I recall, around a thousand dollars a month's rent, which hardly carried the taxes on the land. It didn't take me long to find out that they couldn't pay the rent from the cows . . . they were all rumrunners . . . .

Mason explained the situation:

> Mrs. Hamilton's ranches were a smuggler's paradise, vast and lone. Across Point Reyes the rum flowed like honey, only faster. It came in . . . in small boats on Limantour

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[42]Mason, Historian, p. 343.

[43]Mason, Point Reyes, p. 99; Mason, Historian, p. 348-349; Diana Skiles, "Interview with Leland S. Murphy," June 15, 1977, PRNS.

> Spit at night,--was hauled up the hill in wagons and stashed under the straw in Mrs. Hamilton's great old barns . . . .[44]

Murphy apparently didn't interfere with the rumrunning activity, although one story has been told of Murphy ordering a bridge on the Laguna Ranch, crucial to the shipments over the hill, destroyed. After the job was done, Murphy rode out to inspect the work. A new bridge had been built at the site overnight.

According to Mason and others, dairying at Murphy Ranch ended after the Volstead Act, enacted in 1919 in a futile attempt to curtail the consumption of liquor by Americans, was repealed in 1933:

> Until now the front door of Home Ranch had swung open to receive the ranch rents on the day they were due. Now, their livelihood gone, the tenants left, too, leaving the boss alone with 10,550 acres of scenery, none of it producing.[45]

The dairy at Home Ranch itself was revitalized by Murphy and the Morris brothers in the early 1930s. The other ranches, except for Laguna Ranch, were transformed into vegetable farms, mostly peas and artichokes. For more than a decade, Point Reyes was an important farming region, largely because of the efforts on the Murphy Ranch.[46]

Sisto Petrini and a group of Italian immigrants planted the first artichokes at Drakes Head Ranch in 1923. His farm, leased from Mrs. Hamilton until late 1929, passed on to "Red" Lavazoli. By 1935, artichokes covered much of the Murphy Ranch: Lavazoli at Drakes Head, Jim Colli near Sunset Beach, Manuel Tacherra above Home Bay, Alessondro Simondi at a farm near Home Ranch, and Angelo Lombardi and Romolo Lucchesi at the New Albion Ranch.

A newspaper article dated 1934 noted that Harry Koster, the state's supervising agriculture inspector, rated Point Reyes' artichokes the best in California. At that time Murphy's tenants had 500 acres planted, and that number

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[44]Mason, Historian, pp. 350-353.

[45]Ibid, pp. 352-353.

[46]Information on the Murphy years at Home Ranch was obtained in interviews with Lee Murphy, Bob and Pia Davis, Jim Colli, Amelio Gambastiani, Mildi Estermann, Truman Lantrip, Lefty and Sis Arndt and Margaret Wosser Dowd.

increased in the next few years. Unfortunately, the deep furrows of the artichoke fields caused massive erosion and by World War II were phased out.[47]

Japanese tenants cultivated peas starting in 1934. Fields were planted, with the help of Filipino and Mexican laborers, on Drakes Head, Muddy Hollow, Laguna and Glenbrook Ranches by the families of Kimura, Ban, Miyeda, and others. The first crop failed because of air pockets in the recently-cleared land, but the problem was corrected and soon fine crops of peas were covering hundreds of acres on the ranch. Murphy provided facilities for sorting and packing and took a cut from the sales. A pea packing warehouse was built next to the tracks of the Northwestern Pacific Railroad at Point Reyes Station, but soon the railroad ended service to the town. The peas were then trucked to market in San Francisco and Oakland from the warehouse. "They were good farmers," Murphy recalled. "We had terrific peas."[48]

Some five separate pea farms operated at Murphy's ranch until the U.S. entry into World War II sent the Japanese farmers to internment camps and the Italian artichoke growers to safety areas east of Olema. Some harvesting was done by friends of the farmers who lived on the Point. After the war peas were replanted on Drakes Head, with migrant Mexican labor performing the large harvests. This activity ended during the 1950s.[49]

Leland Murphy experimented with pig raising for some years at Home Ranch until the dairy there went out of business about 1938. A Swiss friend from Murphy's hometown of Guerneville, Lawrence Brugger, set up a chicken ranch in the Home Ranch complex; Brugger's wife cooked for the ranch crews. More pigs were bought after World War II; they were raised in the Brugger's old chicken house and sold, up until about 1965. Murphy bought 300 head of sheep which were grazed on Muddy Hollow Ranch, tended by ex-Army nurse Zo Watson and a Filipino helper. Murphy recalled the attempts at hog and sheep raising:

> I went into the hog business before I went into the beef cattle business. I bought 75 brood sows and we had pigs running all over the place . . . . I think I bought [the

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[47]Marin Journal, April 5, 1934.

[48]Skiles, "Interview with Leland S. Murphy."

[49]Interview with Lawrence "Lefty" and Adeline "Sis" Arndt; Independent Journal, November 5, 1949, pp. M8-9.

> sheep] for less than $350, a dollar a piece. I built them up to around 400 or 500 sheep for a while. That's along with cattle. I didn't have as many cattle then. After about five or six years, I had to get rid of the hogs and sheep. At the time I used to buy a [rail] carload of prunes at a time to feed the pigs. I couldn't get feed like that anymore, so I got rid of the hogs. And the sheep got liver fluke [and] foot rot. So, we finally wound up with just beef cattle.

Murphy raised barley, oats, and hay on the uplands of the ranch until about 1965. He purchased four tractors which he used for clearing brush, planting, and harvesting. The barley would be cut and bound with tractor-powered binders, then threshed and stored in sacks in the granary, for use as pig feed. The "back flat" behind the ranch complex was irrigated with creek water, and a windmill pumped a well on point one (Drakes Head) for storage in a 17,000 gallon tank and distribution to water troughs on the point. Murphy had a full-time mechanic, Henry Davis, who raised a family at various parts of the Home Ranch. Davis lived at the ranch until his death in 1965.

The Murphy years at the ranch were very social and active. Many different nationalities of people lived on the ranch and provided melting-pot feel to the place. Murphy, who did not live on the ranch but at his family's summer resort at Guerneville, hosted large barbecues and regular pot-lucks on weekends, when friends came from all over the Bay Area to hunt and fish on the ranch. "Doc" MacCrae, an ex-perodontist, raised the first oysters in Drakes Estero and shared them with Murphy and his friends. Murphy was the honorary member and host of the "Lucky Dozen" hunting club, an exclusive group of twelve prominent men which included dairyman Joseph V. Mendoza of B Ranch and Point Reyes Station merchant Waldo Giacomini.[50]

Starting in 1938, Murphy raised Hereford cattle under the name Marin Ranch Company. Murphy started with a herd of about 200, which increased over the years to about 500. The cattle were improved over the years by crossing breeds such as Angus, shorthorn, longhorn, and black bally. For many years now the ranch has been called Drakes Bay Hereford Ranch. The Murphy family rarely called the place Home Ranch.

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[50]Record book of the Lucky Dozen Club loaned by Margaret Wosser Dowd.

Murphy made a number of practical improvements at Home Ranch. He cut down many of the old trees lining the driveway and built a granary in the 1930s. He also added a room on the northwest corner of the house for his own use. Shortly after World War II Murphy built himself a house across the driveway from the old house, built a garage, and remodeled the milking barn and dairy for the beef operation. The horse barn was changed and stalls were added. A tall, concrete silo, replacing a wooden one, was built about 1946 for storage of pea vines intended for feed, but the experiment failed; the silo has not been used since. Murphy also fenced and cross-fenced the ranches, as he explained:

> When I bought the ranch, there was 10,000 acres out there. I don't think there was a fence that would hold cattle. Not a fence. Now I had a friend who was working for the Southern Pacific [Railroad], Bill Wosser, an engineer who told me they were going to tear up the railroad. He took me out with some other people. I bought 10,000 rails [sic: ties] and paid a nickel apiece for them. We hauled them all the way from San Anselmo clear up to Tomales along the track beds.
>
> There was a man named Sawyer who . . . came out and cooked. When he wasn't cooking, he and the gang split all those ties into halves . . . . We put the posts in by hand with dollar-a-day-and-board labor, and the men worked ten hours. We put in all those posts on that ranch. On all the points and all along the ridge, pretty near every fence post in there was a railroad tie.

Hundreds of these railroad tie fenceposts remain in use on the ranch.

Murphy sold a number of his ranches in the early 1940s: the Vision and Oporto Ranches to Dr. Millard Ottinger, Laguna Ranch to Robert Marshall, New Albion to Sayles Turney and James Lundgren, operators of Robert's Dairy in San Rafael, and Muddy Hollow Ranch to real estate speculators. Apparently the divisions were not made according to traditional boundaries of those ranches. Murphy kept the Home Ranch and Drakes Head Ranch area for himself; he planned two subdivisions, and built some roads and a number of dams for recreational purposes. A parcel was sold in the early 1960s for a Christmas tree farm. Shortly after acres of trees were planted, the parcel was bought for the park. The National Park Service purchased the Murphy Ranch for Point Reyes National Seashore in 1968. The Murphys signed a reservation of use and

occupancy on 20 acres around the ranch complex, which expires in 2005; they use an additional 3,045 acres on Drakes Head and Christmas Tree Point under a Special Use Permit.

Murphy turned the operation of the ranch over to his son Lee in the early 1960s; Lee has recently done the same with his son Scott, who has lived with his wife and children in the historic old house for many years. Leland S. Murphy died in Guerneville in 1978, at the age of 87.

4. Buildings and Historic Resources

Buildings at Home Ranch date from two distinct eras, the Shafter family (1857-1885) and the Murphy family (1929-present). Of the Shafter era the most important buildings remain: the main house, bunkhouse, dairy, hay barn, horse barn, and shed. Of the Murphy era the important structures are the newer house, granary, garage, and silo. All are in remarkably good condition for their age, having had careful maintenance throughout their lives.

The Shafter ranch house, reportedly built in 1857, is without a doubt the oldest surviving ranch building on Point Reyes. The two-story gable-roofed dwelling (PR-251) is evidently a precursor to the standard-plan farmhouse used on the Point during the dairy development of the 1860s and 1870s. Originally the house was a simple design with a gable-roofed dining room on the south side and a small entrance porch at the front door. The house was modified by Leland Murphy in the 1930s, when a room was added on the west side and a new porch, covering the entire west side of the house and dining room, was built from the existing eave. A bathroom was added upstairs. Later, a door replaced the south window on the dining room. In recent years the northeast side of the house was extensively remodeled, removing much of the wall to enlarge the living room and kitchen. The rest of the house has remained much the same, with the narrow foot-worn staircase and lath-and-plaster walls. The board-and-batten exterior siding appears to be the original, although it is likely that the battens have been replaced. The wood-shingle roof was recently replaced with asphalt tile after a fire

nearly destroyed the house; the occupant reported that the old shingles were attached with square nails.

The bunkhouse, a two-story gable-roofed building behind the house, is original but has been remodeled on the interior.

The dairy house, built in 1865 and used by the Murphys for the last fifty years as a hospital barn for beef cattle (PR-258), is a larger than average dairy (36' x 50'), rectangular in shape, with an open-walled shed addition. An interior loft, where hired hands slept when the ranch was a dairy farm, remains and is reached by a stairway, but the lower section was altered by Murphy about fifty years ago to accomodate calves and sick cattle. A concrete foundation was added and the roof replaced with galvanized metal.

The hay barn, built as a milking barn about 1880, is heavily constructed and had been strengthened with improved infrastructure, concrete foundation, and horizontal siding which was attached over the original vertical boards. This large barn (PR-252), 83' x 100', has had part of the west wall and all of the milking stanchions removed to accomodate feeding of cattle. A central loft with a 20' ceiling has a tongue and groove floor. The milking stanchions have been removed, and the barn is used for hay storage. The roof was replaced many years ago with galvanized metal roofing.

The horse barn, 20' x 40', may be as old as the house, circa 1857. Originally the barn was formed out of two gable-roofed structures forming an ell; the south wing was used by Murphy for fattening hogs while the north end was used for horses. Some time between 1938 and 1946, for reasons unknown, Murphy turned the south portion and reattached it to the north, making a long, single-gabled barn (PR-266). The barn has likely been used for horses for all of its 133 years. It is outfitted with stalls, rebuilt by the Murphys, and a tack room. A loft, once used for potato storage, is reached by a narrow stairway.

The granary is a long wood frame building, 25' x 78', once used for storing grain and feed for the ranch operation (PR-265). It was built by Leland Murphy in the mid-1930s, and is in good condition.

A storage shed next to the newer Murphy house is in the same general location as the "dog house" which was being built in 1865 and confused for a Chinese Joss house. According to Lee Murphy, this is the same building with an altered roof. The shed appears to be in good condition (PR-262).

Other structures include a pig shed (PR-254), freezer house, ca. 1946 (PR-

255), storage shed/pumphouse (PR-253), the newer Murphy house, built circa 1946 (PR-256), the shop, apparently an older garage (PR-257), and a garage built by Murphy about 1946 (PR-263).

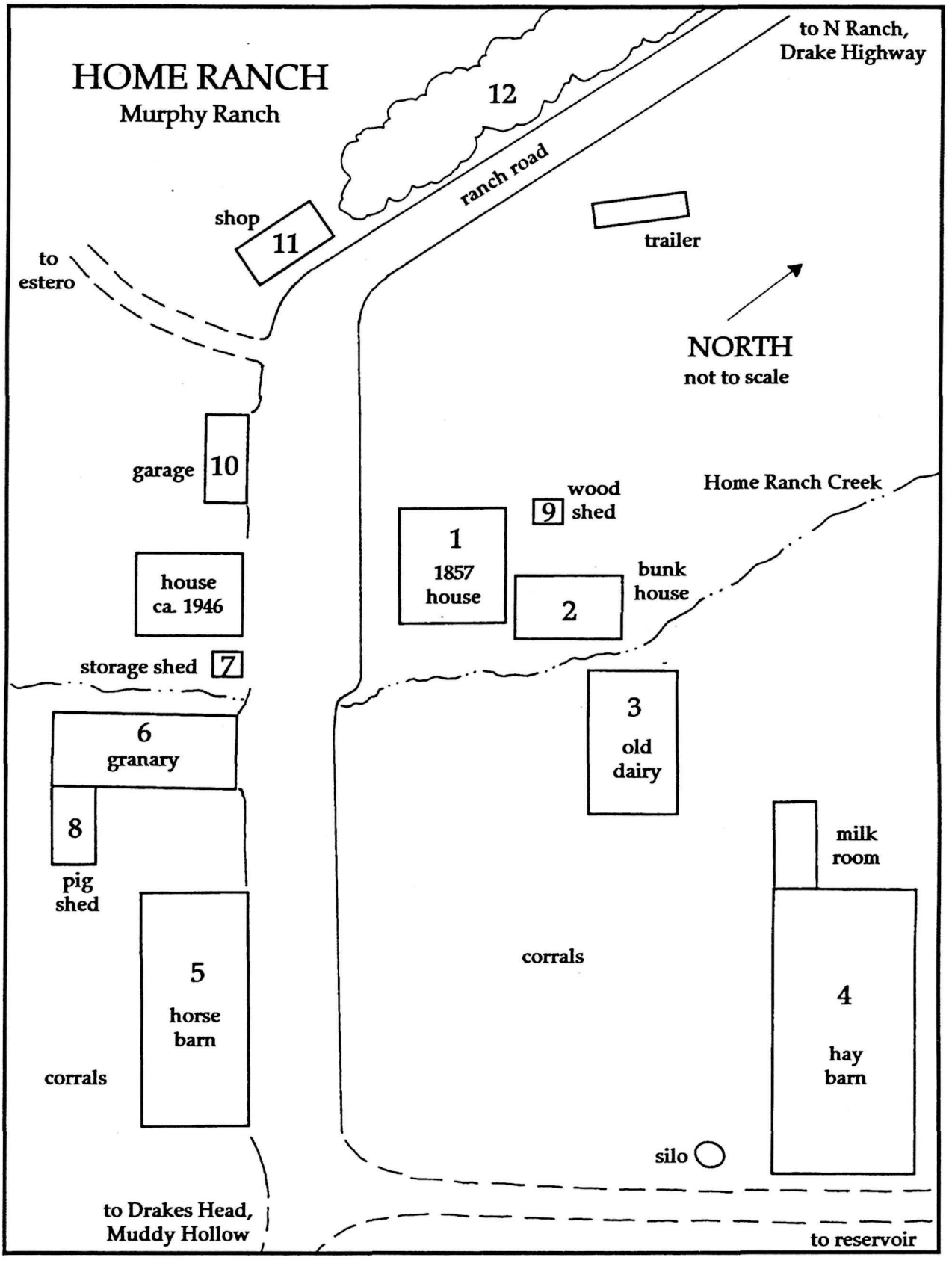
5. Significance

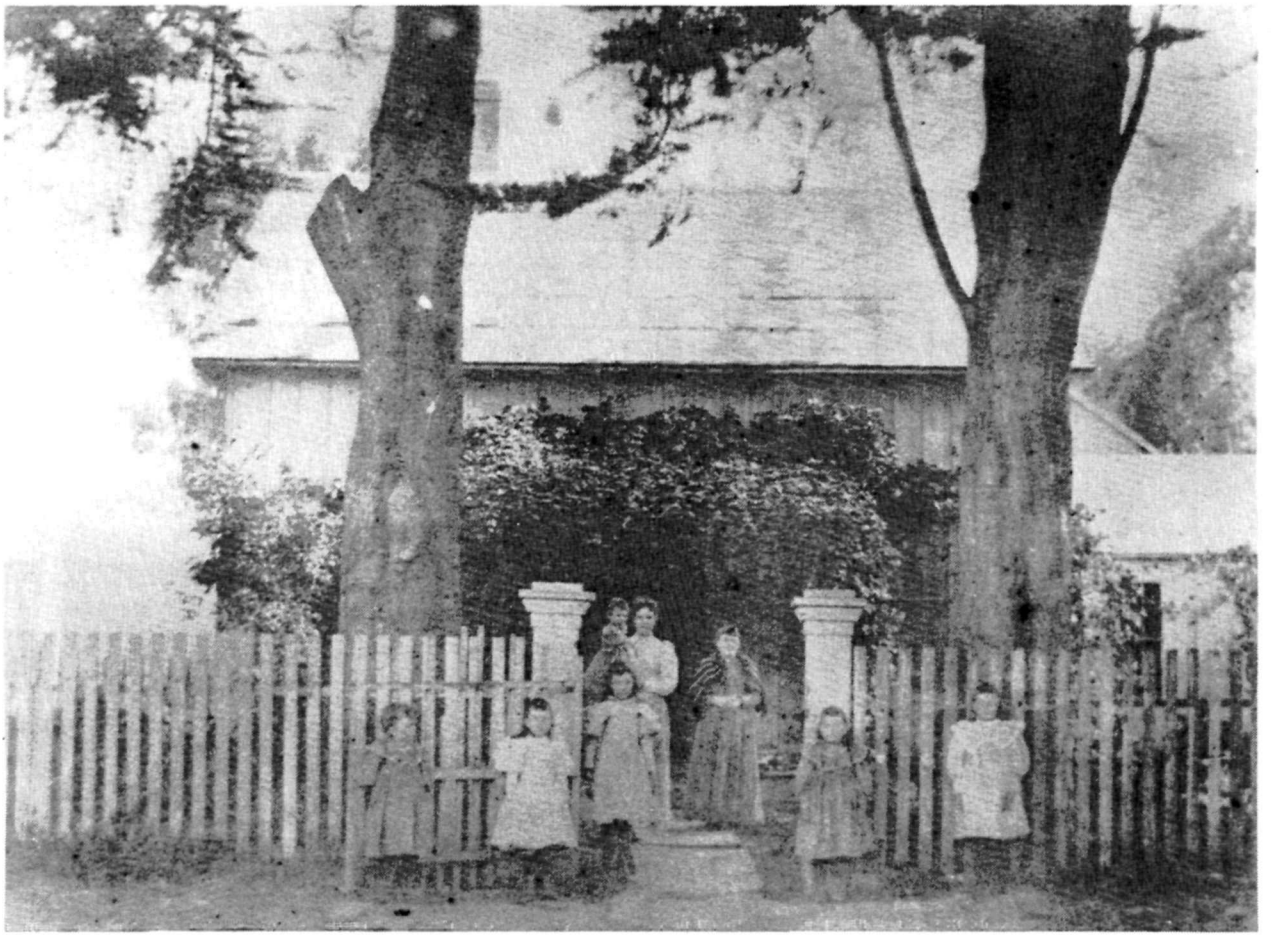
Home Ranch is undoubtedly one of the major historic resources within Point Reyes National Seashore. It is the oldest known ranch complex, containing the oldest known building on the Point, and as the headquarters for the Shafter dairy interests beginning in the 1850s it has profound historic significance. The condition of the complex is remarkably good, although some alterations have occurred since the ranch became federal property. Home Ranch is the centerpiece of the historic Point Reyes dairy district; it is regionally significant in all of the agricultural/subsistence subheadings determined by the National Register of Historic Places, as well as in the areas of domestic dwelling places and road-related transportation. The ranch could be considered additionally significant because of the political importance of its founders, the brothers James McMillan Shafter and Oscar Lovell Shafter, both being influential attorneys, judges and political figures in the early years of California statehood.

6. Historic Features

1. main house, 1857*
2. bunk house, ca. 1860*
3. hospital barn (old dairy), 1865*
4. hay barn, ca. 1880*
5. horse barn, ca. 1857*
6. granary, ca. 1935*
7. storage shed, no date*
8. pig shed, no date*
9. wood shed (freezer house), no date*
10. garage, ca. 1946*
11. shop, ca. 1925*
12. cypress and eucalyptus trees, ca. 1890*
13. Home Ranch Road*
14. road to Drakes Head*
15. road to Oporto Ranch*

*Contributing structures/features for future National Register Nomination.


HOME RANCH
Murphy Ranch
12
to N Ranch,
Drake Highway
ranch road
shop
11
trailer
to
estero
NORTH
not to scale
garage
10
wood
9
shed
Home Ranch Creek
1
1857
house
house
ca. 1946
bunk
house
2
storage shed
7
3
old
dairy
6
granary
8
milk
room
pig
shed
corrals
5
horse
barn
4
hay
barn
corrals
silo
to Drakes Head,
Muddy Hollow
to reservoir

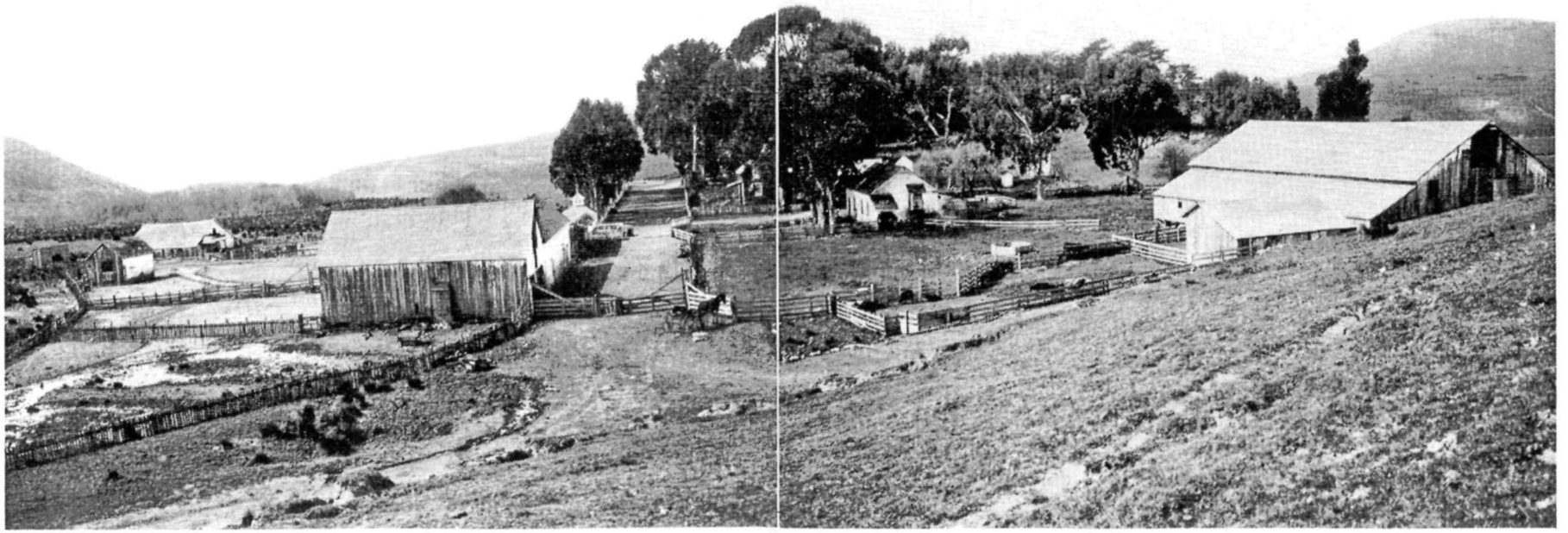


The Manuel DeFraga family poses in front of the ranch house at Home Ranch about 1900. Note the old fashioned fence and the large cypress trees. Marie DeFraga (Davidson), interviewed during research for this book, is held by her mother, Nellie. Courtesy of the DeFraga family.

The Home Ranch as it appeared in a land sales advertisement, circa 1890. Visible are, from left to right in the foreground, the horse barn, a wagon shed, dog house, dairy house, dwelling and bunkhouse, and milking barn. Note the cupola on the milking barn and the various structures behind the horse barn.

Taken the same day as the photograph on the next page, this view looking northeast shows the dairy house on the left and the edge of the milking barn on the far right. Courtesy of the Bancroft Library, University of California, Berkeley.

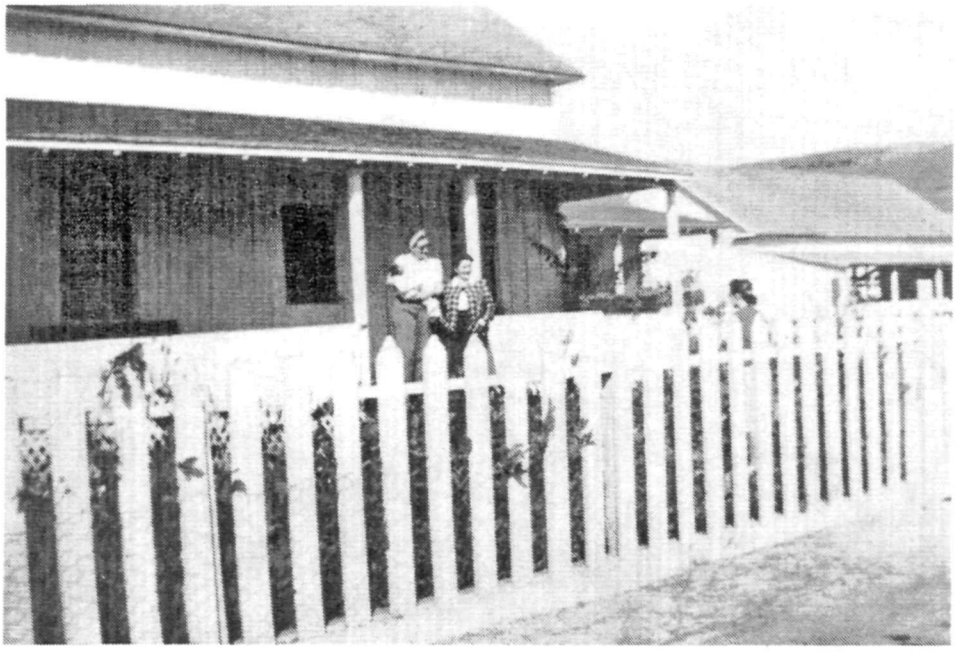
A view of Home Ranch taken around 1915. The road was once the principal route to Point Reyes. The house appears to be painted red. Jack Mason Museum Collection.



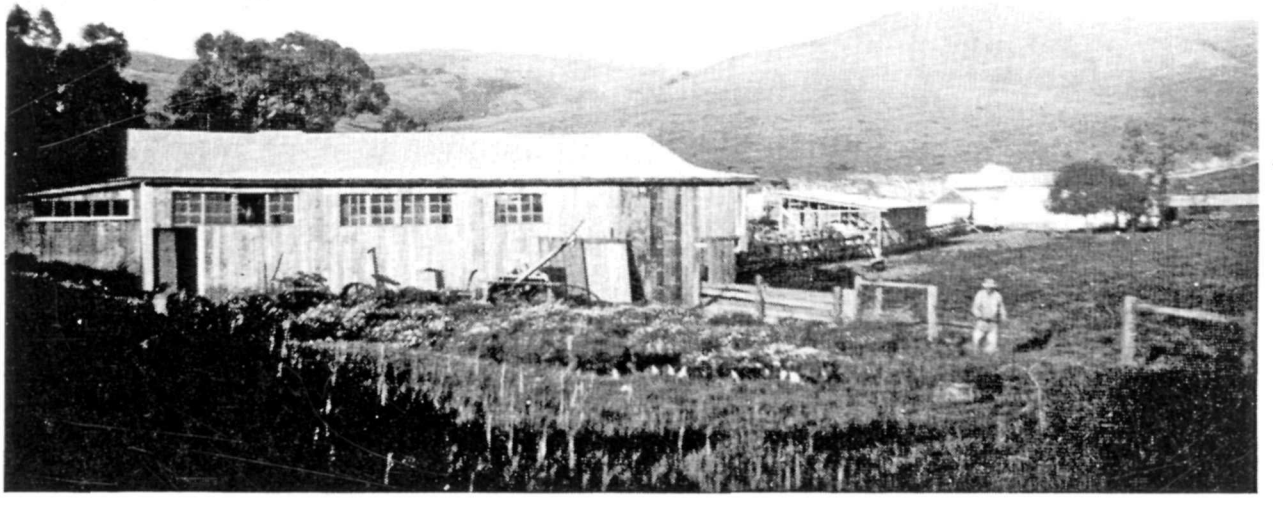
A panorama, looking north, of Home Ranch taken around 1910. Courtesy of the Bancroft Library, University of California, Berkeley.

Home Ranch appears ramshackle during the waning years of Shafter ownership, in this photograph taken in 1923. The front porch of the dairy house has been altered, and a number of trees are missing. Point Reyes National Seashore Collection.

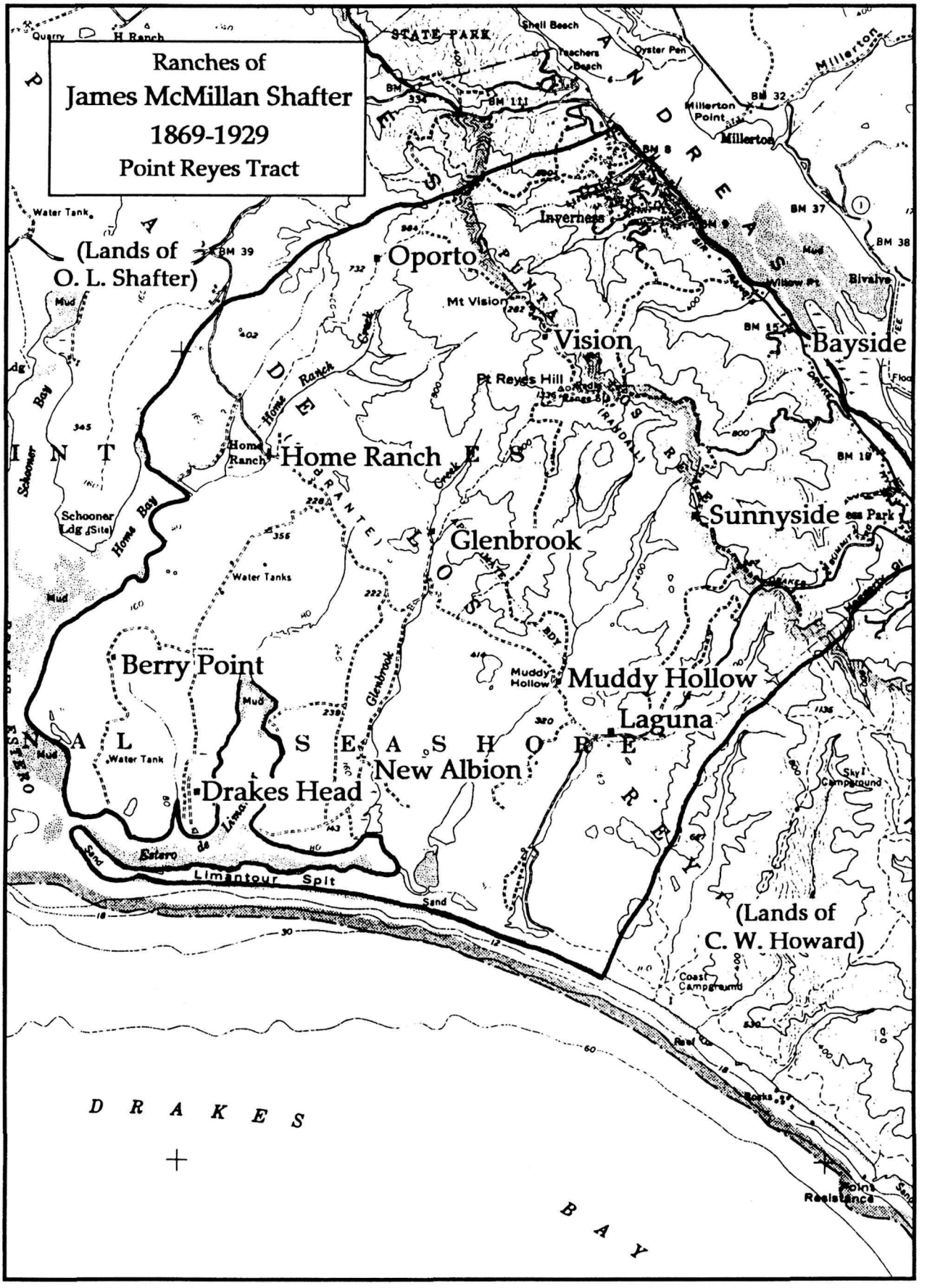
Frank "Pop" Murphy, father of Home Ranch owner Leland S. Murphy, with the daughters of Irving and Margaret Dowd in the 1930s. The horse barn in its original configuration is visible on the right. Courtesy of Margaret Wosser Dowd.



The ranch house at Home Ranch as it appeared in the 1930s. The dairy house in the background has been altered for use as a hospital barn. Courtesy of Margaret Wosser Dowd.



The Home Ranch shop appears in the foreground in this late 1930s photograph. The garage is under construction in the distance. Courtesy of Margaret Wosser Dowd.


Ranches of
James McMillan Shafter
1869-1929
Point Reyes Tract
(Lands of
O. L. Shafter)
Oporto
Vision
Bayside
Home Ranch
Sunnyside
Glenbrook
Berry Point
Muddy Hollow
Laguna
New Albion
Drakes Head
(Lands of
C. W. Howard)
Limantour Spit
Estero de Limantour
Inverness
Millerton
Point Reyes Hill
Mt Vision
Schooner Ldg (Site)
Water Tanks
Coast Campground
Sky Campground
Point Resistance
D R A K E S
B A Y
P A C I F I C O C E A N
P O I N T R E Y E S P E N I N S U L A
I N T E R I O R C O A S T R A N G E S
C A L I F O R N I A S E A S H O R E

SECTION FOUR:

James McMillan Shafter Ranches

C. OTHER J. M. SHAFTER RANCHES

Site of Muddy Hollow Ranch

C. OTHER JAMES McMILLAN SHAFTER DAIRY RANCHES

The Home Ranch served as a headquarters for at least twelve other dairy ranches on James McMillan Shafter's Point Reyes tracts. Some of these dairies were large, rivaling Howard's dairies on the point. Others were small and, as has been found during research, obscure. With one exception, Laguna Ranch, all of these ranches no longer exist, and most are now in a designated wilderness area. Three ranches, Bayside Ranch near Inverness, Piedmont Ranch near Inverness Park and the Boucher Ranch near Olema, are not covered in this description because they are not within park boundaries.

These sites are historically significant as contributors to the Shafter/Howard dairy district, but contain few significant resources. Only one of these sites, Laguna Ranch, contains buildings, and these have been severely altered. The schoolhouse annex at Laguna Ranch, however, has no major alterations and is considered to be significant as a historic school. All of the ranch sites except Sunnyside and Glenbrook are marked by trees which are significant as the last remaining markers of the historic sites. Drakes Head Ranch contains foundations and rubble of historic interest; all of these ranch sites should be assessed for potential historical archeology. Unfortunately, fence removal programs in the park have destroyed much evidence of original ranch boundaries.

1. DRAKES HEAD RANCH

a. Description and History

Drakes Head Ranch is the location of one of the earliest mapped settlements at Point Reyes. The site is near the tip of a peninsula, Drakes Head, somewhat sheltered from the wind and weather by a small hill. Today only a foundation, loose bricks and timber, and a weather-beaten grove of cypress and eucalyptus trees mark the spot. A number of other small ranch sites can be found on Drakes Head; their history is covered in the Home Ranch chapter.

Activity at the site of Drakes Head ranch first appeared on a map, dated 1854, that shows a house; four years later a map identified the site as the "Mexican's House." In 1860, a map showed three buildings with corrals and fences

at the site. John Quincy Adams Warren visited the ranch of Henry Stanley at Drakes Head, "located near the bluffs, and overlooking [Limantour] bay," in the early 1860s:

> The farm comprises 1,000 acres, and 100 head of American dairy stock. The product here is principally butter, averaging during the season about ninety pounds per day. The estimate of the past season will be 15,000 pounds, which is all sent to the San Francisco market where it commands from 35 and 40 cents to 68 cents, according to the season of the year.
>
> From the high bluffs, near the house, a fine view of the ocean as well as the country is obtained. The crops raised on the place comprise wheat, oats, and potatoes; and of the latter I saw a *volunteer crop*, which speaks well for the soil. The location is very desirable, the soil rich and fertile, and the ranch comprises every requisite for the successful prosecution of the dairy business in its several branches.[51]

By the 1870s two ranches, Berry Point and Drakes Head, existed. Apparently the Berry Point Ranch was not a dairy, but a beef cattle ranch. In 1879 John Upton leased 150 acres at Berry Point from James McMillan Shafter.[52]

In 1893 Drakes Head Ranch supported 160 cows on 1,000 acres at a yearly rental of $2,625. A photograph taken about the turn of the century showed a typical dairy layout of two-story house, dairy, large and small barns, and outbuildings. Across the adjacent arm of Limantour Estero stood the New Albion Ranch wharf, where products from Drakes Head Ranch were possibly lightered for shipment to San Francisco; remains of a wharf at Drakes Head itself remain, however, leading to the possibility that the ranch (and Berry Point) had its own

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[51]Warren, California Ranchos, pp. 200-201.

[52]Survey for Andrew Randall, 1854; plat of Rancho Punta de los Reyes, 1858, PRNS; U. S. Coast Survey, "Map of a Part of the Coast of California Between Duxbury Reef and Punta de los Reyes, California," Plane Table Sheet 3, 1859-60, Californial State Lands Conmmision; Official Maps of Marin County, 1873 and 1892; Shafter Ranch Ledger, 1879, Jack Mason Museum.

shipping wharf. Drakes Head Ranch was leased in 1897 to Joseph E. Rogers and Manuel J. Roman.[53]

Drakes Head Ranch operated as a dairy until 1923 (prominent Point Reyes dairyman Jim Kehoe of J Ranch worked here as a milker until that date), when Julia Shafter Hamilton leased Drakes Head Ranch to a group of Italian farmers calling themselves Western Evergreen Company. The men, Bert Filipelli, Sisto Pedrini, Mario, Steve, and Luigi Crescio, and Angelo and Guiseppe Costa, signed a ten-year lease on 1,000 acres with the agreement to plant 200 acres of artichokes the first year, 300 more acres the next year and 500 acres by the spring of 1926. These were the first artichokes to be planted at Point Reyes, opening the door to artichoke farms at New Albion, Berry Point, and many of the Point Reyes ranches of C. W. Howard and O. L. Shafter. Rudolph "Red" Lavezzoli took over the lease about 1929, and by 1935 artichoke farms operated by Jim Colli, Manuel Tacherra, Alessondro Simondi, Angelo Lombardi, and Romolo Lucchesi covered much of the Home Ranch area.[54]

By 1934 peas, largely cultivated by Japanese farmers, had joined artichokes as a cash crop on Drakes Head. The Kimura family grew peas on Drakes Head while living in a house in a gulch west of the Drakes Head Ranch, only to be taken to internment camps at the start of U. S. and Japanese involvement in World War II in 1941. After the war, peas returned to Drakes Head when the Gomez family operated a frozen pea farm at the ranch. By the mid-1950s Drakes Head Ranch was abandoned; the National Park Service tore down the remaining buildings during the 1960s.[55]

b. Historic Resources and Significance

No buildings or structures remain at Drakes Head Ranch, although the site contains foundations and rubble left after the demolition of the house. The site

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[53]Hamilton, Ranches, p. 6; Leases Book E, pp. 63-71, MCRO; photographs in Shafter Family Collection, Bancroft Library.

[54]Leases Book K, pp. 279-283, MCRO; interviews with Lee Murphy, Amelio Giambastiani, Jim Colli, Bob and Pia Davis.

[55]Interviews with Lee Murphy; Independent Journal, June 3, 1952.

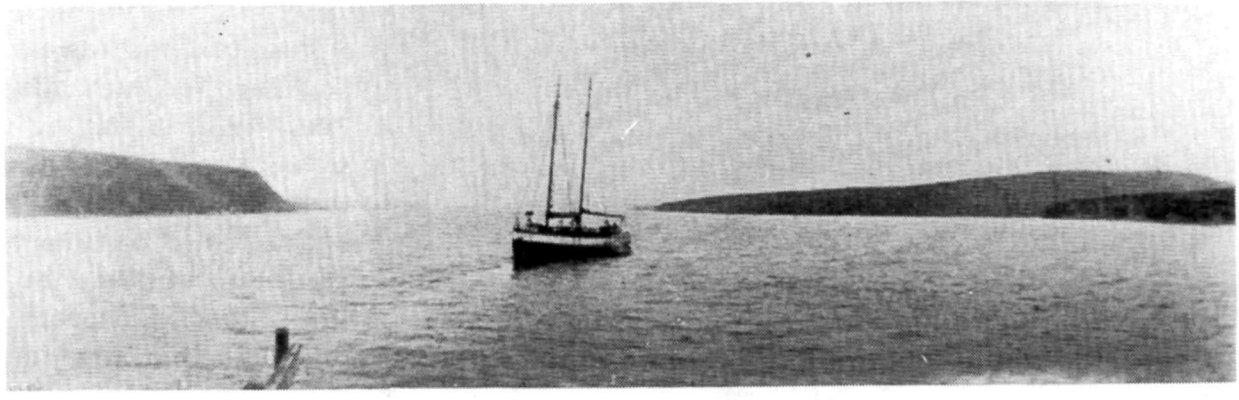
holds potential for historical archeology in the future. A grove of wind-worn trees marks the site. The road to the ranch, apparently unchanged for more than 100 years, remains, as well as deteriorating pilings from a schooner landing on the point opposite Limantour Spit.

Drakes Head Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County. The site is one of the pioneer settlements of Point Reyes, as well as a long-time dairy operation and site of a crop farm in the 1930s.

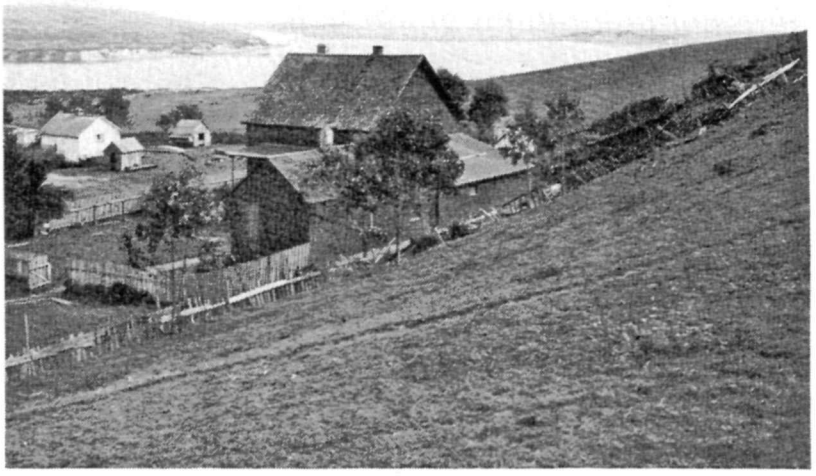
c. Historic Features

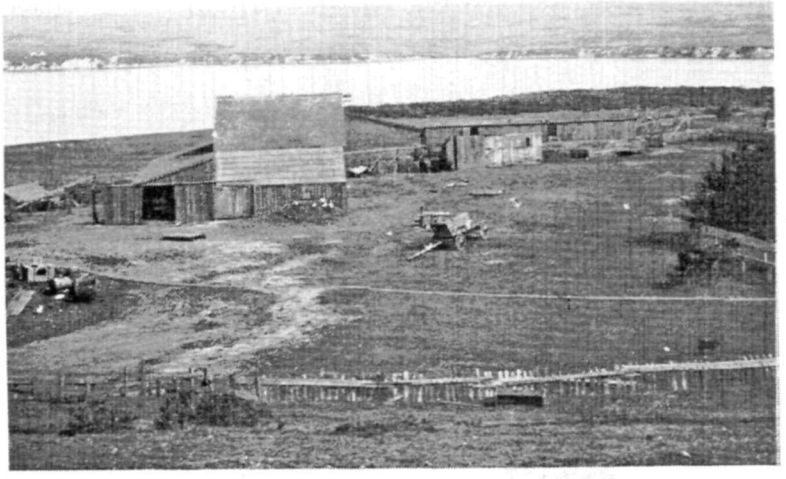
1. rubble and foundations
2. trees*
3. road to ranch (Drakes Head Trail)*
4. pilings at old landing site*

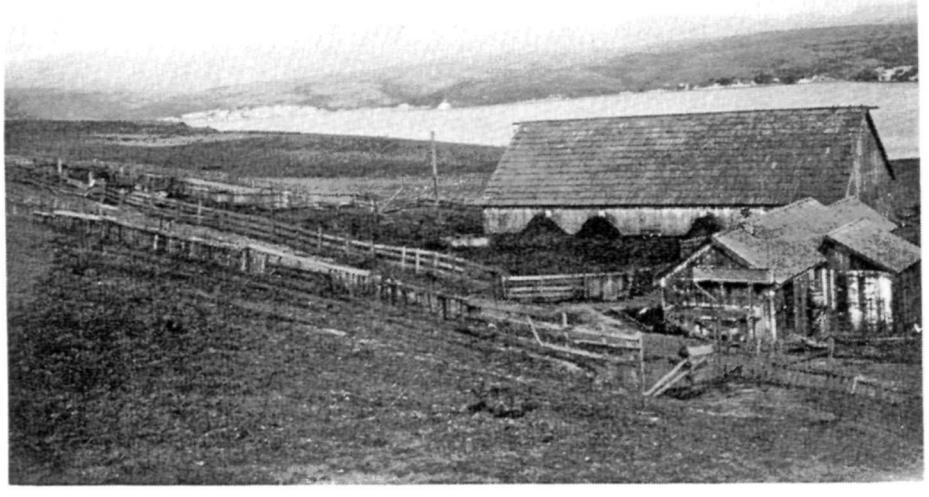
*Contributing structures/features for future National Register Nomination.



Schooners like this one, in a 1905 photo, plied Drakes and Limantour Esteros until around 1920. June Gibbon Collection.



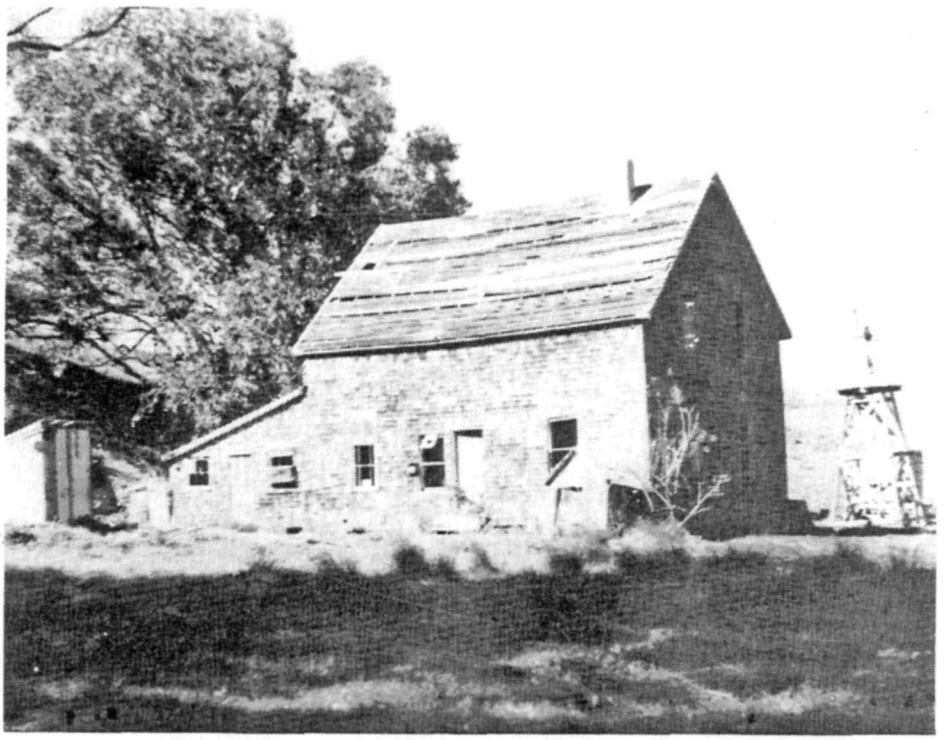




A three-part panorama of Drakes Head Ranch, taken about 1910. Visible in the distance behind the house (top section) is Limantour Spit and the wharf on Limantour Estero, which served the Drakes Head, Glenbrook, New Albion, Laguna, and Muddy Hollow Ranches. Courtesy of Bancroft Library, University of California, Berkeley.

Drakes Head Ranch from the air in 1937. At this time the ranch was an artichoke farm. Detail of a photograph courtesy of California Historical Society.

The Drakes Head Ranch house, top, after abandonment, 1963. Point Reyes National Seashore Collection. Taken around the same time, the photograph below shows the Murphy-era windmill; compare with the photograph on page 402. Courtesy of Lee Murphy.



2. NEW ALBION RANCH

a. Description and History

In the late 1860s James McMillan Shafter gave the dairy vacated by the Steele brothers the name, New Albion Ranch. The historic dairy ranch continued as one of the largest of Shafter's dairies for another six decades. Situated on an unnamed peninsula dividing Limantour Estero, only a few dying eucalyptus trees now mark the site of the New Albion Ranch.

The Steele brothers developed one of their three Point Reyes dairies on this site (see chapter on the Steeles in Section I). An 1860 coast survey map details numerous buildings and corrals, with roads to the landing, Muddy Hollow, and Laguna Ranch. After the Steele lease ran out in 1866, Shafters and Howard took over the ranch and put on their own cows. Early tenants included R. E. Johnson and Point Reyes pioneer Martin Haggerty. In 1893, the 1,200-acre ranch supported 160 cows at a yearly rental of $2,800. The brand at New Albion Ranch was "R". A turn-of-the-century photograph showed a typical dairy layout shaded by huge eucalyptus trees.[56]

In the early part of the century, Point Reyes Station merchant Pietro Scilacci leased New Albion Ranch, providing fresh dairy products for his successful store. The Tacherra family rented the ranch until 1934, when Romolo Lucchesi and Angelo Lombardi took the lease to grow artichokes and peas. New Albion Ranch hosted the local school, called Shafter School, from 1928 to the 1940s. An outbuilding, moved to a site near the main house, served as the schoolhouse. Owner Julia Shafter Hamilton promoted the school and brought used desks from another part of the county. After 1935 Italian and Japanese children made up the entire rolls at the small school.[57]

Leland Murphy, purchaser of the Shafter ranches from Julia Hamilton in 1929, sold New Albion Ranch to Sayles Turney and James Lundgren in 1943.

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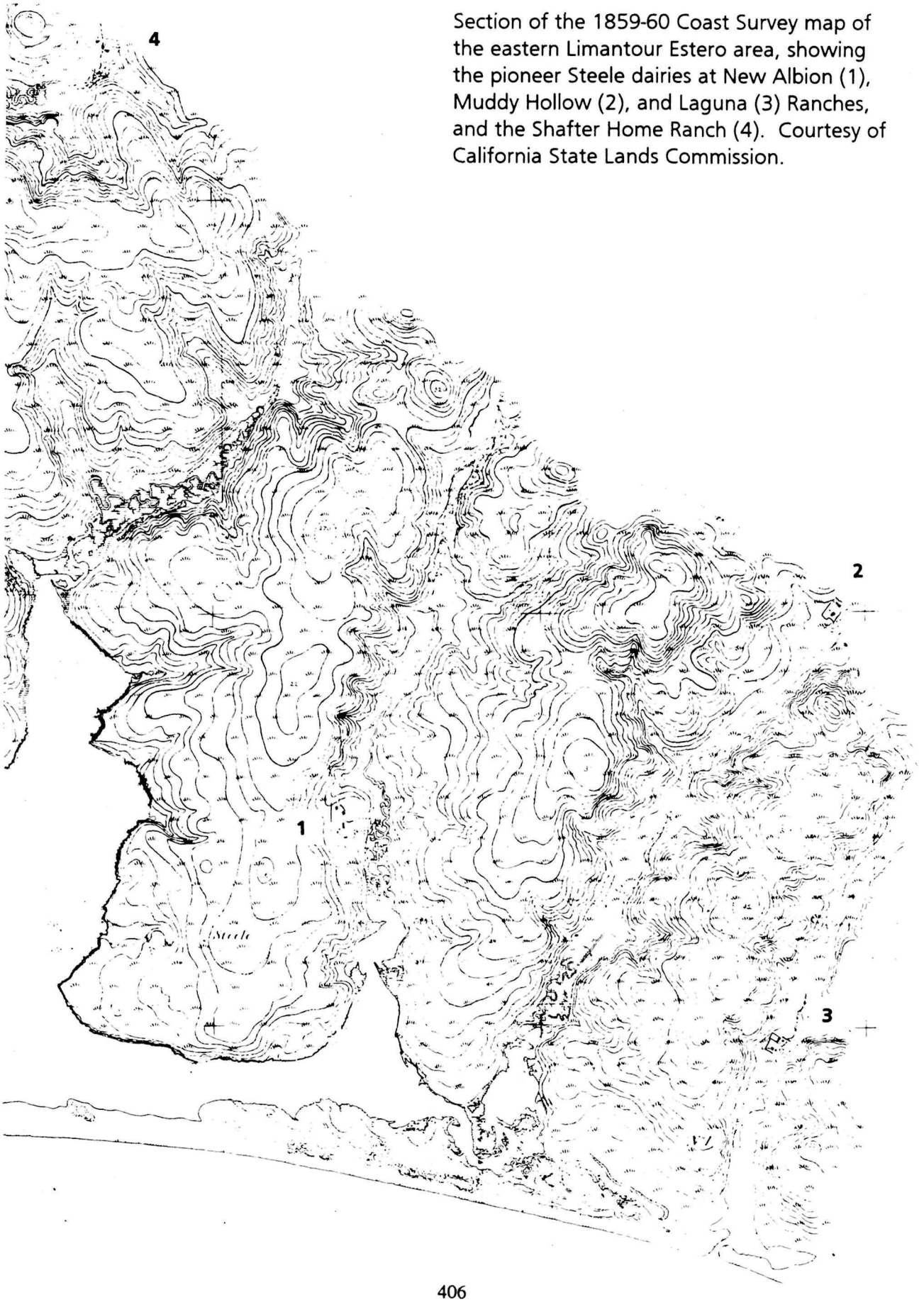
[56]Plat of Rancho Punta de los Reyes Sobrante, 1858, PRNS; U. S. Coast Survey, "Map of a Part of the Coast Between Duxbury Reef and Punta de los Reyes, California," Plane Table Survey 3, 1859-60, California State Lands Commission; Official Maps of Marin County, 1860 and 1873; Shafter Ranch Ledger, 1879, Jack Mason Museum; photographs in Shafter Family Collection, Bancroft Library.

[57]Interviews with Wilford J. Scilacci, Jess Tacherra (on notes in Jack Mason Collection), Bob and Pia Davis; school registers, Marin County Department of Education.



Section of the 1859-60 Coast Survey map of the eastern Limantour Estero area, showing the pioneer Steele dairies at New Albion (1), Muddy Hollow (2), and Laguna (3) Ranches, and the Shafter Home Ranch (4). Courtesy of California State Lands Commission.

Turney and Lundgren operated Roberts Dairy in San Rafael; they built a grade A dairy on the 1,023-acre ranch and shipped milk to their San Rafael facility for processing over an improved, paved road to Muddy Hollow. Lundgren evidently sold out to Turney and the dairy ceased operation in the early 1960s. Turney sold four parcels in 1964 and 1966, while waiting for park purchase; a house was built on one of the parcels. The old ranch was occupied by tenants, including Freddy Skaggs who kept cattle and horses there, and Frank Merz, until the property was purchased by the National Park Service in 1970 for $1,260,000; the dilapidated buildings were demolished soon after.[58]

b. Historic Resources and Significance

No buildings or structures remain at New Albion Ranch, although historical archeology potential exists. A grove of wind-worn eucalyptus trees marks the site, but the older examples have been killed by vandals. The roads to the ranch, apparently unchanged for more than 100 years, remain, although the oldest roads are abandoned and overgrown. A few deteriorating pilings from the Steeles' schooner landing on the Glenbrook Point opposite Limantour Spit remain.

New Albion Ranch site is significant as the first dairy on Point Reyes, perhaps in Marin County. It was here that the Steele brothers built their pioneer dairy ranch and opened the way for the significant industry of the area. It is also significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County. The site is one of the pioneer settlements of Point Reyes, as well as a long-time dairy operation and site of a crop farm in the 1930s.

c. Historic Features

1. eucalyptus trees*
2. roads to ranch *
3. pilings at old landing site*

*Contributing structures/features for future National Register Nomination.

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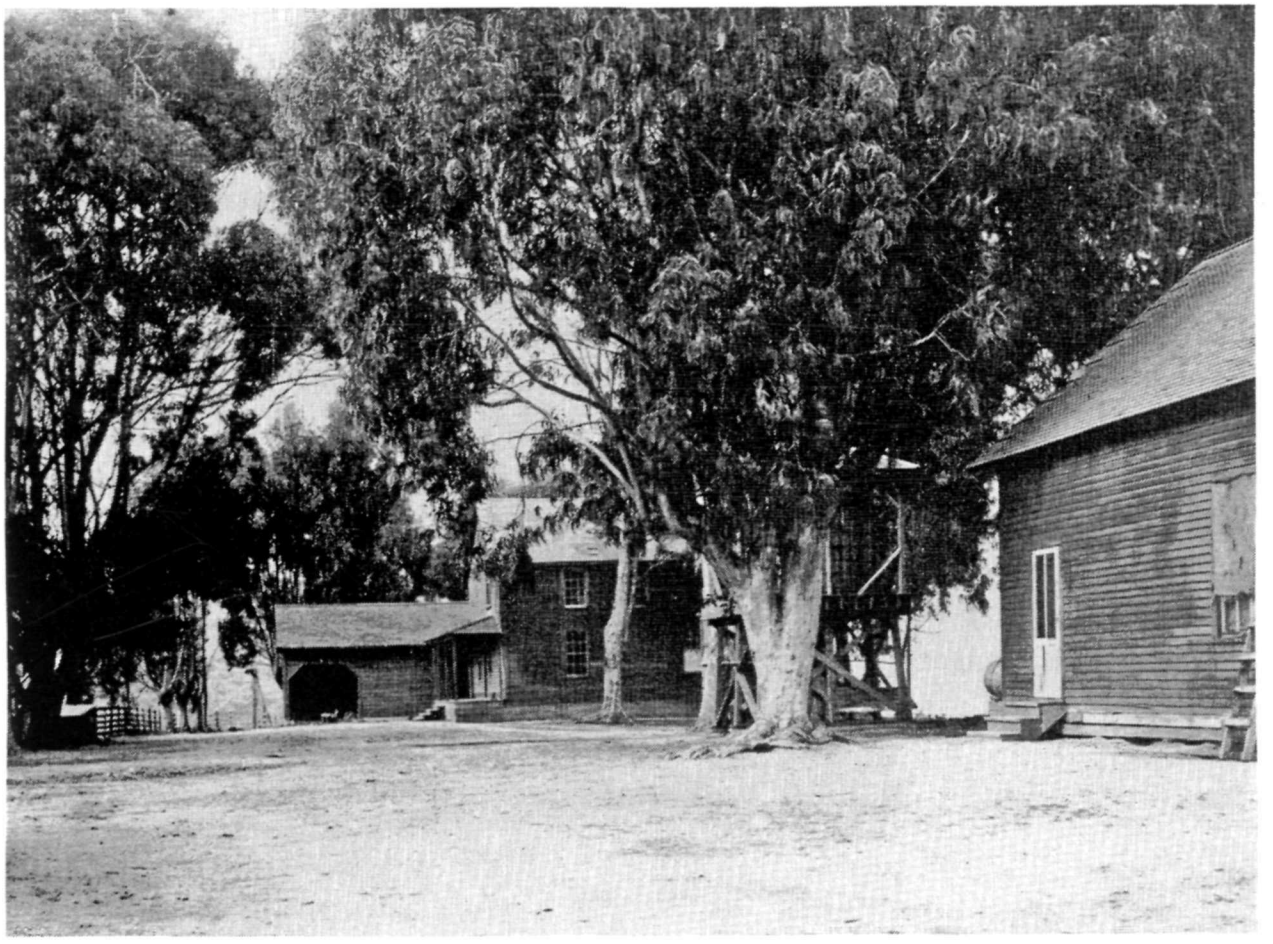
[58]Official Records Book 456, p. 323, Book 1788, p. 110, Book 1884, p. 632, MCRO; park administrative files, PRNS; interview with Lee Murphy.



New Albion Ranch, looking east, as it appeared about 1910; the house is at the center of the photograph. Courtesy of Bancroft Library, University of California, Berkeley.

New Albion Ranch, above, as it appeared in the mid-1930s, looking southeast. Some of the structures may have dated from the Steele era when this was the first dairy ranch on the peninsula. Courtesy of the Lucchesi family. Below, the ranch house shortly before it was destroyed by the National Park Service. Point Reyes National Seashore Collection.

3. GLENBROOK RANCH

a. Description and History

Now practically impossible to reach due to overgrown roads and terrain, and indistinguishable to an explorer without a detailed old map, James McMillan Shafter's Glenbrook Ranch once knew a quiet life as one of the smaller dairies in the Shafter empire. The site is located on Glenbrook Creek a mile upstream from the Home Ranch road in a meadow surrounded by steep brushy hills that descend from Inverness Ridge. The old road between Glenbrook and New Albion Ranches is impassable today, and no telltale trees or foundations mark the site.

According to a Shafter family diary entry, Glenbrook ranch was new in 1884. The ranch had a small house and dairy, milking barn, and outbuildings. In 1893 the 800-acre ranch supported 100 cows and brought in a $1,750 yearly rent. The only tenants at Glenbrook Ranch discovered during research of this study were Coy Lantrip and his wife Mildred (Mil), who leased the ranch, cows, and equipment from Leland Murphy from September, 1931 to October, 1932. The Lantrips milked 25 to 30 cows by hand with no hired help, making cream and a small amount of butter for themselves. The ranch, called "Flea Hollow" by the Lantrips, had no electricity and the farm equipment was horse-powered; water came from a spring on the hill above. The Lantrips grew corn and hay for the livestock as well as vegetables for their own use.[59]

Mil Lantrip wrote a recollection of life at Glenbrook Ranch, excerpted here:

> Our job was to take care of a dairy with about thirty head of cows to milk. We were to receive a percentage of the cream check plus what meat we needed, which would be an occasional calf or pig and chickens. We had no refrigeration so we ate beef or pork only when the weather was cold. We hung the beef in the barn covered with cheesecloth until it was used up. Sometimes the dogs got a big portion if the weather turned warm.
>
> The ranch [Murphy's operation] furnished us with horses for work and for riding. We had a light four-wheeled wagon to drive to the beach to pick up driftwood

[59]Shafter diaries, Jack Mason Museum; Hamilton, Ranches, p. 6; interview and typed reminiscence of Mildi Estermann.

> for cooking and heating. The ranch furnished us with two good cattle dogs which were always kept tied unless they were working. When we turned the cows out of the barn at night they had quite a large area up the mountainside in which to graze. At four o'clock in the morning we would turn the dogs loose and tell them to "GO GET EM." They would set out up the mountainside in the dark, whatever the weather, and soon we would hear an occasional bark. In a short time the cows were in the barn. If a cow was missing we would send the dogs back and the cow was made sorry she had tried to hide out.[60]

Murphy sold 1023 acres including Glenbrook Ranch about 1945 to Turney and Lundgren of Roberts Dairy in San Rafael. Dr. Millard Ottinger purchased the ranch in 1961, using it as a hunting reserve until selling to the National Park Service in 1971. The remaining house and calf barn were torn down by the Park Service soon after.[61]

b. Historic Resources and Significance

No buildings remain at Glenbrook Ranch, but historical archeology potential exists. The road to the ranch, unchanged for more than 100 years, remains in an impassable, overgrown state. A number of the old Murphy-era (and possibly earlier) fencelines remain, also overgrown with brush.

Glenbrook Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

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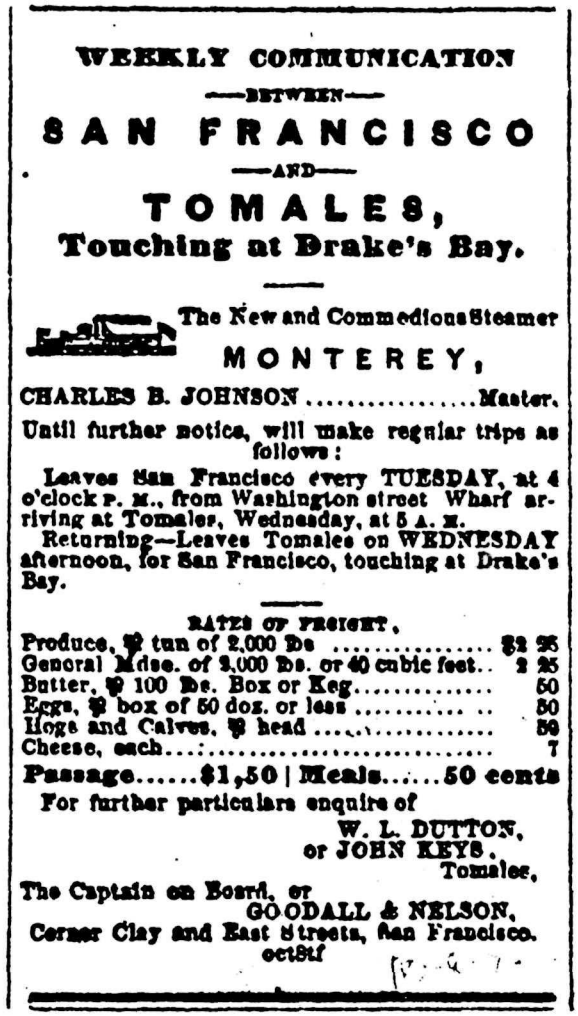
[60]Typescript by Mil Lantrip Estermann, 1985, copy at PRNS.

[61]Appraisals by E. P. Morphy and W. F. Willmette, 1963, park administrative files, PRNS.

c. Historic Features

1. road to ranch*
2. remaining fencelines*

*Contributing structures/features for future National Register Nomination.



WEEKLY COMMUNICATION

—BETWEEN—

SAN FRANCISCO

—AND—

TOMALES,

Touching at Drake's Bay.

The New and Commodious Steamer

MONTEREY,

CHARLES B. JOHNSON.....Master.

Until further notice, will make regular trips as follows:

Leaves San Francisco every TUESDAY, at 4 o'clock P. M., from Washington street Wharf arriving at Tomales, Wednesday, at 5 A. M.

Returning—Leaves Tomales on WEDNESDAY afternoon, for San Francisco, touching at Drake's Bay.

RATES OF FREIGHT.

Produce, ₰ tun of 2,000 lbs	$2 25
General Mdse. of 2,000 lbs. or 40 cubic feet	2 25
Butter, ₰ 100 lbs. Box or Keg	50
Eggs, ₰ box of 50 doz. or less	50
Hogs and Calves, ₰ head	50
Cheese, each	7

Passage.....$1,50 | Meals.....50 cents

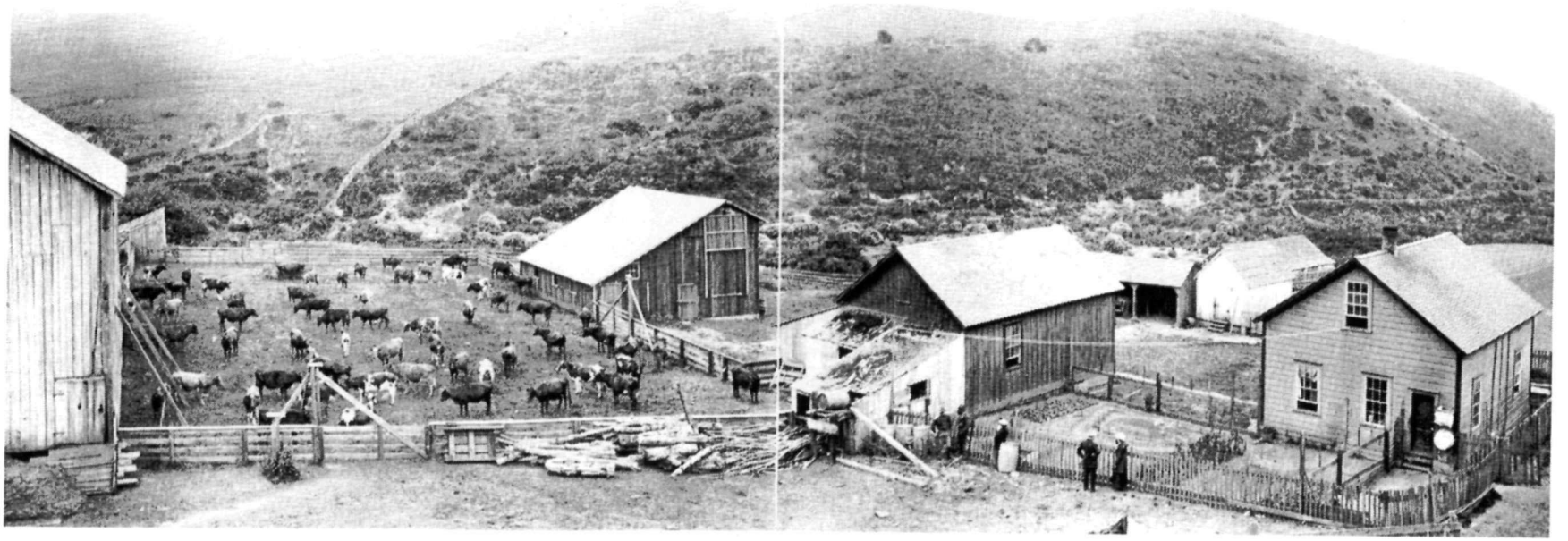
For further particulars enquire of

W. L. DUTTON,
or JOHN KEYS,
Tomales,

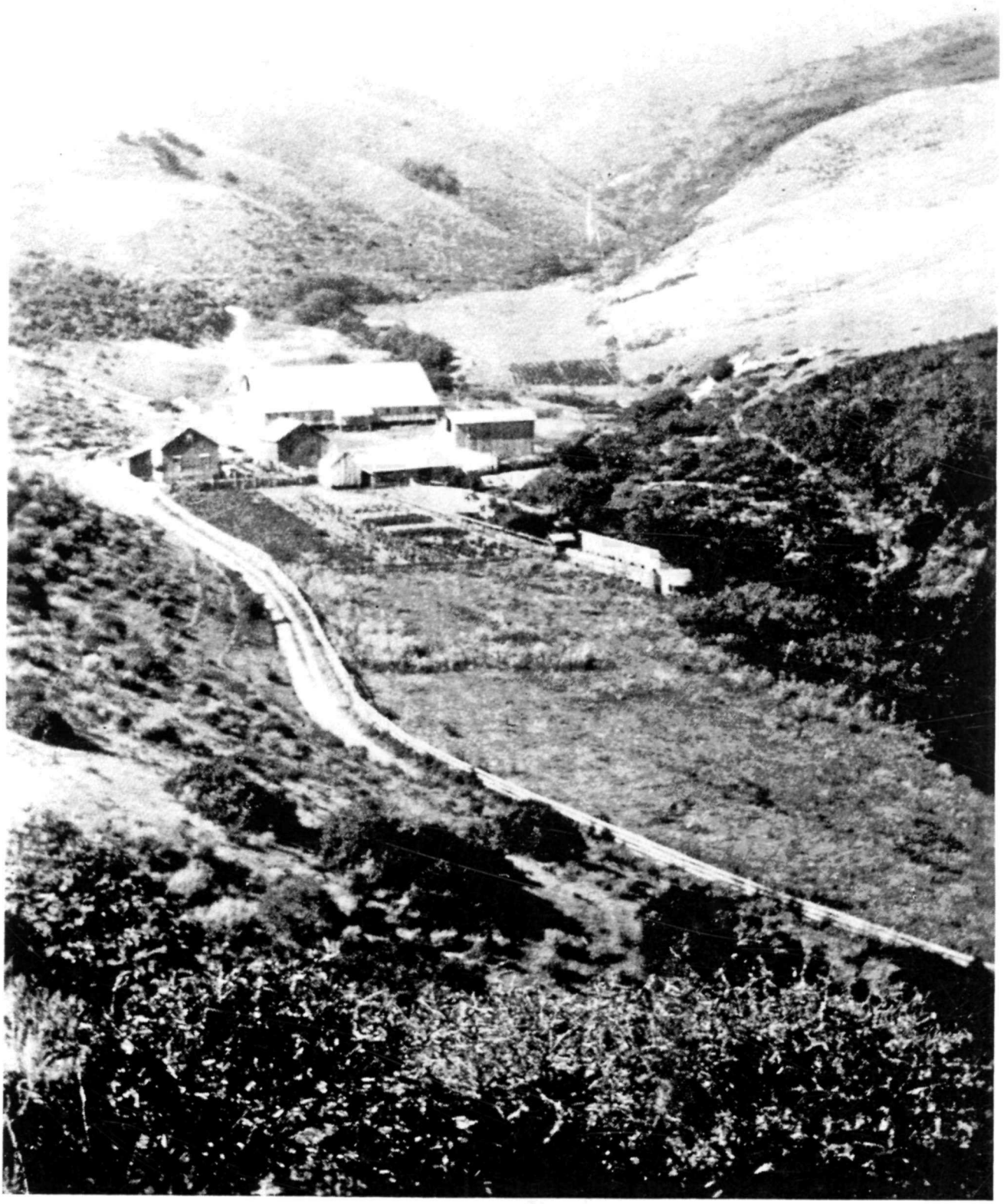
The Captain on Board, or

GOODALL & NELSON,
Corner Clay and East Streets, San Francisco.
oct8tf

Advertisement in *Marin Journal*, October 8, 1870, touted schooner service to Point Reyes.



A panoramic view of Glenbrook Ranch taken about 1910, looking south. Only the house and a shed survived into the 1960s. Courtesy of Bancroft Library, University of California, Berkeley.



Glenbrook Ranch in 1931, looking east. Courtesy of Mil Lantrip.

4. MUDDY HOLLOW RANCH

a. Description and History

The origin of Muddy Hollow's name is somewhat obvious: it is the location of a meadow and creek crossing which during the wet months would have been a quagmire, perhaps a memorable obstacle to any traveler until the road was improved. The name first appears in an 1859 petition to the Marin County Board of Supervisors for a road to Point Reyes. The petition by George Steele and Oliver Allen asked for a road from Josiah Swain's (later the site of F Ranch) to Samuel Knight's house "opposite Muddy Hollow." By this time the Steeles had settled at Muddy Hollow.[62]

Muddy Hollow was one of the Steele brothers' dairy ranches until their departure in 1866, making it one of, or perhaps the first, of the dairies at Point Reyes. (For more on the Steeles, see Section I and the New Albion Ranch chapter in this section.) An 1860 map details three or four buildings at Muddy Hollow, with corrals.[63]

Apparently a number of the Steele buildings survived at Muddy Hollow into at least the 1930s, as early photographs revealed a difference in style from the standard Shafter ranch structures, especially in the dairy buildings and horse barn. The house appeared to be a standard large-style Shafter house. The ranch brand was "S", although the name Muddy Hollow Ranch was used for most of the ranch's existence.[64]

In 1893 Muddy Hollow Ranch supported 160 cows on 1,200 acres, at a yearly rent of $2,800. Early tenants included James McClure, later of G Ranch, who employed six laborers at the dairy in mid-1900, and Joseph Black McCammon and his large family. McCammon, a veteran of the Yukon gold rush, rented Muddy Hollow Ranch from 1900 to 1906, when he sold his dairy business to Pietro Scilacci

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[62]Mason, Historian, p. 472. Nothing has been uncovered on Samuel Knight or what he was doing at "opposite Muddy Hollow;" perhaps he was an employee of the Steeles'.

[63]U. S. Coast Survey, "Map of a Part of the Coast Between Duxbury Reef and Punta de los Reyes, California," Plane Table Survey 3, 1859-60, California State Lands Commission.

[64]Photographs of Muddy Hollow Ranch in Shafter Family Collection, Bancroft Library, and from the collections of Mildi Estermann and Margaret Dowd; Shafter Ranch Ledger, 1879, Jack Mason Museum.

of the Point Reyes Emporium and moved to north Marin County. The children of Muddy Hollow Ranch at this time attended school at nearby Laguna Ranch.[65]

Other tenants included Oliver Muscio, about 1909 to 1912 (Muscio had a cook and five milkers, including his wife Gilda Pedranti); James Lockhart during the early 'teens; a Mr. Maggiorini until August of 1919; the Codoni brothers of Tocaloma, 1919; Julius Carminati and his partner Regalati to about 1928; Joe Luiz to 1931; and Oden Lantrip from August, 1931 to about 1933. Lantrip raised seven children at Muddy Hollow, all of whom attended Shafter School at New Albion Ranch. Zo Watson, a sheepherder, moved to the ranch after the Lantrips moved to Laguna Ranch about 1933 and lived there into the 1940s.[66]

Leland Murphy, who bought Muddy Hollow Ranch from Julia Shafter Hamilton in 1929, sold Muddy Hollow during the 1940s to a group of investors who eventually subdivided the property for development. By 1952 the buildings at Muddy Hollow were torn down. Realtor David Adams built a house about halfway down the gulch towards the ocean, and a nursery operated above the old ranch during the 1960s. The road through the ranch was realigned in the early 1960s to cross the creek about 100 feet downstream. The National Park Service bought the property in 1963.[67]

b. Historic Resources and Significance

No buildings or structures remain at Muddy Hollow Ranch, although the site is marked by a grove of old Monterey cypress, planted around 1900. Historical archeology potential exists at the site. The road to the ranch remains, but was realigned in the 1960s.

Drakes Head Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County. The site is one of the pioneer settlements of Point

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[65]Hamilton, Ranches, p. 6; Mason, Historian, p. 462; interview with Annie McCammon Porter; Population Schedules, 12th U. S. Census, 1900.

[66]Marin Journal, August 21, 1919; Independent Journal, June 18, 1976; Population Schedules, 13th and 14th U. S. Census, 1910 and 1920; interviews with Owen and Oliver Muscio, Marie Carminati Salmina, Jim Colli, Truman Lantrip, Mildi Estermann, Margaret Dowd and Lee Murphy.

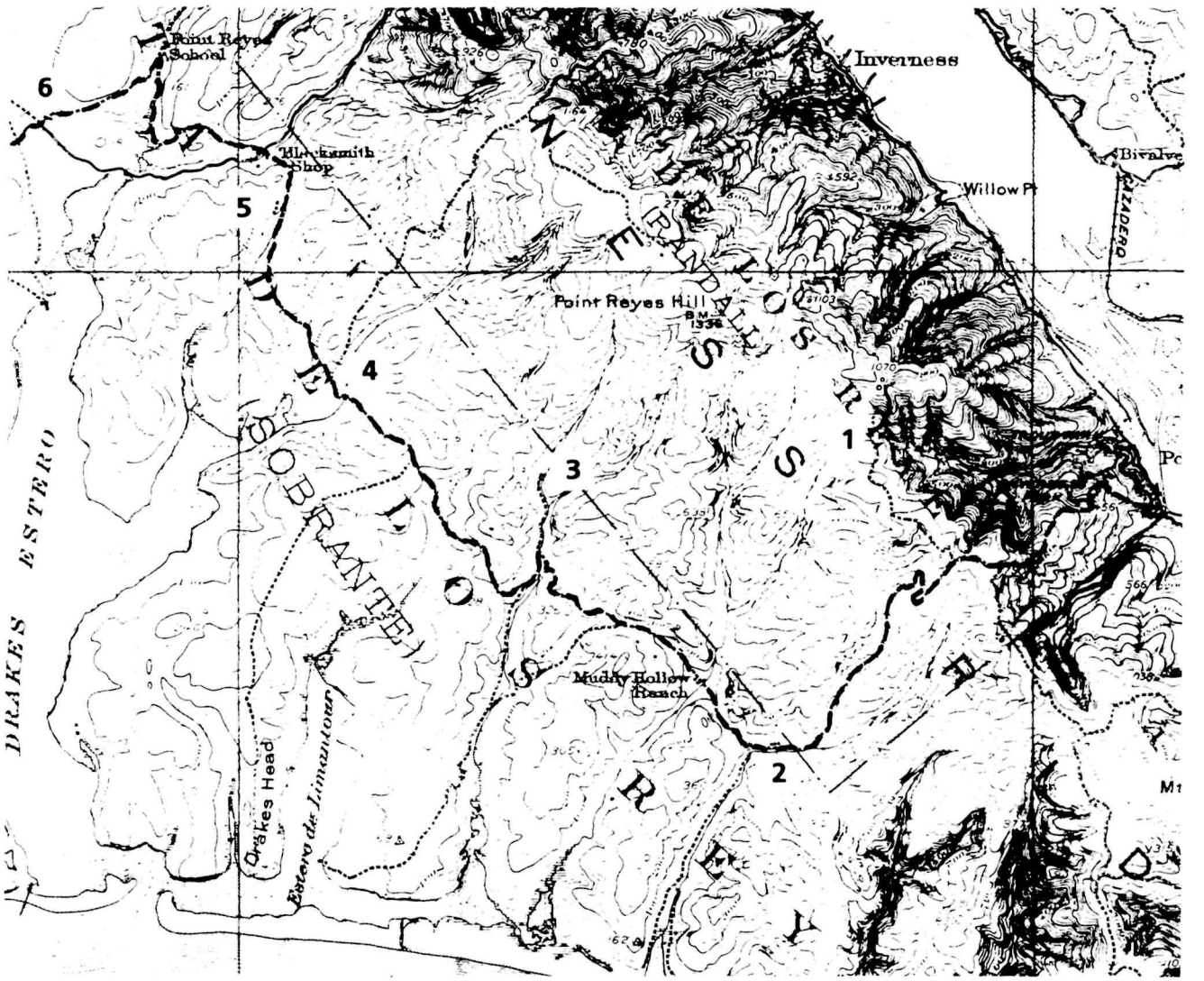
[67]Park administrative files, PRNS.

Reyes, as one of the Steele brothers' three pioneer dairies, and was a long-time dairy operation until the 1930s.

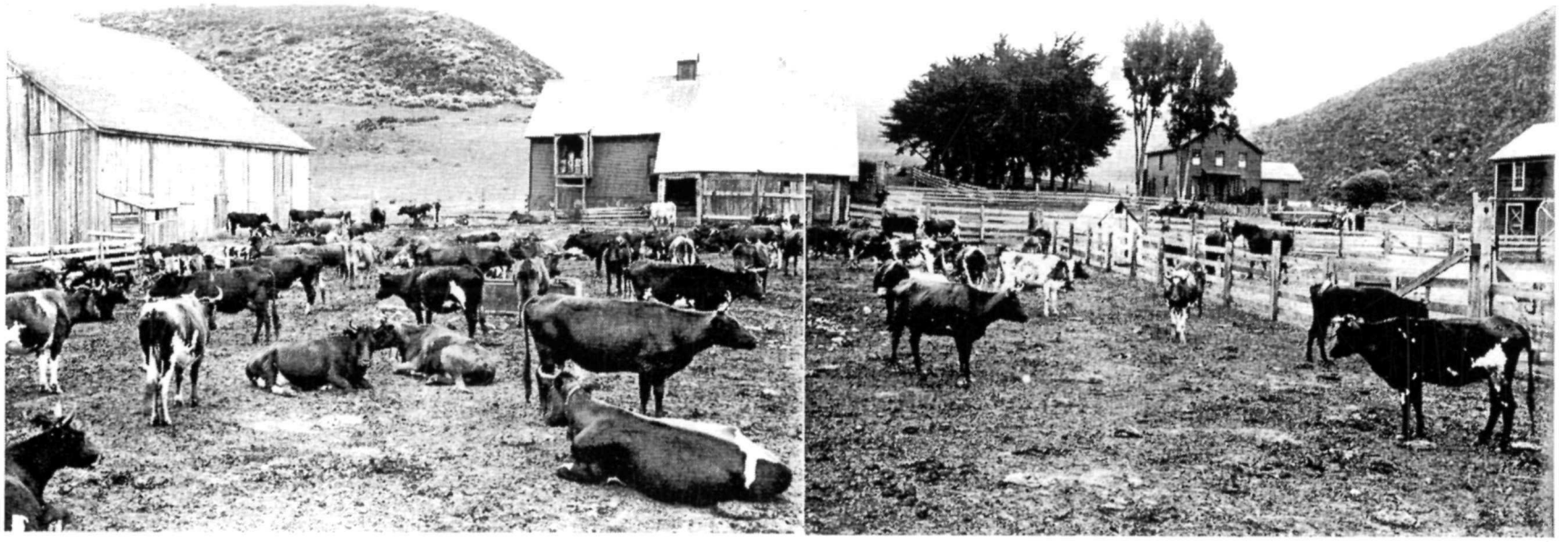
c. Historic Features

1. trees*
2. road to ranch (Muddy Hollow Road)*

*Contributing structures/features for future National Register Nomination.



Portion of the U. S. Geological Survey Point Reyes quadrangle (1916) showing the original Point Reyes road through Muddy Hollow. Note locations of Sunnyside (1), Laguna (2), Glenbrook (3), Home (4), N (5), and G (6) Ranches.



Muddy Hollow Ranch as it appeared about 1910, looking east. Note the distinctive design of many of the ranch buildings; they may have dated from the Steele era, 1857-1866. Courtesy of Bancroft Library, University of California, Berkeley.

5. LAGUNA RANCH
American Youth Hostel

a. Description and History

No doubt Laguna Ranch took its name from the lagoon at the west end of the ranch fronting on Drakes Bay. Called Rancho de Laguna on early maps, the ranch was located closer to the ocean in its earliest days.

A map dated 1860 showed unidentified buildings and corrals near the lagoon, and the ranch of C. Johnson appeared on maps of 1871 and 1873 in a similar location. Laguna Ranch was one of the three pioneer dairies of the Steele brothers; the fact that the ranch house and barns differed from the standard Shafter style offers the possibility that the Steeles built many of the Laguna Ranch buildings. Some time after the Steeles left in 1866, the ranch location was changed to about a mile upstream, to a spot closer to Muddy Hollow. The difference in architecture could lead one to surmise that some of the Steele buildings were moved to the new site. Shafters and Howard gave Laguna Ranch the letter "T," but by the time James McMillan Shafter took over the ranch in 1870 the letter was used only as a cattle brand.[68]

By 1893 Laguna Ranch of 1,500 acres supported 160 cows and rented for $2,800. Tenants included Attillio Martinelli in the late 1880s and early 1890s, and James Burns, lately of L Ranch, who leased Laguna Ranch from 1898 to 1906. Burns drove his cream separator and butter churn with a gasoline engine, the only dairyman in the area to do so at that time. Other tenants included a Mr. Keating before 1917, Peter Megra and Antonio Matteri from 1917 to 1920 (Megra and his brother Charles, both Italians, ran the dairy in 1920 with the help of two hired hands), Nicholas Bettini from 1920 to 1933, and Oden Lantrip and M. O. Hulbert during the 1930s. According to Mason, Julia Shafter Hamilton considered Laguna Ranch to have the finest house of all the ranches and considered living there (she lived most of her life at Bayside, an old ranch south of Inverness). It was at Laguna Ranch that William Caldeira, a chauffeur, reportedly found the

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[68]U. S. Coast Survey, "Map of Part of the Coast Between Duxbury Reef and Punta de los Reyes, California," Plane Table Sheets 2 & 3, 1859-60, California State Lands Commission; Official Map of Marin County, 1873; Shafter Ranch Ledger, 1879, Jack Mason Museum Collection.

controversial "Plate of Brasse" of Sir Francis Drake in November of 1933.[69]

Leland Murphy had purchased Laguna Ranch from Mrs. Hamilton in 1929, and retained the dairy business there until the late 1930s. The U. S. Army leased Laguna Ranch from Murphy in 1940, installing elements of the U. S. 30th Infantry at the ranch during World War II. The troops built roads and barracks, and installed gun emplacements in the hills overlooking Drakes Bay. The military left Laguna Ranch in 1945, when Murphy sold the 1,500-acre ranch to Robert D. Marshall.[70]

Marshall, a millionaire rancher and lumberman, had a Grade A dairy and ran beef cattle on the ranch until 1955, when he established an extensive lily and daffodil garden in the flats near the ranch house. More than one hundred varieties of the flowers reportedly thrived at the ranch. Marshall continued to lease the surrounding pasture for beef grazing. Marshall died in 1962; his son, Robert, Jr., sold the ranch to the National Park Service for $2,149,750 in 1971. The ranch buildings were retained for use as an American Youth Hostel, which operates as a park concession, while other outbuildings and residences have been adapted as park residences and educational retreats. The last of the army's quonset huts, in use as an enviraomental camp, was torn down in 1986 and replaced by the Clem Miller Environmental Education Center.[71]

b. Historic Resources and Significance

Three historic structures remain at Laguna Ranch: the ranch house (originally two stories but remodeled to one story after a fire in the 1950s) with school room attached, approximately 120-130 years old but greatly altered; a garage, at least 90 years old, now used as storage and a small residence; and the Davis house near the Laguna Trailhead, built about 1935. The original Point Reyes road passes through Laguna Ranch; it descends from the ridgetop at the top

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[69]Hamilton, Ranches, p. 7; Mason, Historian, pp. 343, 462-463; Marin Journal, August 1, 1889; Population Schedules, 14th U. S. Census, 1920; Leases Book J, pp. 258-261, MCRO; interviews with Jim Colli, Lee Murphy, Genevieve and Norman Bettini, Truman Lantrip and Allen Chickering.

[70]Mason, Historian, p. 354; interviews with Lee Murphy and Robert Davis.

[71]Baywood Press, March 8, 1962; Mason, Point Reyes, p. 173.

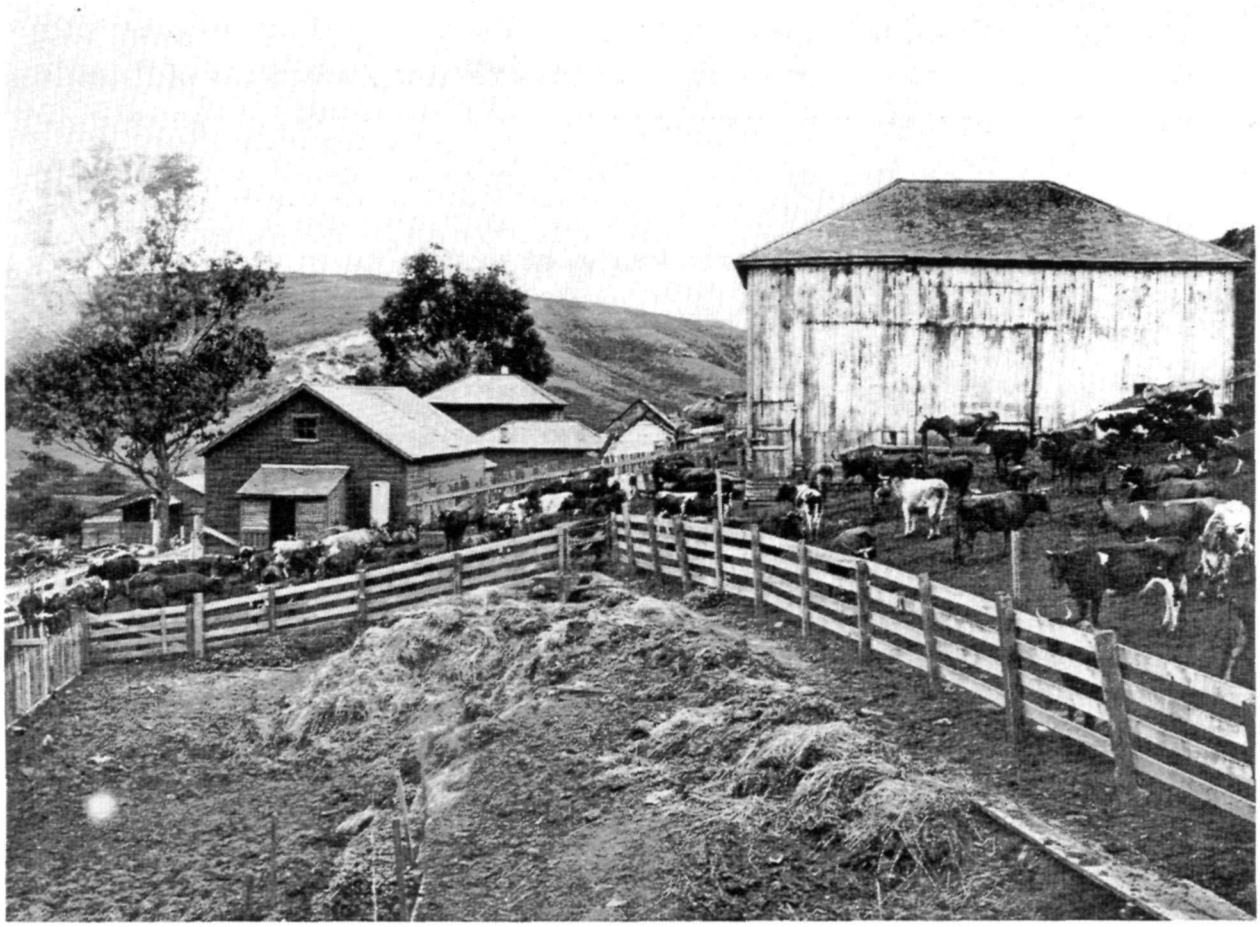
of Balboa Avenue down a gulch to the ranch, then follows the currently paved road to Muddy Hollow. Another pioneer road, now a part of the Coast Trail, leaves the old Point Reyes road near the ranch house and heads west to the coast, passing the original site. Remnants of Robert Marshall's daffodil farm continue to bloom every spring in a field across the creek from the ranch house.

Laguna Ranch is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County. The site represents one of the pioneer settlements of Point Reyes, as well as a long-time dairy operation.

c. Historic Features

1. ranch house, ca. 1870s*
2. garage, ca 1900*
3. park residence, ca. 1935*
4. Point Reyes road, ca. 1850s*
5. Coast Trail, ca. 1850s

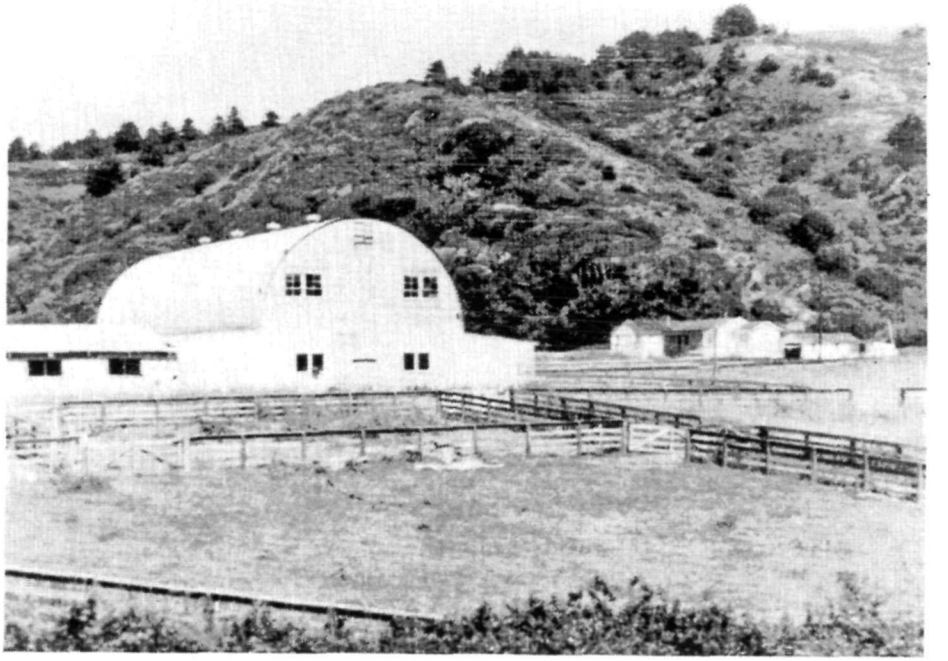
*Contributing structures/features for future National Register Nomination.



Laguna Ranch, looking northwest, about 1910. The house, in its two-story configuration, is identified by its hip roof in the distance. Courtesy of California Historical Society.

The Bettini family, Martina, Lina, Nicholas, Genevieve, and baby Norman, pose in front of the Laguna Ranch house in 1931, above. Courtesy of Norman Bettini. Below, Laguna Ranch as it appeared about 1933, looking northeast. Courtesy of Truman Lantrip.

Bob Marshall's quonset barn at Laguna Ranch in 1963; it was probably built by the Army around 1940, and was demolished by the National Park Service in the 1960s. The ranch as it appeared about 1965, below; the milking barn was later demolished. Both photos, Point Reyes National Seashore Collection.



6. SUNNYSIDE RANCH

a. Description and History

Today Sunnyside Ranch is a forgotten location covered with brush. Almost no documentation has been found about the ranch, and few local people even remember its existence. The ranch buildings disappeared by the 1930s. Only a road in the adjacent Paradise Ranch Estates subdivision keeps the name alive. Part of the ranch site lies outside (east) of the park boundary.

Sunnyside Ranch was first mentioned in the 1893 ranch sales booklet, in which it was listed as 800 acres with 80 cows, renting for $800 per year. John Shields, an Irishman, leased the ranch for 11 years before the turn of the century, before relocating to Marshall and operating a store there. A biography of Shields intimates that Sunnyside Ranch was new at the time he came, which would place an establishment date at around 1886. While a family named Silver or Silva rented the ranch in 1906, the dairy house was knocked over by the earthquake on April 18. John and Joe Fostine were reportedly at Sunnyside Ranch in the 1920s. Evidently the ranch had a severe problem with brush, and by the 1930s it was abandoned and the ranch buildings torn down. In its last years the house, reportedly a typical Shafter ranch house, was painted red.[72]

b. Historic Resources and Significance

No buildings or structures remain at Sunnyside Ranch, and no trees mark the site. Historical archeology potential exists, however. The road through the ranch, apparently unchanged for more than 100 years, remains as part of the Ridge Trail between Sunnyside Drive in Paradise Ranch Estates and the Bayview Trailhead on Limantour Road.

Sunnyside Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

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[72]Hamilton, Ranches, p. 7; Financing an Empire, p. 520; Mason, Point Reyes Historian, p. 463; Map of the Lands of the Country Club, 1899, PRNS; interviews with Amelio Giambastiani and Margaret Dowd.

c. Historic Features

1. road through ranch (Ridge Trail)*

*Contributing structures/features for future National Register Nomination.

Sunnyside Ranch after the 1906 earthquake; the dairy house has fallen over. G. K. Gilbert photograph, courtesy of U. S. Geological Survey Library.

7. VISION RANCH

a. Description and History

Vision Ranch was located near the top of Point Reyes Hill, the second highest peak on the Point Reyes Peninsula and adjacent to Mt. Vision. Existence of Vision Ranch is not documented until 1874, when William Newton Shafter, overseer of the Shafter ranches, mentioned the ranch in a series of letters to his nephew, Payne Shafter of Olema. Shafter indicated that improvements were being made to the pig pens and drainage, and picket fences and a barn were under construction. Shafter leased Vision Ranch, apparently for the first time, for a three-year term beginning September 1, 1874, to an unnamed tenant for $1,200. The next year Shafter wrote, "The Vision Ranch boys on Wednesday interviewed a large bear, cinnamon I guess. As the man said, it was colored like a 'sandy' pig I have. The bear came from the gulch where we killed the other, and went towards the bay."[73]

In 1893 Vision Ranch consisted of 1,200 acres and supported 150 cows for a yearly rental of $2,625. In 1895 John and Mary Azevedo leased Vision Ranch, where a number of their children were born. Azevedo and his partner Antone Gomez and brother--Jose Azevedo--made up the dairy crew. The ranch had a mule-powered butter churn in its small dairy. Daughter Helen Joseph described how she walked to school at Inverness daily, a downhill walk of about three miles with a steep uphill return. The Azevedos moved to Tomales about 1910. Joseph Govan, a Scot with a wife and two children, rented the ranch until September of 1922, when he sold his stock, farming implements, dairy outfit and crops to the Grandi Company, a mercantile in Point Reyes Station; Govan eventually leased K Ranch from the O. L. Shafter Estate. Manuel Leale rented Vision Ranch during the 1920s.[74]

Vision Ranch was bought by Leland Murphy in 1929 and then sold to Dr. Millard Ottinger in the early 1940s. Apparently, the Vision Ranch buildings had

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[73]William N. Shafter to Payne Shafter, August 4 and 24, 1874, and May 24, 1875, Jack Mason Museum Collection.

[74]Hamilton, Ranches, p. 6; Marin Journal, September 28, 1922; Population Schedules of the 12th and 14th U. S. Census, 1900 and 1920; interviews with Helen Joseph, Vivian Horick, and Amelio Giambastiani.

disappeared by then. Ottinger sold the ranch to the National Park Service in August 1970; he died in January 1972 at the age of 78.[75]

b. Historic Resources and Significance

No buildings or structures remain at Vision Ranch, although historical archelogy potential exists. A grove of wind-worn eucalyptus trees marks the site, opposite the Mt. Vision Overlook parking lot at the end of that road. The old roads to the ranch are either abandoned and impassable or paved as part of the Mt. Vision Overlook road.

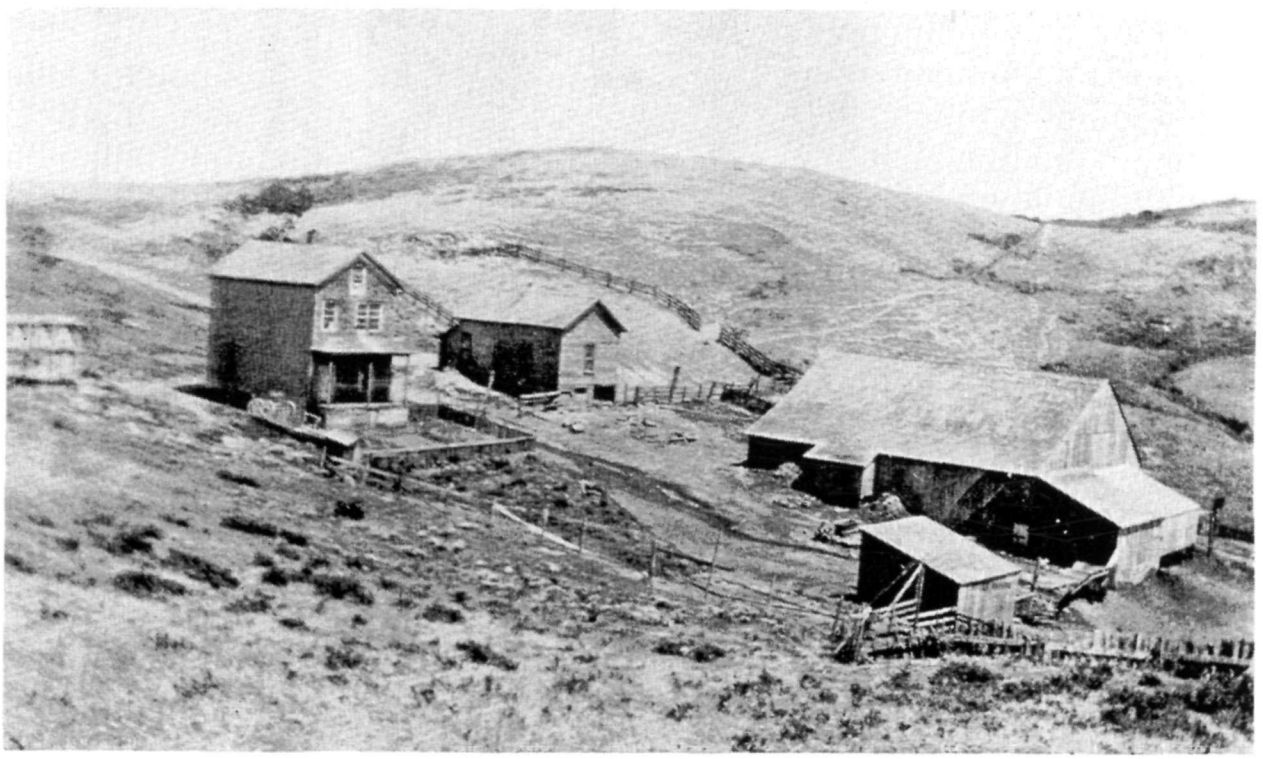
Vision Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

c. Historic Features

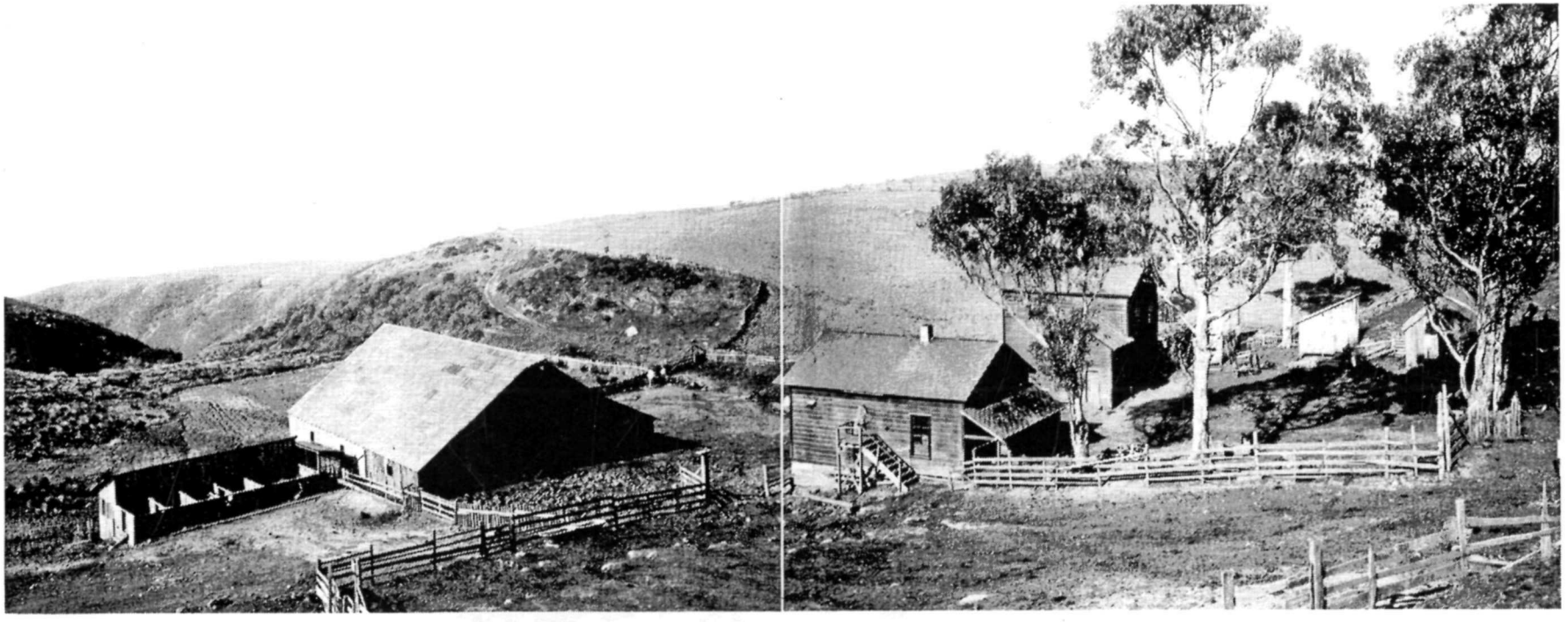
1. eucalyptus trees*

*Contributing structures/features for future National Register Nomination.

[75]Interviews with Lee Murphy and Larry Marks; Mason, Point Reyes, p. 173; Independent-Journal, January 8, 1972, p. 5.



Vision Ranch about 1900 when occupied by the Azevedo family, looking south. Courtesy of Helen Azevedo Joseph.



Vision Ranch panorama, looking west, taken about 1910. Left to right, hog pens, milking barn, dairy house (with stairway for milkers to deposit fresh milk to the separator), dwelling, sheds. Courtesy of Bancroft Library, University of California, Berkeley.

8. OPORTO RANCH

a. Description and History

The site of Oporto Ranch is marked by a few windblown eucalyptus trees and a more recent reservoir, all visible from Mt. Vision road. The ranch sat on the spine of a long ridge which eventually forms the point that separates the two arms of Home Bay on Drakes Estero. Residents of Oporto Ranch were rewarded with a sweeping vista of Point Reyes from Tomales Point to Double Point. A road, still passable by walkers, runs down the ridge to Home Ranch, and up to the site of Vision Ranch.

Considered to be named by a Portuguese tenant homesick for his town of Oporto on the coast of Portugal, Oporto ranch has very little documentation save for occasional comments in letters and a photograph at the Bancroft Library. A fire that started in the ranch blacksmith shop in 1927 burned hundreds of acres and threatened Inverness. The ranch was occupied during the 1920s by Eugene Bonini, and in the 1930s by Frank Murphy, father of owner Leland Murphy, while he acted as a unofficial gamekeeper for Murphy's property. The remains of Oporto Ranch, commonly called Porter Ranch at the time, were destroyed by the National Park Service in the early 1970s, after a tenant was evicted from the premises.[76]

b. Historic Resources and Significance

No buildings or structures remain at Oporto Ranch, although the site contains foundations and rubble left after the demolition of the ranch buildings. A few wind-worn eucalyptus trees mark the site. The road to the ranch, apparently unchanged for more than 100 years, remains.

Oporto Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

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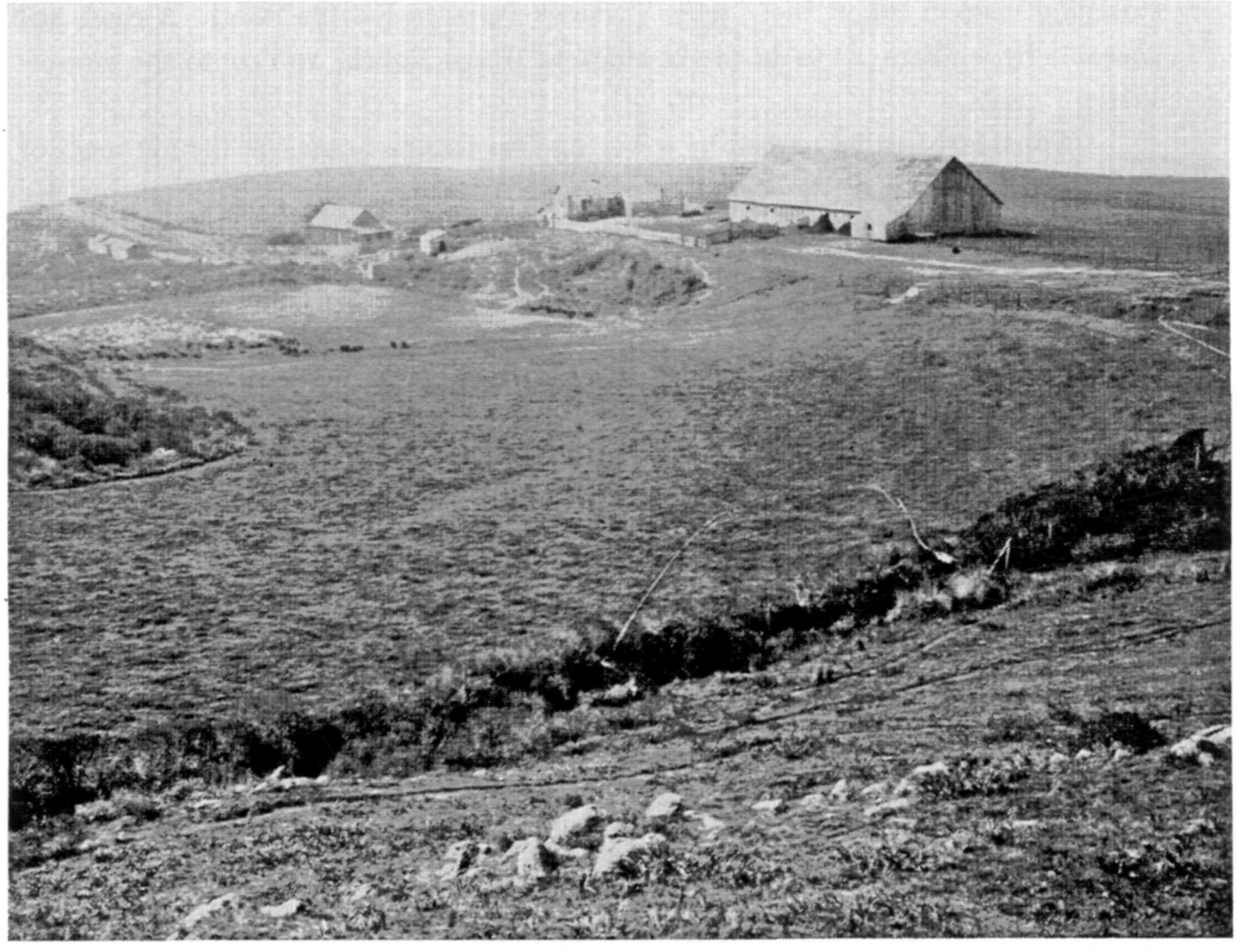
[76]Mason, Historian, p. 270; Marin Journal, October 13, 1927; interviews with Gene Bonini, Jim Colli, John Sansing, and Lee Murphy.

c. Historic Features

1. rubble and foundations
2. trees
3. road to ranch, Vision Overlook to Murphy Ranch*

*Contributing structures/features for future National Register Nomination.



Oporto Ranch, looking west, about 1910. In the absence of haze, one would see Drakes Estero and the Pacific Ocean in the distance. Courtesy of Bancroft Library, University of California, Berkeley.

9. GLEN RANCH

a. Description and History

Glen Ranch, located in a beautiful oak-studded meadow with a wooded gorge to the east and hills protecting it from ocean winds to the west, was one of the smaller of the Shafter ranches. Its origins are elusive. First mention of Glen Ranch was found in a Shafter ranch ledger of 1879, that listed Baptista Miranda at Glen Ranch, using 140 acres; the cattle brand was "1." A. E. Scott killed a 342-pound bear at Glen Ranch in 1884, as reported in the local newspaper.[77]

The Shafter ranches sales booklet of 1893 listed Glen and Wildcat ranches together as supporting 230 cows at a yearly rental of $3,875; both ranches, the whole of James McMillan Shafter's South End Tract, covered 3,021 acres.[78]

Glen Ranch was leased by James Buletti from before 1900 to 1908. Buletti, married to Olema Valley native Eda Muscio, milked 90 cows and employed three farm laborers at the ranch. A local veterinarian wrote of "this beautiful hill ranch . . . situated above the heavy fogs" and praised the operation:

> Nearly one hundred cows are being milked on this ranch and a first-class grade of butter is also manufactured. A more pleasant people than the Bulettis are scarce. The three little children are as bright as a new coined dollar.[79]

Buletti sold his business in 1908 to his brother-in-law Romano Muscio, who operated the ranch until 1914. Six Muscio children were born at Glen Ranch: Melvin, Eldred, Mauvereen, Fern, Helen, and Jack. Their mother Amelia was a Campigli, born and raised at U Ranch nearby. One writer described a 1911 visit to what was no doubt the Muscio family: "Coming to a ranch-house . . . I stopped for lunch . . . . The people here again were Italian-Swiss, and if the dishes were a shade overdone with garlic the good-will was all that could be desired." The

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[77]Shafter Ranch Ledger, 1879, Jack Mason Museum Collection; Marin Journal, April 3, 1884.

[78]Hamilton, Ranches, p. 4.

[79]Marin County Tocsin, February 9, 1901, p. 3.

Muscio family moved to the San Joaquin Valley in 1914.[80]

Julia Shafter Hamilton sold Glen Ranch in 1912 to John Bondesen, her former land agent and resident of Point Reyes Station. Bondesen continued to lease the ranch as a dairy to the Frank Faustine family until the mid-1920s, when the ranch was abandoned. By the 1930s the buildings were gone and the land leased for grazing replacement stock. Bondesen sold the property to Harry Fair, a prominent San Franciscan and member of the Bear Valley Country Club. Fair and his friends hunted on the land until selling it in 1950 to Bruce and Grace Kelham, buyers of the Bear Valley Ranch. The Kelhams sold both properties to the National Park Service in 1964. Glen Ranch was developed into Glen Camp, a walk-in campground in Point Reyes National Seashore.[81]

b. Historic Resources and Significance

No buildings or structures remain at Glen Ranch, although historical archeology potential exists. The roads to the ranch, apparently unchanged for more than 100 years, remain.

Glen Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County.

c. Historic Features

1. roads to ranch (Glen Trail, Glen Camp Loop, Coast Trail)*

*Contributing structures/features for future National Register Nomination.

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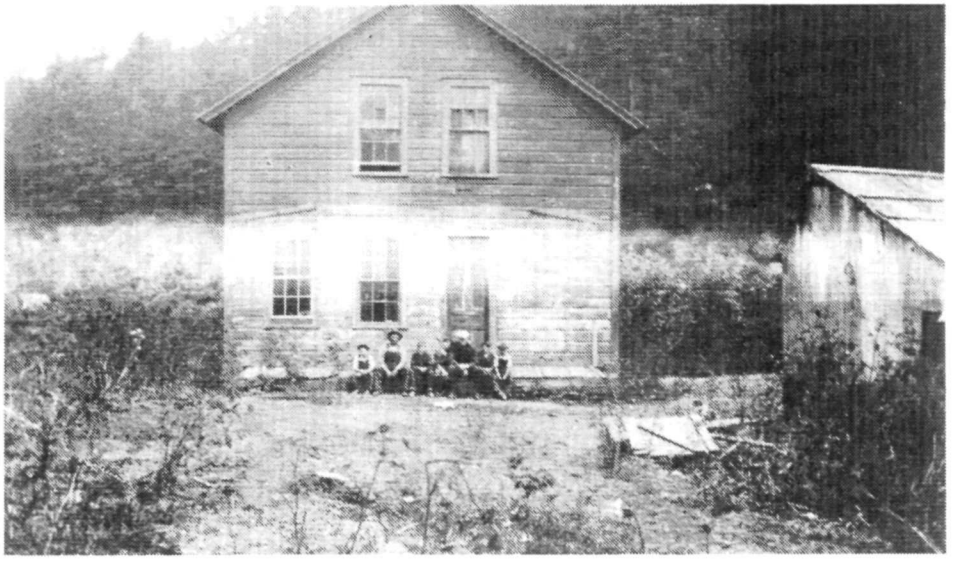
[80]Population Schedules, 12th U. S. Census, 1900; Marin Journal, March 20, 1902; Chase, California Coast Trails, p. 251-252; interview with Fern Muscio Gilliam.

[81]Mason, Point Reyes, p. 97; Marin Journal, May 15 and 22, 1919; interviews with Dorothy McClure, Allen Chickering and Armin Truttman.

Romano and Amelia Muscio, tenants at Glen Ranch 1908-1914. Below, theGlen Ranch house after abandonment, about 1925. Both photographs courtesy of Fern Gilliam.



Milking at sunset at Glen Ranch, circa 1908-1914. The man is probably Romano Muscio. Courtesy of Fern Gilliam.

10. WILDCAT RANCH

a. Description and History

Wildcat Ranch, located on a broad field facing the Pacific Ocean, was occupied as early as 1858, when the dwelling of M. Parrot appears on a map. A 1860 map details buildings and a large tilled field. The Shafters and Howard used Wildcat Ranch for their wild cattle and horses in the 1850s and 1860s; it may have developed into a dairy ranch in the 1870s. The Wildcat Ranch brand was "2" in 1879. A newspaper article described the ranch as "one of the grandest sights to be met with; it is right on the ocean's breast, with grand sloping hills from all sides." In 1901 tenants Mottim and Grosse (Grossi?), milked 70 cows at Wildcat. Julia Shafter Hamilton sold the ranch to Francis P. Blair in 1912, who continued to lease out the dairy; Antone Morris operated the dairy here in the 1920s. Near the beginning of the United States' entry into World War II, Blair sold 3.69 acres and leased another 152 acres to the U. S. Army, which established the Wildcat Military Reservation on a clifftop site north of the ranch complex. The Army engineers built two concrete fire control stations, B7 S7 Townsley and B7 S7 Construction 129, which were to serve two coastal defense batteries armed with mammoth sixteen-inch guns located at Forts Cronkhite and Barry in the Marin Headlands. The Army also stationed a radar unit and two 60-inch coastal searchlights an the shore.[82]

Blair's heirs sold Wildcat Ranch to William Tevis, owner of the adjacent Lake Ranch, about 1945; Olema Valley rancher Boyd Stewart bought much of the forested east side of the ranch. On a lease from Tevis during the 1950s, Douglas Hertz established the Bolema Club, a pheasant hunting camp, at Wildcat Ranch; Hertz eventually bought the property. The National Park Service bought Wildcat Ranch from Hertz in 1966 and created Wildcat Camp, a walk-in group campground.[83]

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[82]Plat of Rancho Punta de los Reyes Sobrante, 1858, PRNS; Shafter Ranch Ledger, 1879, Jack Mason Museum; Marin County Tocsin, February 9, 1901; Population Schedules, 14th U. S. Census, 1920; interview with Tony Morris; Erwin N. Thompson, Historic Resource Study, Seacoast Fortifications, San Francisco Harbor (Denver: Denver Service Center, Historic Preservation Team, National Park Service, U. S. Department of the Interior [circa 1980]), pp. 391,401, 402.

[83]PRNS administrative files.

b. Historic Resources and Significance

No buildings or structures remain at Wildcat Ranch. A grove of eucalyptus trees marks the site, and historical archeology potential exists. The roads on the ranch, including the Coast Trail and the Stewart Trail, remain apparently unchanged for more than 100 years.

Wildcat Ranch site is significant for the role the ranch played in the development and success of the Shafter dairy industry and the dairy industry in general in Marin County. The site is one of the pioneer settlements of Point Reyes, as well as a long-time dairy operation.

c. Historic Features

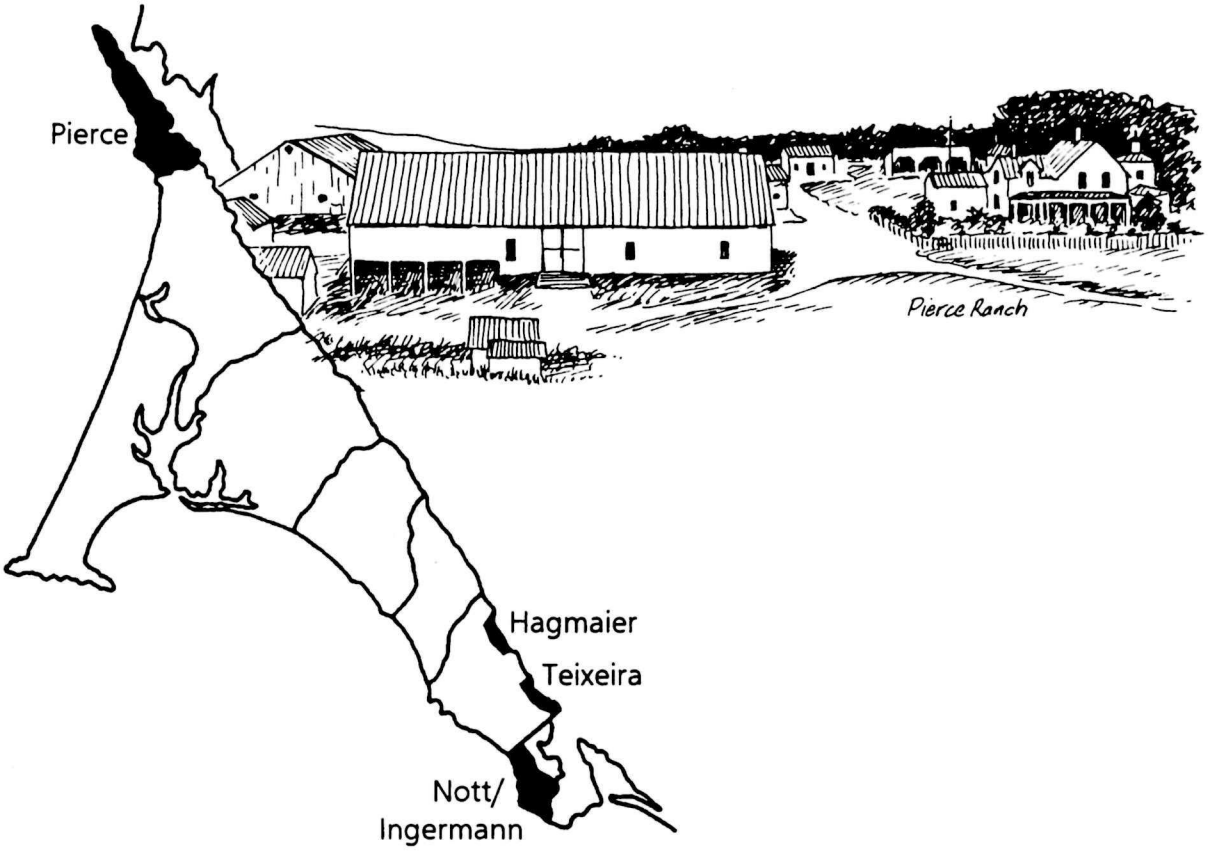
1. trees
2. roads to ranch (Coast and Stewart Trails)*

*Contributing structures/features for future National Register Nomination.

Wildcat Ranch site in the early 1960s, from the air. At the time the photograph was taken, the Bolema Club owned the property and had developed recreational facilities; the old ranch structures are gone. Point Reyes National Seashore Collection.

Wildcat Ranch got its name from critters like the one pictured at top; a couple poses with their mountain lion in the 1930s. The rugged location of Wildcat Ranch kept its dairy operation small. NPS photos.

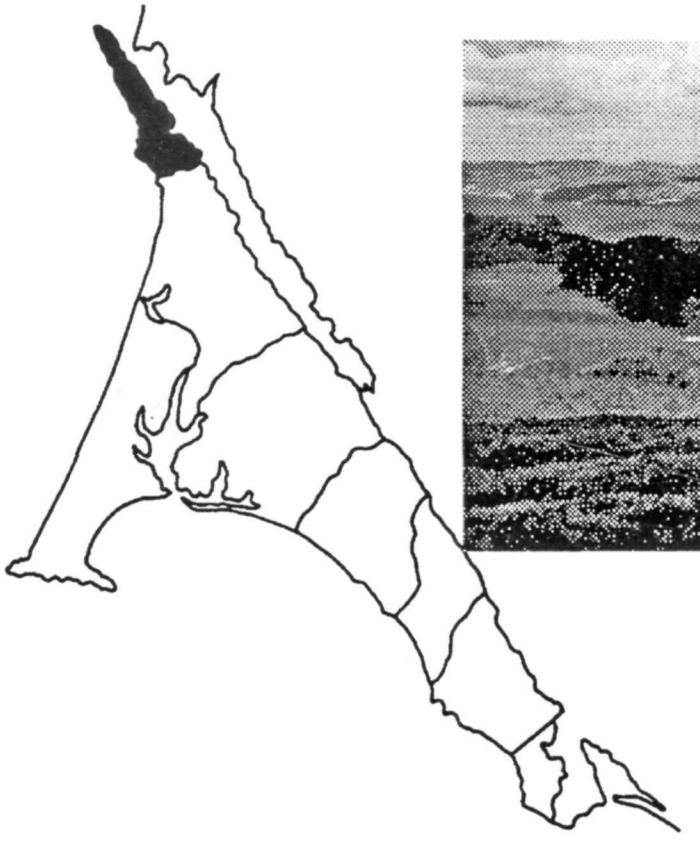
SECTION FIVE:
Independent Ranches

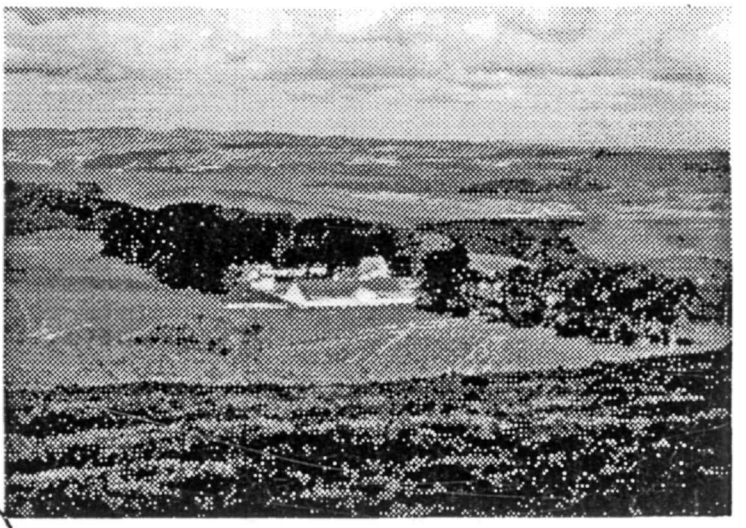


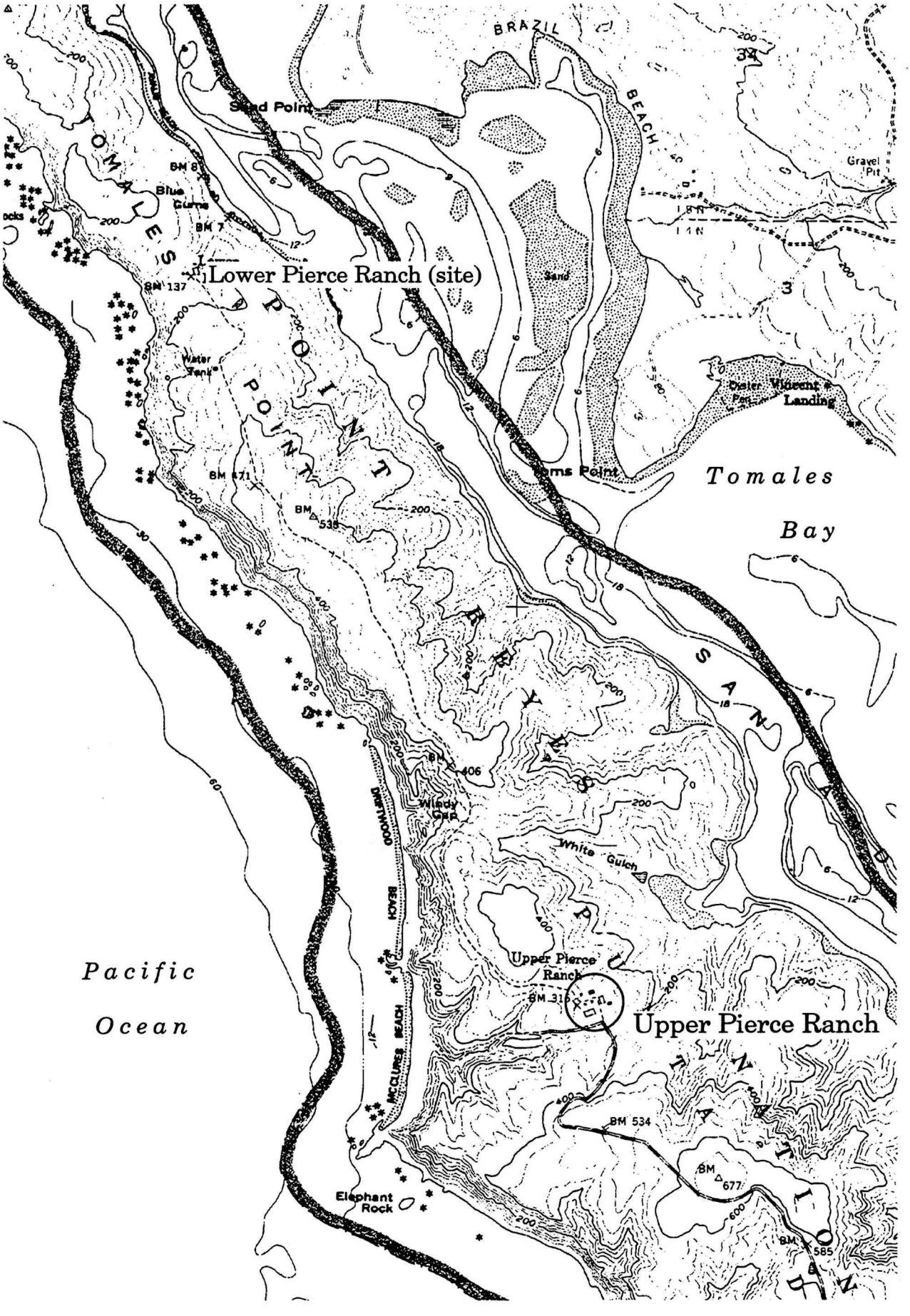
SECTION FIVE:

Independent Ranches

A. PIERCE RANCH






Lower Pierce Ranch (site)
Upper Pierce Ranch
Upper Pierce Ranch
Tomales Bay
Pacific Ocean
TOMALES POINT
PIERCE POINT
SAN ANDREAS
Sand Point
BRAZIL BEACH
Gravel Pit
Blue Gums
Water Tank
Oyster Pan
Vincent Landing
Toms Point
Windy Gap
White Gulch
DRAKES BEACH
McCLURES BEACH
Elephant Rock
BM 8
BM 7
BM 137
BM 471
BM 538
BM 406
BM 315
BM 534
BM 677
BM 585
Sand
Rocks

V. INDEPENDENT POINT REYES RANCHES

A. PIERCE RANCH

1. Description

Pierce Ranch, or Pierce Point Ranch, consists of one extant ranch complex and two former ranch sites. These sites are the Lower Pierce Ranch, torn down by the National Park Service in the 1970s, and the original site of Solomon Pierce's settlement in White Gulch. The boundaries of the ranch have not changed since they were created in 1858. The Upper Pierce Ranch is located in a swale on narrow Tomales Point, with Tomales Bay on the east and the Pacific Ocean on the west. The ranch complex is reached from Pierce Point Road, which terminates at the ranch and the parking lot for McClures Beach. Consisting of 18 buildings, all dating from circa 1860 to 1933, the ranch has been listed on the National Register of Historic Places. It is no longer in use for ranching purposes, but has been restored and opened to the public for self-guided tours with interpretive signage; the old ranch house is occupied by park personnel.

2. History of Pierce Ranch[1]

The land on which Pierce Ranch stands was originally part of Antonio Osio's 1843 land grant, *Punta de los Reyes Sobrante*, which came under the ownership of Shafter, Shafter, Park & Heydenfeldt in 1858. The only notable exception to the firm's agreement to hold on to the land was the sale on December 5, 1858, of a 2,200-acre tract of land on the end of Tomales Point to Solomon Pierce for $7,000. The sale may have been the product of an old friendship, for the Shafter brothers,

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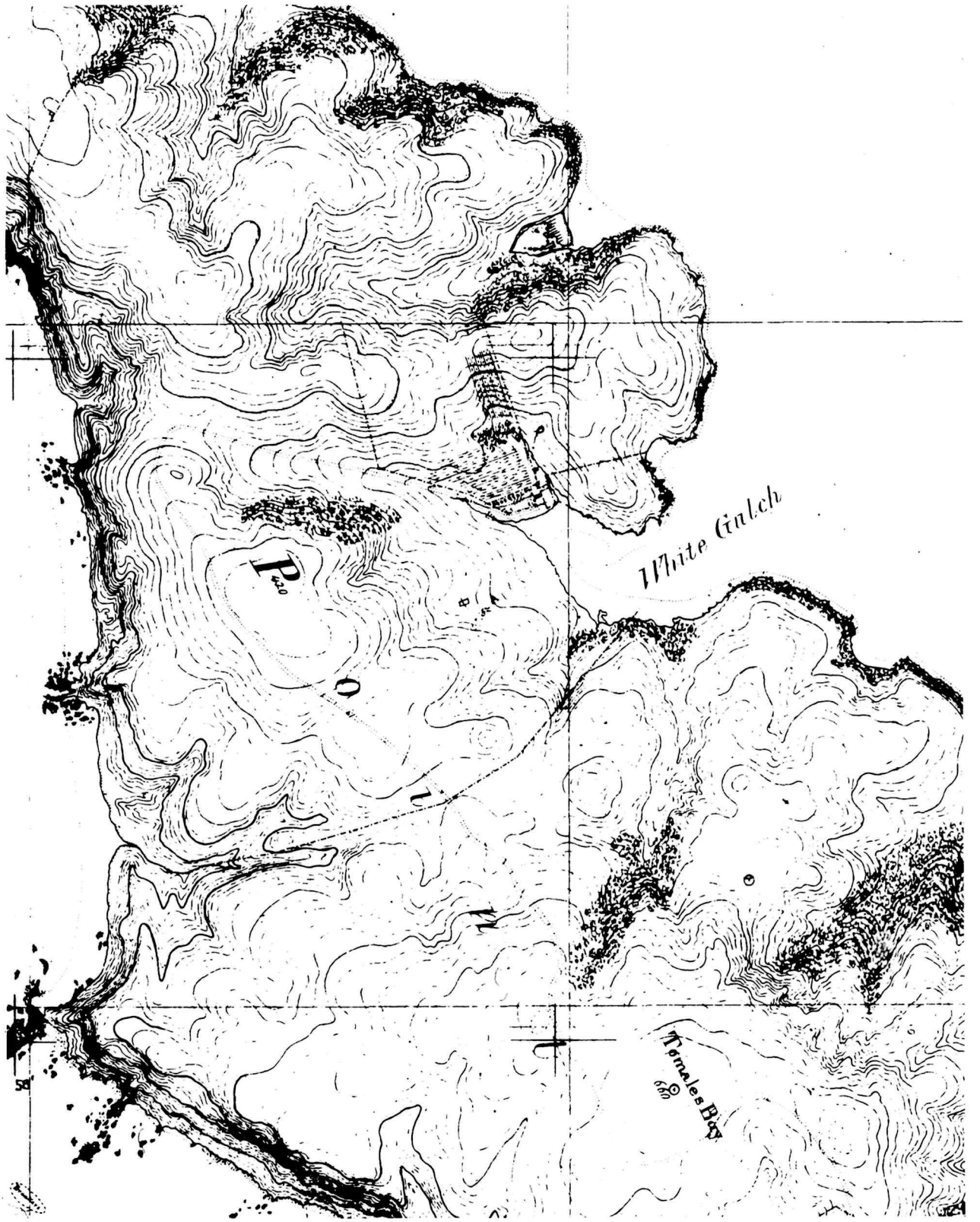
[1]This chapter is an edited and updated version of the historic data section of the Historic Structures Report, There is No More Extensive Dairy in the Township: The History and Architecture of the Upper Pierce Point Ranch, 1856-1986, by Gordon Chappell and Richard Borjes (San Francisco: National Park Service, 1984).



Solomon Pierce's property on the 1862 U. S. Coast Survey map of Tomales Bay. Note that Pierce's buildings and fields are in White Gulch, and that a road connects the ranch to the southern part of the peninsula. Also note a fenceline marked in the upper left corner; a ruin of a rock wall remains there today. California State Lands Commission Collection.

Trenor Park, and the Pierce family all had come to California from the State of Vermont earlier in the decade.[2]

Solomon Pierce left Vermont for California in the spring of 1850, and in 1856 told his wife and son to join him in El Dorado County, along the Mother Lode of California gold. It was not until July 1858 that the Pierces moved to Petaluma Township in Sonoma County where Solomon entered the dairy business in partnership with George C. Jewell. The following December Pierce purchased the Tomales Point tract and shortly thereafter moved his family onto the land.

At that time, George Laird already had a dairy ranch near the end of the point on the bay shore. There also were apparently a couple of "cabins" in White Gulch on the bay side of the point whose ownership and origin is unknown. In 1859 Laird took a Shafter lease on K Ranch directly to the south. Pierce settled in a small flat valley on the north shore of White Gulch. He invested in livestock, cleared 400 acres of land, started a dairy, and by the close of his first year had acquired $2,192 worth of ranch animals: three horses, 37 milk cows, two work oxen, 40 other cattle, and 24 swine. In the process, he had raised the cash value of the ranch to $8,000. The Pierce dairy produced 4,000 pounds of butter during the year, second only to the Young brothers, located some distance south of the Pierce ranch. Thus even at its beginning the Pierce ranch stood among the best dairies on Point Reyes as measured by its production.

In 1862, Pierce's ranch consisted of two buildings within a fenced enclosure as well as a cultivated field and rows of planted trees, all located near the water in White Gulch. At some time between 1862 and 1868, Pierce constructed the dairy ranch in its present site. In 1864, perhaps satisfied that he had assured the success of his Point Reyes dairy, Solomon left the ranch in the hands of Abram Jewell Pierce, his oldest son, then 24, and returned to Petaluma. Abram may have been responsible for the relocation of the ranch and the subsequent improvements.

Abram stayed one year, then leased the ranch and went back to Vermont for a visit of seven years. There on December 5, 1867, he married and in November 1869, young Pierce and his bride, Minerva, returned to Pierce Point Ranch. Pierce immediately undertook construction of a two-story main residence for the ranch which survives today. Built next to an old house which became an annex to it, the

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[2]Except where citations refer to other sources, this history section was based upon Toogood, Civil History, Vol. 1, pp. 130-197, vol. 2, 229-234.

new house faced to the east, with a magnificent view down White Gulch to and across Tomales Bay. The Pierces soon had a son, William, to share their new house. Unfortunately they were not long to enjoy it for in 1870 Minerva Pierce's health was shattered by unknown causes, and the couple left for the South in hope that a change of climate would cure her. In June 1871, they returned to California, settling in Petaluma where Abram's father lived and where Abram worked in the grocery business. They were there only two years for Minerva Pierce died on June 8, 1873.

After his wife's death Abram returned once more to the Point Reyes ranch. He found it prosperous under its lessees. By 1870, under the management of a man named Mallot, the ranch's production of butter exceeded that of all others in Point Reyes township: compared with its 47,000 pounds that year, the nearest competitor was a poor second with only 25,000 pounds of butter. The Pierce Point Ranch also led the township in the value of its livestock and agricultural products, now totaling $23,400, nearly three times the value of the entire ranch a decade earlier. The ranch now produced yearly 75 tons of hay as feed crop for this cattle as well as 1,000 bushels of Irish potatoes. On the ranch were ten horses, 250 dairy cows, four oxen, 220 cattle, and 100 hogs. Ranch salaries totaled $5,000, an enormous sum for 1870, and the ranch now had a cash value of $50,000, compared with the $7,000 paid for it 12 years earlier.

Apparently, Abram J. Pierce's return to the family ranch (of which he owned one quarter by transfer from his mother, Sarah, in 1871) was the beginning of a period of even greater growth and prosperity. Pierce remarried on May 6, 1876, his bride the former Mary V. Robinson. Two years later, a newspaper article detailed the Abram J. Pierce ranch as an exceptional example of a California dairy:

A Marin County Dairy.
A.J. PIERCE'S PRINCIPALITY, TOMALES POINT.

> In 1856, the contest for title to the splendid tract of grazing lands known as Punta de los Reyes, was concluded in the Federal courts, in favor of the brothers Shafter. The Northern portion of the Point Reyes township, is a sharp point, averaging about a mile in width, with a length of about five miles, known as Tomales Point. A few days after the confirmation of the title, Solomon Pierce, a prominent citizen of Petaluma, went on to the Point to lease a ranch. Pending the

negotiations, Mr. Shafter offered to sell him the Tomales Point, at $3.50 an acre, and he bought it. Thirty days later the Shafters would not have sold it, and, we believe, have never sold a foot of the township since. It is now worth $30 an acre.

Mr. Pierce made substantial improvements on the ranch, and had just got everything comfortable about him, when he lost his life, by a railroad accident, and his son, A. J. Pierce, became his successor, and is now the manager of the ranch and dairy, which is one of the best improved and conducted places on the coast.

TOMALES POINT

Is laved on the west by the Pacific, the shore being all bluff, from 100 to 1,000 feet high, and the beach being varied, sandy, pebbly, and rocky; the northern extreme faces the straits; the east looks out upon Tomales Bay, and on the south is the only connection by land with the rest of the world. No public road leads to the place, and if you approach it from the land side, about a dozen gates will have to be opened, in crossing the adjoining ranches. Yet the lintels of the Pierce homestead are but six hours from San Francisco, and a daily mail is maintained. The route is by sail to Hamlet, a station on the Narrow Gauge. Mr. Pierce has lighters, plungers, yachts and skiffs. His wharf is two miles and a quarter from Hamlet, and Capt. Saunders, his boatman, crosses in eleven minutes with any load, from a letter to a sixty feet barn.

A quarter of a mile from the embarcadero in North Gulch, and 407 feet above the sea, stand the

RESIDENCE, DAIRY BUILDINGS, BARNS,

Etc. The site is sheltered from most of the prevalent winds central to the ranch, and commands a charming view of the bay, the opposite shore, Sonoma hills and the St. Helena range. Mr. Pierce's dwelling is large and roomy, of plain exterior, but finely finished, and supplied with every city comfort except gas. Water is brought from springs sixty feet higher than the house, and the bath and bedroom are supplied with running water in stationary wash bowls.

The place has more the appearance of a village than of a single home. The grounds inclosed for

buildings and all purposes embrace several acres. A fine large horse stable, large cow barn, a cluster of buildings for dairy purposes; a house for the help, embracing, sitting room, dining room, and dormitories; cottages for various uses, sometimes occupied by hands with families; a store house, which looks like a country store; meat room, laundry, water house, carpenter shop, blacksmith's shop, poultry houses, pig pens, etc.--the place may well be called Pierceville.

BUSINESS OF THE DAIRY.

Mr. Pierce's is a representative dairy, and this is our apology for giving to the public some figures of its business. It is one of the few large ranches of this county not occupied by tenants, and therefore gives a better idea of the resources of our soil than can be commonly obtained.

The ranch has about 2,200 acres, and the usual dairy is 300 cows. Last year, Mr. Pierce milked 277 cows; the product was 60,000 pounds of butter, the net sales of which amounted to $17,431. The other products were about as follow: Six fine colts, mostly McClellan; Mr. Pierce has a McClellan stallion and several brood mares of the same stock; about 25 horses, all told, among them some three-year-olds as handsome as ever pulled a gentleman's buggy. Raised 64 calves; has a thoroughbred Durham bull by Redmond's Lollo Rookh, and his corral of cows, which has a very high average of grade stock, shows plain streaks of Durham and Devon blood. It costs $10 the first year to raise a calf, and is only done to get improved stock. Pork raised was about 30,000 pounds, which sold for $1,500. Beef sold during the year, $500. Average product of eggs, a box (54 dozen) a week, for seven months at not less than $12 a box. Raised thirty acres of potatoes and cut 150 tons of hay. Mr. Pierce farms 125 acres.

OTHER BUILDINGS.

On the upper end of the ranch is a second dairy house, where about 100 cows are milked during a portion of the year. The milk is set and skimmed there, but the cream is taken to the home place, and the butter making is all one job. In the North Gulch, near the embarcadero, is the old homestead, the first built by the present

> proprietor's father, now occupied by the jolly old salt who acts as Admiral on the Ferry, and also commands a "string" in the corral. In several gulches on the bay shore there are buildings, occupied by fishermen and gardeners.
>
> HELP.
>
> Sixteen white men are employed on the ranch, and a superior crew they are. Among them are several young Americans, educated and intelligent gentlemen, with whom it is a pleasure to converse. If there were more such young men in the country times would be better, both in the cities and throughout the State.
>
> Everything about the place, the grounds, the dairy, the stables, poultry quarters, etc., is as neat as a lady's boudoir. Nothing is done for show or parade, but nothing left undone for the comfort and well being of man and beast. The hospitality of Mr. Pierce and his amiable wife is as hearty as it is unaffected. An air of generosity and freedom pervades his home, which is a large as the ocean that surrounds it.[3]

Clearly the Pierce Ranch was the pride of Point Reyes if not all Marin County.

That point was further emphasized in J. P. Munro-Fraser's *History of Marin County, California*, whose chapter on Point Reyes Township began with a discussion of its geography, topography, soil, climate, and then got down to the subject of its products as of 1879. And what Mr. Fraser had to say about products was almost exclusively about the A. J. Pierce Ranch to which he devoted several pages of description and praise:

> There is no more extensive dairy in the township than that owned by A. J. Pierce on Tomales Point, and none are better conducted, hence a sketch of this industry, as seen at his place, will convey a complete idea of its magnitude and importance. The ranch is located on the extreme point, lying between Tomales Bay and the Pacific Ocean, and contains two thousand acres, which for the sake of convenience, is divided into two tracts, with milk houses and other appliances for the business at both places, except that all the cream is brought to the

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[3]Marin County Journal, June 20, 1878, p. 3. The article was excerpted later in the California Emigrant Union, California As A Home, p. 10.

home ranch to be churned. On this dairy there are three hundred head of milch cows, perhaps, one hundred and fifty head of young stock, all of which find ample pasturage, so rich and rank is the growth of grass upon it. At the home place, Mr. Pierce has two corrals for his cows, adjoining each other, and each one hundred and fifty feet square, and a door opens into the strainer room from each of them. The milkers use an ordinary flared tin pail, holding about sixteen quarts, and have their milking stools adjusted to them with straps. When the pail is full the milker steps into the strainer room and pass the milk into a sort of double hopper with a strainer in each section. From this the milk passes through a tin pipe to a vat which holds one hundred and thirty gallons. From this it is drawn off into strainer pails which hold five gallons each, and which have a large scoop shaped nozzle, from which it is poured into the pans, It will thus be seen that the milk passes through three strainers before it is panned. The pans are made of pressed tin and hold twelve quarts each, and are placed in racks, one above the other, before the milk is poured into them. There are three milk-rooms, each with a capacity of six hundred and twelve pans, or a total of one thousand eight hundred and thirty-six, and they are arranged both with a view to convenience and utility. The ventilation is perfect being regulated by openings near the floor and skylight windows above. The rooms are warmed with registers from a furnace in the cellar below them and in this way a very even temperature is maintained. In the center of each room, there is a skimming apparatus which consists of a table about five feet long and two feet wide, placed upon a square pedestal, in either end of which there is a semi-circular notch, under each of which there is placed a can and holding ten gallons for the reception of the cream. In the center of the table is a hopper for the reception of the sour milk, from which it is carried off through pipes. Skimming is performed twice a day, morning and evening, and milk is ordinarily allowed to stand thirty-six hours before it is skimmed, but in very warm weather it is only kept twenty-four hours. This work is begun at three o'clock in the morning, and usually requires an hour and a half to complete it. Two men work at a table, one at each end. The skimmer consists of a wooden knife with a thin

blade shaped much like a butters or farrier's knife. This is dexterously and rapidly passed around the rim of the pan, leaving the cream floating free upon the surface of the milk. The pan is then tilted slightly and the cream glides quickly over the rim into the can below. The milk is then emptied into the hopper and conducted to the hog-pen. This arrangement is so complete and compact that the pan is scarcely moved from time it is placed upon the skimming table till the milk is emptied from it and no time is lost except in passing the pans from the rack to the table. An expert skimmer can handle two hundred pans an hour. In some dairies where the rooms are larger the skimming table is placed upon castors and can be trundled from place to place as convenience requires, and a hose is attached to the hopper leading to the waste pipes. The cream is then placed in the churn, which consists of a rectangular box in the shape of a parallelopipedon, the sides of which are two and five feet respectively on the inside. It works on a pivot at the center of the ends, and is driven by a one-horse tread power. The desired result it attained by the breaking of the cream over the sharp angles of the churn, and the operation requires from twenty to forty minutes. The usual yield of a churning is two hundred pounds, although as much as three hundred and forty-seven pounds have been churned at once. The buttermilk is then drawn off and the butter is washed with two waters, when it is ready to have the salt worked into it. It is now weighed and one ounce of salt is allowed for each pound of butter. The worker is a very simple device and is known as the Allen patent, it having been invented by Captain Oliver Allen, of Sonoma county, and consists of two circular tables, one above the other and about four inches apart. The bottom one is stationary and dressed out so that all milk or water falling on it is carried off into a bucket. The upper dice is on a pivot, so that in the process of working all portions of the butter may be easily brought under the flattened lever used for working it. After the salt has been thoroughly incorporated the butter is separated into square blocks about the requisite size for two-pound rolls. The mould is also a patent device originated by Captain Allen, and consists of a matrix, composed of two wooden pieces shaped so as to press the butter into a roll, which are fastened to an

extended shear handle, with the joint about midway from the matrix to the end of the handle. The operator opens the matrix, and passes it on either side of one of the squares of butter and then closes it firmly. The ends of the roll are then cut off even with the mould, and the roll is complete. This white cotton cloth is placed around each roll, and the stamp of the dairy is applied to one end of it, when it is ready for the market. The rolls are accounted to weigh two pounds each, but they fall short of that weight about two per cent or two pounds to fifty rolls.

Mr. Pierce's dairy house is thirty-six by sixty-four with a wing twelve by twenty. The milk rooms, three in number, are each twelve by twenty-four; the churning room is twenty by twenty, the butter room sixteen by twenty, and the packing room is sixteen by sixteen. The temperature at which the milk rooms are kept is sixty-two degrees. The water for cleaning and washing purposes is heated in a large iron kettle with a brick furnace constructed around it. The milk pans are washed through two waters and then thoroughly scalded and sunned through the day so that they are kept perfectly sweet. The skimming is so arranged that one room is unoccupied each day, and it is then thoroughly cleaned and aired. All waste pipes from sinks are arranged with traps so as to prevent any foul gases from entering the milk rooms and all traces of lactic acid are carefully guarded against. The sour milk is conducted through pipes to hog-pens some distance from the diary house, and affords ample sustenance for two hundred head of hogs. He usually raises fifteen per cent of his heifer calves, and his stock is mostly a cross of Durham and Alderney, which is considered the best stock for rich milk, yielding large quantities of it, and for an extended length of time. Fifteen men are employed in milking, and it requires two hours each time. A good active man will milk about ten cows an hour.

It is thus that this elegant golden delicacy is prepared for our table, and among all the choice products of the glorious State of California none stands out in bolder relief, none strikes the visitor to our coast more forcibly, none affords more real pleasure to the consumer than the wonderfully excellent butter which finds its way to the city markets from Marin county. In quality, color

and sweetness it is not excelled by the famous butter producing sections of Goshen in New York, or the Western Reserve of Ohio. Nor is it equaled in any other part of the United States. What a field for contemplative thought: The verdant fields of grass, toyed with by the winds bathed in a flood of sunshine and shrouded in folds of lacelike and fleecy mists fresh from the ocean with herds of kine feeding upon them; driven at eventime into the corral and, while thoughtfully ruminating, yielding the gallons and gallons of rich, pure, sweet milk; again we see it in great cans of yellow cream, fit for the use of a king; and then the golden butter, and such a delicious butter; Ready for the market and for the table of the epicure. The grass growing in the fields on Monday is the butter on the city tables the following Sunday!

Mr. Pierce has everything about him in the same excellent order that he has his dairy. His cow and horse barns are models of convenience. He has a blacksmith shop, where all his work in that line is done; a carpenter shop where the butter boxes are made and repaired, and other work of a similar character performed; a school-house in his hark; a laundry, presided over by a Mongolian genius; a store in which all the necessary provender supplies are kept, and the stock is almost as full and complete as a country store, comprising hams, bacon, lard, sugars, teas, coffees, syrups, flours, etc; a butcher shop where two beeves are cut up monthly; a "Triumph" gas machine, by which the gas is generated for the fifty burners required for all the places where a light is needed about the place. These burners are in all the rooms of the house, in the milk and other rooms of the dairy house, and in all the barns. The gas is made of gasoline by a very simple process and the expense of manufacturing it is nominal, and the security from fire is almost absolute. And lastly come the dwelling house, which, though not elegant nor palatial, is large, roomy and homelike.[4]

Published by Alley, Bowen and Company in 1880, this county history remains the best single source of information on the ranch in the 19th century, documenting not only the buildings present in 1879, most of which survive today,

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[4]Munro-Fraser, Marin County, pp. 297-300.

but also operation of the ranch and the process of making butter as practiced at that time.

During the early years of the ranch, its products traveled by schooner from the landing in Tomales Bay at the foot of the Gulch, where there was a pier with a manually-operated derrick, to San Francisco. However, once the narrow gauge North Pacific Coast Railroad reached Point Reyes Station on the other side of Tomales Bay in 1875, and built on to Tomales, casks of butter were hauled the half mile down the gulch to the pier where a Pierce Ranch boatman took the cargo across the bay to a landing called Hamlet where it could be transferred to the narrow gauge for delivery by rail to Sausalito, then by ferry to San Francisco.[5]

By this time the ranch included a second complex, farther north on the point, sometimes known as Lower Pierce Ranch or Lower Pierce Point Ranch. It was possibly developed from the ranch Laird was operating in the 1850s, but the upper ranch clearly was the "home" ranch. The two were separated by a diagonal rock wall of unknown origin, which appeared on a detailed map dated 1862, probably before the ranches had been fully developed as separate entities. The wall, now practically a ruin, could date from before the American period at Point Reyes or possibly be prehistoric.[6]

By 1880, Pierce Ranch production of butter had reached 61,000 pounds, by far the greatest from any ranch in the vicinity. That year the ranch consisted of 20 acres of farmed land, 2,000 of fallow. The value of the property was $75,000, with the machinery worth $12,000, and the value of farm products $15,000. The ranch paid out $6,000 for 624 man-weeks of hired labor, the equivalent of full time employment of twelve men.

On May 3, 1883, Abram J. Pierce died of an enlarged heart and other complications at the age of forty-two. Funeral services were held in Petaluma, where "perhaps the largest concourse of mourners" ever to gather in the city mourned his death. He was buried next to his father at Cypress Hill Cemetery in that city.

An obituary of the time explained that Pierce had spent the last ten years of his life on his Point Reyes dairy ranch, but that within the past year he had left on

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[5]Fred A. Stindt, The Northwestern Pacific Railroad; Redwood Empire Route. (Redwood City: published by the author, 1978).

[6]U. S. Coast Survey, "Part of Tomales Bay, California," 1862, California State Lands Commission.

account of declining health. The account went on to claim: "He took a deep personal interest in the business, and managed it with such excellent judgement that it stands today as one of the representative dairy ranches of the Pacific." But Pierce did more, for "while enlarging and improving the home section of the ranch, with such success that it is known far and near as one of the finest and most inviting country residences in the State." Pierce himself was eulogized as

> a man of spherical character. Set in a grand and gigantic physique were a broad mind and a large heart . . . . He took a good citizen's interest in all public affairs, he was honest, upright, and conscientious, generous and intelligent, and sympathetic.[7]

After his father's death, Abram's heir and only child, William S. Pierce, took over management of the ranch, and while he apparently gave "wise supervision to his patrimonial acres," he spent most of his time in Petaluma where he ran the local power company and lived "in elegant quiet" and with more than a hint of scandal with his step-mother, Mary. He was electrocuted while attempting to repair a faulty electric line in Petaluma in 1895, whereupon an obituary commented publicly on the "almost romantic attachment" Pierce and his step-mother had shared. According to one source, Pierce left his entire estate to her of which the Pierce Ranch alone was now valued at $500,000.[8]

Abram Pierce had leased the ranch to Alexander Cameron Johnston and William J. Randall before 1881, and William Pierce continued that lease after his father's death. In 1883, the local newspaper commented on the ranch:

> Under the supervision of Johnson [sic] and Randall the Pierce ranch never looked finer than now, nor in a more prosperous business condition. One hundred cows in, raising sixty calves, and making a pound of butter to the cow. Next? And those half-breed Durham calves, by Golden Wreath and from first-class mothers, are beauties to look at. Since Mrs. Randall's departure for the East,

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[7]Marin County Journal, May 3, 1883, p. 3.

[8]News of William Pierce's electrocution found in Peter Whitney's Shafter family scrapbook.

> Miss Bates is queen of the pleasant house, as well as teacher.[9]

Randall and Johnston ran a dairy large enough to consider buying two Fay cream separators, a new invention on the market, in 1884. That year, Randall, from a pioneer Olema Valley family, sold his interest in the business to Johnston who, according to a news account, "now manages that princely property alone." Randall leased the O. L. Shafter L Ranch nearby. In early 1885 a newspaper called Johnston's Pierce Ranch "one of the finest dairy ranches in the world," and noted that 200 cows were being milked there. By 1888, Johnston was making 200 pounds of butter a day from 220 cows.[10]

Johnston married the schoolteacher from across Tomales Bay, Lizzie Nutter and raised a family at Pierce Ranch. According to reminiscences of his daughter, Johnston paid $10,000 per year for the ranch and "had a big stable of horses and had 500 milk cows." Pierce Ranch butter was shipped stamped, "SP" for Solomon Pierce, founder of the ranch. The family employed two Chinese cooks and the children were taught by governesses. Johnston's daughter recalled that the family lived on the "middle ranch," opening speculation that there may have been a third Pierce Ranch, which is doubtful. While Johnston lived at the ranch, a fire destroyed a barn and 13 horses. Perhaps at this time the current horse barn was built. The Johnstons moved to Palo Alto in the early 1890s.[11]

In 1892 Pierce leased the ranch to Claus Moltzen for the then-large sum of $7,000 per year. His step-mother Mary Pierce, continued to lease the property to Moltzen after William's death in 1895.[12]

Born in Denmark in 1863, Claus Moltzen had emigrated to Petaluma when he was 14 years old, in 1877. He worked as a cooper, making barrels, and about

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[9]Ibid.,November 1, 1883, p. 3.

[10]Munro-Fraser, Marin County, p. 426; Marin County Journal, April 10 and September 4, 1884, January 1, 1885, and December 27, 1888, p. 3.

[11]San Rafael Independent-Journal, November 15, 1969.

[12]The following narrative dealing with Pierce Ranch under lease by Claus (Charles) Moltzen is based on interviews with Katie Bates (nee Moltzen): by Park Ranger Gregory Gnesios on June 25, 1985, and by Regional Historical Architect Richard A. Borjes and Regional Historian Gordon Chappell on October 8, 1985, both in Santa Rosa, California, and on Katie Bates' two albums of historic family photographs of Pierce Ranch, more than a hundred of which she kindly permitted NPS to copy.

1883, married a young woman named Anna Peterson who was a year or two older than he. Eventually they moved out to Two Rock, northwest of Petaluma, where Claus took up ranching. In 1892, Claus somehow became aware of the possibility that the Pierce Ranch near Tomales Point was available for lease, borrowed $7,000 from a Petaluma banker, and moved his family to Pierce Ranch. He either purchased, or already owned and moved from Two Rock, 350 dairy cattle.

Claus and Anna by this time had two children, Thomas and Mary. Tom was about seven years old when they moved to Pierce Ranch, Mary, a bit younger. By this time Claus was becoming Americanized, and generally was known to his friends as Charles or "Charlie." The Moltzen's daughter Mary generally was called Marie.

After a year or two of paying $7,000 per year, Charlie Moltzen managed to get the annual rental lowered to $5,000 per year, the sum he paid for the remainder of his tenure on Pierce Ranch. In 1898, Mrs. Pierce attempted to sell the ranch, and became involved in various mortgages and property transfers with the bank and prominent Tomales merchant Warren Dutton.[13]

In 1897, the Moltzens received an unexpected addition to the family; Anna delivered twin daughters, which were named Clara and Katie. The family raised the twin girls on the ranch along with their elder brother and sister, and because they were twins, almost always dressed them alike and in long sleeves and hats in an unsuccessful effort to ward off freckles. It is through the memory of Katie Moltzen, and the family photograph albums in her possession, that a picture of the operation of the Pierce Ranch and its physical plant around the turn of the century emerges.

Pierce Ranch produced, as of the mid-1890s, the same two products for sale to market that it had in 1879. The principal product was butter, the entire production of which Charles Moltzen sold to the famous gourmet food store on Sutter Street in San Francisco, Goldberg, Bowen and Company. The daily production of butter went by wagon down from the ranch dairy along the steep road which descended the ridge to the east curving north into the cove at White Gulch on Tomales Bay. There the ranch maintained a small pier with a hand-cranked derrick at its outer end, a small whitewashed boathouse, and several small launches which could be rowed or sailed across Tomales Bay. On the other side of

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[13]Marin County Tocsin, November 19, 1898; Marin Journal, August 14, 1902.

the bay, the boatman delivered the butter to the pier at Hamlet, and hauled it up the pier to the nearby flag-stop on the narrow gauge North Shore Railroad, corporate successor of the North Pacific Coast Railroad, which then hauled the butter to Sausalito where a railroad ferry carried it to San Francisco for the delivery to Goldberg Bowen.[14]

The second product of the ranch was hogs, which were fed milk which was surplus to or waste from the butter-making process. Moltzen sold the hogs to the South San Francisco Packing and Provision Company managed by Charles Nonnemann in partnership with Henry Mohr.[15] Moltzen's hands slaughtered, scalded, shaved, and butchered the hogs at the ranch, shipping the meat rather than live animals.

In order to produce these products, the ranch also raised hay, but this was for consumption of the 350 dairy cattle and the horses, and not for sale. Moltzen also had a vegetable garden and northwest of the ranch a field of potatoes, all for consumption on the ranch, as was milk and cream produced by the dairy. They also raised chickens for domestic consumption, which of course also meant eggs. During the haying season, Moltzen had 14 men at work, and perhaps additional men operating the dairy.

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[14]By the turn of the century, Goldberg, Bowen & Company advertised in the Crocker-Langley San Francisco Directory as importing grocers, "Continental and East Indian table luxuries and novelties," with stores at 426-432 Pine Street, 215-217 Sutter, and 2800 California Streets in San Francisco and at 1075 Clay in Oakland. In modern terminology, Goldberg-Bowen was a gourmet food store, and in its day it was famous. See Langley's San Francisco Directory for May 1893, p. 615; and May 1894, p. 614: and 1895, p. 644; and the Crocker-Langley San Francisco Directory for 1896, p. 677; April 1897, p. 732; May 1898, p. 706; 1899, p. 722; 1900-1901, p. 724; 1901-1902, p. 744 and advertisement on p. 745; 1902-1903, p. 758; May 1903, p. 764; May 1904, p. 769; May 1905, p.780; and 1907-1908, p. 752. There was no directory for 1906 because of the great earthquake and fire which destroyed much of San Francisco.

[15]The South San Francisco Packing and Provision Company, in which Charles Nonnemann and Henry Mohr were partners, had a slaughterhouse or warehouse at the corner of Manila and Yazoo and an office at 218-220 Front Street in San Francisco according to Langley's San Francisco Directory for May 1893, p. 1308, but the 1894 issue listed their firm at the northwest corner of 7th Avenue, South and M Street, with an office still at the Front Street address, p. 1386. However the Crocker-Langley San Francisco Directory for 1896 showed the firm with an office at 218 Front Street, a packing house at 7th Avenue South and M Street, and a slaughterhouse at 4th Avenue and M Street. The latter two addresses apparently were in what is now South San Francisco. The directory for 1900 showed the office address moved to 117-119 Davis Street, where it remained until presumably destroyed in the earthquake or fire of 1906, after which it reopened at 407-413 Front Street. See 1896, p. 1457; 1897, p. 1597; 1898, p. 1558; 1899, p. 1610; 1900-1901, p. 1614; 1901-1902, p. 1652; 1902-1903, p. 1672; 1903-1904, p. 1714; 1904-1905, p. 1728; 1905-1906, p. 1729; 1907-1908, p. 1654.

At the ranch house, Anna Moltzen employed a combination dressmaker and housekeeper, a Mrs. Thompson, and the ranch also had a Chinese laundryman, who probably also did other chores. At the time the Moltzens lived at Pierce Ranch, there were two schoolteachers in succession, Martha Thompson and Dora Savage. The schoolteacher currently in residence always roomed and boarded with the Moltzens in the main house.

Moltzen also employed a blacksmith, who undoubtedly had plenty of work keeping the surrey and other vehicles on the ranch in condition, as well as other fixtures and machinery, but Moltzen apparently did the carpentry himself. According to his daughter Katie, Charles also made one or more of the Tomales Bay launches at the ranch. If so, he must have been a capable all-around carpenter, and his experience as a cooper undoubtedly stood him in good stead in producing watertight boats. Photographs of the pier show at least four boats, but emphasize one beautiful little white launch which probably was the one he made; whether or not he also made the others is unknown.

In addition to the launch or launches Moltzen used to move his butter and pork to the railroad across Tomales Bay, the Pierce Ranch pier also played host to at least one sizable schooner during Moltzen's tenure there. The schooner apparently delivered milled lumber and other goods needed at the ranch, and while it was there, its captain along with his wife and daughter stayed with the Moltzens in the main house, the little blonde girl playing with the Moltzen twins.

Pierce Ranch also had horses during the Moltzen's lease, which provided animal power for haying and hauling butter and pork down to the ranch pier, and also for transporting people in the ranch buggies and surrey. But ranch residents and employees generally travelled by launch and railroad if they were going to any of the mainland towns. Exceptions included a visit to the Point Reyes lighthouse and the life-saving station on Ocean Beach near Point Reyes, picnics on the beach, and vacations at Inverness. To vacation at Camp Taylor (now Samuel P. Taylor State Park) in a grove of coast redwoods beyond Inverness on the mainland they probably rode the railroad. The Moltzens also exchanged visits with the Peter Reinholds, who operated Charles Webb Howard's F Ranch to the south.

Pierce Ranch also played host to a number of pets, as well as dairy cows, hogs, horses, and chickens. The pets included at least two dogs and one cat, and probably more of both, while the Moltzens lived there. One or more of the Moltzen dogs may have been trained as hunters, pointing birds for the Moltzens

and their hunting-inclined guests. Cats always proved useful on a ranch, keeping the population of field mice under control.

One fall day in 1903 Claus Moltzen or one of his hands headed down to the Lower Pierce Ranch, and en route, discovered four men digging up and eating raw potatoes in the ranch's potato patch, which must have been northwest of the complex of buildings at the main ranch and on over the hill. Moltzen wanted to know what they were doing, eating his potatoes, and learned that four days earlier they had been shipwrecked and stranded without food or water on Bird Rock. When the full-rigged French sailing ship *Francois Coppee* with a 32-men crew aboard ran aground on Bird Island on November 20, 1903, 14 men manned a lifeboat and were told to stand by to help the rest, but deserted and rowed over to the steamer lane offshore where another vessel picked them up. Fourteen of the remainder drowned, leaving only the four on Bird Rock. After four days, they succeeded in putting together a crude raft from the flotsam and debris, and put ashore on Pierce Point. It was no wonder that they were eating raw potatoes. Moltzen took the French seamen back to the ranch and fed them and gave them dry clothes, and then took them down to San Francisco.[16]

Subsequently, Moltzen salvaged from the beach the wooden nameboard from the schooner, and his family photographed it repeatedly in the front garden, with different people in each view, and once behind the house, after which Moltzen nailed it up above the front door of the carpenter shop. Moltzen also retrieved a barrel of French cognac that washed up on the shore, which he buried to hide it from the inevitable federal agent who soon was investigating the wreck.

Operating a large dairy ranch was hard work and involved many difficulties, not the least of which, in the Point Reyes region, was transportation. Probably in part because of this remoteness, it was difficult to obtain and to retain ranch hands. The turnover, apparently, was high. The climate had harsh aspects, with cold winds blowing eternally off the ocean, and with clammy fog drifting often across the point.

The dairyman who made the butter apparently quit, probably some time in 1903 or 1904, and Tom Moltzen took over the job. But Tom wanted to become an electrician, and eventually left the ranch to do so. His departure was a "last straw"

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[16]Don B. Marshall, California Shipwrecks; Footsteps in the Sea, pp. 117, 118, 121; Mason, Point Reyes, p. 131. Published accounts of this tragedy vary considerably, and it was extensively covered in the San Francisco newspapers.

insofar as his father was concerned. By the spring of 1906, Claus Moltzen was tired of ranching and all its problems, and decided to go into the business of running a saloon in Petaluma. He relinquished the lease on the ranch, and on April 16, 1906, the Moltzen family moved to Petaluma.

Two days after the Moltzens left the Pierce Ranch, early on the morning of April 18, 1906, the San Andreas Fault, which ran through the floor of Tomales Bay just east of the ranch, suddenly shifted along a long stretch of the central California coast, triggering an earthquake of great magnitude which left many of the buildings in most of the cities and towns in that region in ruins, and left San Francisco vulnerable to a devastating series of fires which grew finally into one great firestorm that destroyed much of that city. Ironically, Pierce Ranch, which stood on a hill in view of the water which covered the fault, seems to have suffered only moderate damage. "At the Pierce Ranch in Tomales Point," reported the *Marin Journal,* "the house was badly damaged. Some of the farm buildings are down and the wharf was damaged."[17] The earthquake had knocked down the portion of the front porch of the main house which stood in front of the front parlor. Subsequent owners and lessees never rebuilt the demolished portion of the porch, but either the section of porch in front of the dining room survived the earthquake or someone later rebuilt it. They also rebuilt the chimneys on the main house, and probably others on the ranch that were damaged. Whatever farm buildings were "down," probably knocked off their foundations, apparently were put back virtually as they were before the earthquake. The quake *could* explain the disappearance of the small building west of the carpenter shop and the small building, probably a wagon shed, south of the horse barn.

How quickly another lessee succeeded the Moltzens is unknown, but it was apparently a family named Avila, who could not have been there very long. A man named Manuel Bettencourt worked as a buttermaker at Pierce Ranch in 1910, according to county voters records. In 1913 Joseph D. Mendoza, an Azorean immigrant who had been leasing O. L. Shafter's N Ranch, rented Pierce Ranch from Mrs. Pierce. Mendoza brought with him a wife and daughter, and operated the dairy as those had before him. The Mendozas had another child born while at

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[17]Independent-Journal, November 15, 1969, p. M11, quoting the Marin Journal published shortly after the earthquake.

Pierce Ranch, Joseph Hamilton Mendoza, in 1918.[18]

Near the end of the summer of 1916, Pierce District School received a new teacher. Helen Smith, born in San Rafael in 1897 and educated there until 1914 had graduated in the spring of 1916 from the two-year curriculum at the San Francisco Normal School, a school for teachers and predecessor of San Francisco State College. Her father, Eugene Smith, worked as a city clerk of San Rafael, and knew County Superintendent of Schools, James B. Davidson, so Helen contacted him, asking him for a job. Her father also knew Joseph Hammel, who was caretaker at the Tomales Point Gun Club below Pierce ranch and also clerk of the Board of the Pierce School District. She received appointment to the job of teaching at Pierce School for one year at a salary of $70 a month -- $65 a month for teaching and $5 for "janitorial duties."

Helen took the Northwestern Pacific Railroad, successor to the North Shore, from San Rafael north, transferring at San Anselmo to the narrow gauge which crossed the Coast Range over to Tomales Bay. The train stopped at Point Reyes Station, then Marshall, and then a flag stop called Hamlet at the Henry Jensen Ranch. There she left the train and went out on the thousand-foot wharf to get on the launch which took her across Tomales Bay to the Pierce Ranch. Just beyond the ranch pier stood the gun club of which Hammel was caretaker, and Helen's father had arranged for her to stay and board with Hammel and his wife. She had a second story room at the northeast corner of the Clubhouse with a window which looked out over Tomales Bay.

Each school day, Helen Smith would walk up the wagon road which climbed the gulch from the gun club to Pierce Ranch where the one-room wooden schoolhouse stood in which she taught first through sixth grades, depending upon the ages and needs of the students. She recalled that:

> My schoolroom was a long narrow building wide enough for two rows of desks, which was heated by a wood stove in the back (west end) and had a cloak room beyond. Blackboards were on a side wall. Four families supplied the students. Two of the families were Slavonian

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[18]This information dealing with the ranch during Joseph Mendoza's lease comes primarily from an interview with Helen Hobson by Park Ranger Gregory Gnesios of Point Reyes National Seashore on August 19, 1983 in Sebastopol, California, and from interviews by Dewey Livingston with Tessie Mendoza Brazil and Joe Mendoza. Mrs. Hobson is now deceased. For more information on the Mendoza family, see the chapters on A and B Ranches in Section 2.

> fishermen. The Cosmis lived in a small cove on the shore of the bay, and a short distance from them, the Smith family, also Slavonians, and fishermen. Each family lived across the bay from Marshall, and did their business there, crossing in their small launch. They each had a launch. The Smiths had five children in school, Gaspar, Lucy, Katy, and two others. The Cosmis' Lena was in the first grade. The two Pensotti families lived on the Bay farther down. Grandpa Pensotti was raising three children: Theodore, Virginia, and Rosie. Tony Pensotti's family was four: Francis, Andrew, Clarence, and Tony, Jr. The Pensotti's were half Italian and half Digger Indian. The restrooms were behind the school.

When the weather was cold, Helen was required to start and keep a fire in the wood stove in the rear of the school. That, and possibly sweeping and washing a few windows, constituted the "janitorial duties" for which she was paid five dollars a month.

Coming and going between Pierce District School, which stood at the northern edge of the complex of ranch buildings, and the gun club, Helen soon became acquainted with the people of the ranch. At that time Joe Mendoza was still the lessee. His wife, Zena, was about Helen's age, and the Mendozas had a five-year-old daughter named Tessie. The ranch cook was Mary Loomis, and Frank Mello served as the ranch boatman who operated the launch on Tomales Bay. Since Mendoza had recruited his ranch hands in the Azores, paying their passage to America, they knew little or no English. The hands would work for Mendoza until they had repaid him the cost of their passage to Marin County, and until they had gained a smattering of English, then move on to jobs in neighboring ranches or towns. Mendoza would then bring more men over from the Azores.

As the weeks passed, Helen and Mrs. Mendoza became friends and she stopped in more and more often to visit the Mendozas. To her surprise, her hosts at the gun club, Mr. and Mrs. Hammel, began to act "sort of queer." It seemed that they suspected Mendoza's Portuguese ranch hands, if not Mendoza himself, of poaching on the Tomales Point Gun Club's game preserve. "The Hammels did not like my going there," Helen recalled. She must have told this to Mrs. Mendoza, who replied, "well, you can come up and live here." She also reported the situation to her father, who apparently agreed. So after two months of living at the Gun Club, Helen Smith moved up to the Pierce Ranch, where she was to live for the

rest of the school year. The Mendozas gave her a room on the second floor of the main house, and she boarded there as well.

For recreation on some weekends Helen Smith went down to San Rafael to visit her family. At Pierce Ranch, she would climb aboard the wagon which Frank Mello drove down to the pier every day with its load of cream and perhaps other dairy products. At the pier, he would unload the cream from the wagon into the launch. After Helen boarded, he would sail across Tomales Bay to the pier at Hamlet, where he unloaded the cream and perhaps butter and hauled it up the pier to the flag stop at which the narrow gauge trains would pick it up for the haul to market. Whether the cream all went toward San Anselmo and San Rafael and perhaps Sausalito and San Francisco, or some of it went north to Tomales and Russian River stations is unknown.

The return trip from San Rafael would simply be the reverse procedure. Sometimes Helen would have quite a wait for either the train, southbound, or the launch on her return. The ranch at Hamlet was Henry Jensen's, and she got to know the Jensens, who would invite her in for coffee. She recalled:

> The Jensens were beautiful people. Mrs. Jensen's house was so clean you could eat off the floor. She was a Scandinavian of some sort, and she was just a beautiful person.... When I was coming back and forth, of course, I would ride the launch back in and in the meantime sometimes I'd have to wait, and so I'd go into Jensens' and she'd always make coffee for me and that sort of thing.

Thus the rancher at Hamlet provided the place to await trains that the railroad itself did not provide at this flagstop.

There were few other people for Helen to visit now that she was shut off from the Hammels, and sometimes she would visit the Slavonian fishermen's families on Tomales Bay. "The Cosmis lived in one cove and the Smiths lived in the other end and each had a little launch if their own and they did most of their own business in Marshall," she recalled.

> Often times after school I would walk down to their homes, and it would thrill them to pieces, and they always had a candybar or something for the teacher and

they were so thrilled to have me come down there and see them.

Travel by water to Hamlet and the narrow gauge railroad was far easier than travel by land up across Point Reyes. Helen recalled that "in the old days if you wanted to get there by land you had to go through Point Reyes and go through ranch after ranch, get out and open the gate and close the gate and so on." Consequently, Joe Mendoza did most of his business across the bay, in Tomales, because his wife's mother, Mrs. Martins, his younger sister, Valdemira, and a teenage brother lived there.

Ranch life had its unique pleasure, as indicated by one mouth-watering memory. When Mary Loomis, the cook, made pancakes for breakfast, Helen recalled, "every morning I went across to the separator and took my little glass full of cream and had cream on my pancakes when I had that for breakfast."

During the ten months she lived at Pierce Ranch, cook Mary Loomis married the boatmen, Frank Mello, and their friends celebrated with a big "shivaree" up in Tomales.

The Mendozas fed their ranch hands in the dining room of the main house. After dinner every night--at least many nights--they would clear off the tables and Helen would conduct what she called "Americanization" classes, the purpose of which was to teach the Portuguese immigrant ranch hands some English.

After her 10 months at Pierce school, in June 1917, Helen's little sister Jean came up by narrow gauge and across Tomales Bay by launch to stay at the ranch for a week. Jean Smith was then five years old, and spent the time playing with Tessie Mendoza and sitting on the doorstep of the school, listening to school activities. Helen's mother came up by train to go back with them the last day. Sixty-seven years later, Helen would again visit the school in which she once taught at Pierce Ranch.

Mary Pierce had received full title to the ranch from the Bank and Trust Company of Tomales in 1902, and fifteen years later, on November 30, 1917, she sold 2,546 acres to John G. Rapp, who two years later also purchased all of the Charles Webb Howard estate lands on Point Reyes. Rapp owned a brewery in San Francisco, and never lived on the ranch, but leased it to Mendoza. When Mendoza moved off the ranch in 1919, Rapp leased it to J. P. "Jack" Gallagher, son of a prominent Point Reyes dairyman. Gallagher operated a dairy on the ranch until 1931, when he moved to Tracy in the San Joaquin Valley. Jim McClure,

Gallagher's brother-in-law from the G Ranch, was a partner in the business for a number of years in the 1920s. McClure recalled that the pasture was better "in those days," and that their nine milkers filled 300 cans of milk per day. They milked 65 cows on the lower ranch only in summer. McClure described the laborious process of shipping grain to the ranch from Hamlet:

> They took it off the train, put it on the cart, took it out on the wharf, took it off the wharf, took it on the boat, go to the other side [of the bay, to the ranch landing], took it off the boat, put it on the trucks, drove back, put it in the barn. They handled it about ten times![19]

As time passed, so did horse-drawn transportation, and motor trucks eventually superseded the wagon and the launch in the hauling of products of the ranch to the railroad--and in time, would supplant the railroad, too. In 1927, furthermore, electricity came to the Point Reyes and Tomales Point peninsulas, and probably soon thereafter to Pierce ranch.[20]

On December 31, 1929, John Rapp sold the ranch to James and Margaret McClure (parents of Jim McClure), who continued renting it to Jack Gallagher for more than a year until the latter purchased his own ranch. On October 13, 1932, Gallagher sold his stock and ranch equipment to two of James's other sons, David and John McClure. John McClure and his wife Dorothy moved to the upper Pierce Ranch that same day, though they also continued to rent the Boyd Stewart Ranch and keep their cattle there; David McClure, whose wife had recently died, took up residence at the lower ranch. The Pierce ranch cattle had tuberculosis and the herd had to be liquidated in 1933. Subsequently, in September, the McClures drove the cattle they had kept on the Stewart Ranch up to the Pierce Point Ranch. This was their last cattle drive, trucks subsequently being used for all cattle movements. That year they built a new dairy building for separating cream, south of the old one.[21]

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[19]Interviews with Joan Gimpel, Joan Rapp Mayhew, Dorothy McClure, and Ronald McClure, and a taped interview by the Tomales Elementary Local History Center with Jim McClure and Dorothy McClure.

[20]Mason, Point Reyes, p. 58.

[21]The following narrative dealing with the ranch under McClure ownership is based on interviews with Mrs. Dorothy McClure by Park Ranger Diana Skiles of Point Reyes National Seashore on June 9, 1977, May 29, 1979, and September 18, October 1 and October 9, 1980. Whereas the Bates and

Unlike Pierce and Moltzens, the McClures did not make butter. They operated a Grade B dairy, trucking cream to the Point Reyes Cooperative Creamery for processing into butter and cheese. They milked about 175 Holsteins at the upper Pierce Ranch and about 65 Jerseys at the Lower Pierce Ranch. All of the replacement stock was raised at the upper ranch. They also raised hogs on the Upper Pierce Ranch, fattening them up for market by feeding them the milk left over after the cream had been separated out.

About 1945, as World War II came to an end, the McClures phased out the dairy and hog raising business and phased in the raising of beef cattle. This ended nearly 90 years of dairy industry at the Pierce Ranch. Subsequently they ran a herd of about 350 Herefords and raised their own hay to supplement their crop. They used eight fields for raising hay, which they planted in October and they cut in June.

John McClure died of a stroke in 1963, and his widow and brother sold the ranch on May 9, 1966. David McClure felt he could no longer run it alone, and Dorothy could not afford to buy out his interest in it.

By the time the McClures sold Pierce Ranch in 1966, a number of changes had been made in buildings in the complex since the Moltzen lease ended in 1906. It is unlikely that such changes were the work of lessees or tenants such as the Mendozas, and far more likely that they occurred while the ranch was actually operated by its owners. Since John Rapp, who owned the property through 1929, never lived there and continued to lease Pierce Ranch to others, it is unlikely that he made any capital improvements. John McClure, and his wife Dorothy, moved to the ranch in 1932, and the following year constructed a small new gable-roofed dairy, located near the northeast corner of the Dairy or Cow Barn, thus between the Old Dairy and the Barn, and very close to the barn. This was the most significant change, and is the only one for which a date is known, but it undoubtedly set the stage for three changes to the Old Dairy, though it is not clear whether they occurred immediately, in 1933 or 1934, or were not accomplished for another five or ten years. First, the west wing of the building, which the Moltzens had employed as a bunk house for the ranch and dairy hands, was removed from the building, moved west to a location south of and in line with the Blacksmith Shop, Carpenter Shop and Wood Shed, where it became a calf shed, with the hole

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Hobson interviews were recorded on tape, Mrs. McClure did not wish to be recorded, so interviews with her are written up in the form of typed notes by Miss Skiles.

where it connected with the rest of the Old Dairy boarded over. Second, the portion of the Old Dairy between the two wings, whose interior function has not been identified, was converted into a garage, with garage doors on the north side. Third, the McClures rebuilt and reshingled the roof on the east wing of the Old Dairy, eliminating the skylights.

The dates of other changes are even less easily ascertained, but probably also took place while the McClures owned the ranch, and probably occurred during the 1930s or 1940s. They included the following: rebuilding of the tank house into a single story, hip-roofed building, eliminating the second story and its bell cupola; adding a shed to the northern half of the east side of the Horse Barn, and between the top of the shed roof and the eaves of the gable roof, adding seven windows for light and ventilation; eliminating the "clipped" corners at the top of two of the stalls or "bays" of the wood shed; demolishing about three-quarters of the old slaughter house southeast of the Horse Barn and converting the remaining, southernmost quarter of this gable-roofed building into another garage; demolishing the building which once stood south of the Horse Barn, possibly another wagon shed; replacing the picket fence around the house with pickets of a more ornate and decorative style, and subsequently adding extension posts and barbed wire above the top of the fence to discourage cows, horses, or possibly deer from eating flowers and plants in the garden; rebuilding the Blacksmith Shop; demolishing two of the four small gable roofed buildings, possibly chicken houses, which stood east of the Horse Barn; and eventually demolishing the Hog Sheds and Pens. It was probably during the 1950s that the McClures refinished the exterior of the older portion of the main house with asbestos siding.

All considered, the changes were rather minimal in view of the age and history of the ranch. The main house remained in the form it had reached after the earthquake of 1906 demolished the chimneys and part of the front porch, the owners having rebuilt the chimneys in less decorative form, and either the portion of the porch in front of the dining room survived, or it was quickly rebuilt. At a much later date an owner or lessee, probably the McClures, glazed it entirely turning it into a small additional room. Otherwise, the house retained its historic fabric of the 1850s and 1869. The Wash House which McClure had turned into the North Bunk House, the School, the Wood Shed, and the Carpenter Shop which the McClures had turned into the West Bunk House, all three segments of the Old Dairy (one separated and moved west to become the Cow Shed), the Horse Barn,

the Dairy Barn, the Wagon Shed, and the surviving part of the Slaughter House all survive and all probably date from the 1870s. The Blacksmith Shop appears to have been remodeled or rebuilt at an unknown date. Possibly it was damaged or destroyed in the 1906 earthquake, or possibly the McClures rebuilt it. The New Dairy, added in 1933, survives also. In contrast to the extent of change on other ranches on the Point Reyes peninsula and in the Olema Valley nearby, the changes to Pierce Ranch brought during the last century have been few and minor, all of them a part of its operation as a working ranch.

The owner subsequent to May 1966, the Bahia del Norte Land and Cattle Company, leased the ranch to Merv McDonald and his family until the spring of 1980. Congress having established the Point Reyes National Seashore, which included the lands of Pierce Ranch in 1972, the National Park Service purchased the property in 1973, then undertook efforts to have McDonald vacate it. The National Park Service had considered it as a location for a "Living Historical Farm" as early as 1968, and began monitoring the property closely after acquiring it in 1973. In 1976, Congress established part of the ranch as a Wilderness Area, and in 1978 the National Park Service reintroduced Tule Elk into the peninsula after evicting the McDonalds.

The property has been known by a number of names over the years: Solomon Pierce Ranch; Abram Pierce Ranch; A.J. Pierce Ranch; Pierce Point Ranch; Upper Pierce Point Ranch; and McClure Ranch.[22] Today, it represents an outstanding example of a 19th Century dairy ranch, and deserves preservation as an outstanding historic resource.

3. Historic Resources at the Turn of the Century[23]

At the time Claus Moltzen moved his family to Pierce Ranch, it featured a fully-developed complex of buildings, all of which, on the basis of photographs made while they lived there, appeared to be in excellent condition, but none of which appeared to be new, and he added no new ones during his years leasing the

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[22]"Pierce Point" is an obsolete term for Tomales Point, which helps to explain why the ranch once was known as "Upper Pierce Point Ranch."

[23]This section, taken from the Pierce Ranch Historic Structures Report, differs in format from this Historic Resource Study. Nevertheless, its valuable information and discussion is included here.

property. As of the turn of the centuries, none of the buildings appeared to be especially new, indeed it seems likely that most were more than twenty years old, dating from the 1870s or earlier. Most of those buildings, furthermore, survive nearly a century later. It is worthwhile, therefore, to examine the Pierce Ranch complex building by building on the basis of the memories of Katie Moltzen, who was born there in 1897 and lived there until she was about nine years of age, and on the basis of photographs of the ranch made between 1892 and 1906.

a. The Main House

The main house, apparently two, two-story houses connected to form one, was of whitewashed frame construction, the older portion to the west featuring six over six double-hung windows, the newer and larger portion featuring two over two double-hung windows. A porch stretched clear across the front or east elevation of the house--the front, that is, of the second and larger portion of the house, believed built in 1869. The porch turned two corners to reach across the south wing which housed the dining room. At its far north and far south ends, this porch, all of which was covered with a shed roof, featured glazed ends, consisting each of three vertical rows of three lites each above a wooden wainscot, all of the wood whitewashed or painted white like the rest of the house. The shed roof rested on seven columns each featuring a capital and a base formed moulding, five of the posts across the easternmost edge of the porch, two at the edge across the front of the dining room. A stairway of four risers descended from the porch level directly in front of the front door. Neither the porch nor this stairway had any railings, though the edge of the porch stood two to three feet above the level of the ground below. The house featured two whitewashed brick chimneys, one over the central east-west gable ridge which serviced the fireplace in the main parlor, and probably afforded access to second story bedroom stovepipes, and another chimney centered on the north-south gable ridge of the dining room wing. Both the older and newer sections of the house were finished in whitewashed or painted horizontal lap siding. A third brick chimney, surmounted by a tall metal flue pipe, stood over the older portion of the house, though offset to the east from the ridge of its gable roof. The roof of the house was finished in milled shingles--not shakes. The foundation of the house appeared to be stone blocks, though probably really

stucco scored to resemble ashlar masonry, and featured on the front three ornate metal grills covering air vents--there probably were others on the side and rear. In all other respects, the house was then as it is today.

b. The Garden

In front of the main house a whitewashed picket fence enclosed a marvelous garden. The pickets were not of the pattern there today; those present at the turn of the century were plain vertical slats, cut square at the top, except for those in the front gate, which were square slats with pyramidal tops. The tops of the present pickets are cut in a decorative shape. Enclosed within this fence, the garden consisted of paths between planted flower beds and sculpted shrubs; the paths, apparently gravel, were separated from the beds by redwood boards. Flanking the front walk were a pair of spectacular star-shaped beds, each with a young palm in the center. The main walks, however, were edged with half-buried bricks rather than redwood boards. Just inside the front fence, along its eastern side, stood a verdant row of calla lilies, whose descendants still occasionally bloom. Along its southern edge stood a similar picket fence, this one, however, flanked on its north side inside the garden with a tall hedge, closely trimmed, which obscured the fence from inside the garden and towered over it from the outside. The north edge of the garden, just south of the grove of gum or eucalyptus trees, was a much taller whitewashed fence of different design, largely obscured by a hedge along its south side. A variety of photographs taken in the garden about 1903 show nearly every aspect of its diverse plantings.

c. Privy or Outhouse

North of the main house stood a small, whitewashed, gable-roofed privy, its door facing east, with a roof vent similar in appearance to a small chimney near the west end of the east-west gable ridge.

d. Tank House

West of the privy, and northwest of the house, facing to the south, stood the "Tank House," which in the early days had a different appearance than its present single-story hip-roofed character. Originally, the western half of this structure stood two stories in height, capped by a pyramidal roof with a cupola bell-tower, the single story eastern half featuring a hipped roof. The building apparently was built in two sections. It housed a wooden and later a metal tank beneath the floor which may have been a part of the "Triumph" gas generator which produced from gasoline the gas used in the lighting system in the main house, dairy, and both barns.

The bell in the cupola may have had various uses. It may have been a school bell, it may have served as a fire bell, or even as a dinner and supper bell. The second story probably housed a water tank to supply a head of water pressure to the ranch buildings. At an unknown date, but after 1917, the second story with its cupola was removed, and the western half of the tank house assumed the present form. In later years it apparently was used as a wash house and a storehouse.

e. Wash House

West of the Tank House stands a building similar in shape and appearance to the school, which in later years the McClures apparently converted into a bunkhouse for hands, but which in the Moltzens' time at Pierce Ranch was the Wash House and the residence of the Chinese laundryman. The Wash House featured a brick chimney centered on the building's ridgepole. In front of this, running east-west along the north side of the grassy compound between the main house and the woodshed, was a series of clotheslines mounted on four "T"-shaped wooden posts, each about five feet high. The clotheslines commenced about opposite the east end of the Wash House and terminated about opposite the east end of the school. A typical picket fence with one gate in it stretched between the Tank House and the Wash House, and another segment of similar fence extended between the Wash House and the School. The Wash House three-quarters of a century later remained little-changed, except that it had become known as the North Bunk House, and its chimney was gone.

f. School

Another building little-changed in more than a century, except for the brick chimney at its west end now missing, was the old Pierce School. This was the westernmost building along the north edge of the grassy compound between the house and the woodshed, similar in shape and size to the Wash House. Like the Wash House it was gable-roofed, but the arrangements of the two doors and three windows in its south facade differed from the of the two doors and three windows in the Wash House. In the latter, the arrangement was, east to west, window, door, window, door, window, whereas on the school the arrangement was, east to west, two windows, a door, a window, and a door. West of the school a whitewashed picket fence extended westward to the northeast corner of the woodshed, but by 1916 had been replaced by a fence of three horizontal planks nailed to posts.

g. School Privy or Outhouse

A few feet northwest of the school stood, by 1917, a two-door whitewashed privy, which served the teacher and students in the school. At an earlier date, this or a similar facility was at some other location though presumably somewhere north of the school.

h. Flagpole

Centered some distance in front of the schoolhouse was a white, probably wooden, flagpole, capped with a ball. This feature now is missing from Pierce Ranch, and has been for many years. It has been reported to be standing in a yard overlooking Tomales Bay, just south of Marconi Conference Center.

i. Wood Shed

Facing to the east, and forming the northwest corner of the compound

behind the main house stood the wood framed, whitewashed woodshed, a shed-roofed building which had three "bays" opening eastward, with the upper two corners of each of the three bays "clipped" in shape, and no doors. As it stands today, and has stood for many years, only the northernmost of the three "bays" has the clipped upper corners, the other two constituting merely rectangular openings.

j. Carpenter Shop

Due south of and in line with the Wood Shed is the Carpenter Shop, a gable-roofed two-story building, the second story constituting little more than a shallow attic reached by a stairway at the northern end up to a door in the end of the gable. The building faced east, the gable ridge running north-south, and its east facade featured a centered door flanked by a pair of windows. After the wreck of the French schooner, *Francois Coppee*, in November 1903, a sign from the shipwreck bearing the vessel's name was, after being photographed in a variety of locations in the garden, nailed above the door of the carpenter shop. Later, the McClure's apparently used this building as a "west Bunk House," but removed the stairway to the attic. At the time the Moltzens lived at Pierce Ranch, the Carpenter Shop may have been painted an ochre or mustard yellow color with white trim; the building appeared in some photographs not to be whitewashed, and to have lighter trim over the lap siding.

k. Unidentified Building

Due west of, and only a couple of dozen feet behind the carpenter shop stood an unidentified, whitewashed, gable-roofed building, now long gone.

l. Blacksmith Shop

Due south of the Carpenter Shop and in line with it, facing east, was the Blacksmith Shop of whitewashed plank construction. At the end of the century this building featured a single entrance bay on its eastern side, whose upper

corners were "clipped" or beveled like the three of the Wood Shed. Today, a shed-roofed building stands on that location, and it is not clear whether they are one and the same building, altered over the years, or entirely different buildings. The present building features a shed roof pitched rather steeply downward to the east, or rear, whereas the building present around 1900 appeared to have low sloped shed roof. It is not possible on the basis of available evidence to ascertain whether or not the present building may be an altered version of one present at the time the Moltzens lived there. If there was any building at the ranch that was especially likely to catch fire and burn, however, it was the blacksmith shop, though no memory of any such fire survived. But the present building may be a replacement built after the Moltzen lease.

m. Croquet Yard

Forming the south side of the grassy compound west of the ranch house were a fenced croquet yard and the dairy-bunkhouse. The croquet yard, roughly south of the tank house and overlapping the western part of the main house, but across a fenced road from it, appeared to be a sandy rather than grassy plot, fenced on the north and east by a picket fence, on the south by a higher planked fenced, and bordered on the west by the dairy. The fenced area to the south of the croquet yard, across the entrance road from the horse barn, apparently was a vegetable garden.

n. Dairy (Old Dairy, Creamery)

This "H"-shaped building, its front facing north, both served as the facility in which butter was made, and housed the hands who operated it. The east arm of the "H," running north-south, was the actual dairy in which the butter was produced. The building had gable roofs on all segments, and at the point where the east-west center gable met the north-south gable over the east wing, the building had a ventilation cupola with a shallow-pitched pyramidal roof. The eastern half of the roof on the east wing featured at least three and perhaps four rather large skylights, hinged at their upper end, which could be opened for

ventilation. The original use of the crossarm of the "H" in the plan of this building, now converted to a garage, is unknown, but the west arm of the "H" served during the Moltzens' time there as a bunkhouse for the men. Many years later, the McClures removed this wing, moved it farther west to a location south of and in line with the blacksmith shop, and converted it into a calf shed.

o. Horse Barn

East of the Dairy and Croquet Yard and across the main entrance road from the south stood the large whitewashed horse barn with its north-south gable roof. More than three-quarters of a century later, this building survives virtually unchanged except for the addition of a number of sheds along the northern part of its east side, within a fenced corral, and the addition of what appear to be seven ventilation windows in the east side of the barn between the top of the added shed roofs and the eaves of the barn's gable roof. The north end of the horse barn and its west side appear unchanged today.

p. Slaughter House

East of and parallel to the long axis of the horse barn around the turn of the century was a long gable-roofed building which stood a short distance to its southeast, extending out into the yard east of the Horse Barn. Part of this, at least, is where Charles Moltzen slaughtered cows for meat consumption at the ranch. Three-quarters of that building was demolished at an unknown subsequent date but the remaining quarter, apparently still on its original site, served in later years as another garage.

q. Wagon Shed

East of the Slaughter House, its long axis and gable ridge at right angles to it, or running east-west, stood, and still stands, the old Wagon Shed, forming the south edge of the horse barnyard compound.

r. Chicken Houses

Northeast of the wagon shed stand two gable-roofed buildings which were chicken houses, with the associated fenced pens for chickens. In that general vicinity around the turn of the century were four such buildings but the purpose of the two now missing is unknown.

s. Unidentified Building

South of the Horse Barn and west of the Slaughter House stood at the turn of the century another gable-roofed building, its ridge running east-west, with a shed-roofed addition to its east end. The purpose of this building is unknown, but its location suggests it may have been a wagon house for the surrey and finer buggies used by the residents of the ranch house, while the other wagon shed housed utility working wagons. This building vanished long ago.

t. Hay Barn

The Hay Barn present today is the same hay barn present at the turn of the century, featuring the same shingled gable roof and the same characteristic diamond-shaped window at the peak of its eastern gable end. This massive building seems to have been little altered during the 20th Century, and probably little altered since the date of its construction, probably during the 1880s or earlier.

u. Hog Sheds and Pens

Southeast of the ranch and no longer standing stood one or more small buildings with attendant fenced pens for the raising of hogs using waste or surplus products of the butter-making process for a principal element of their food. The hog-raising thus was a by-product of dairy manufacture. These hog pens and attendant building or buildings now are long gone, but may be the structure(s) which appear on the ridge south of the reservoir in early photographs made from

Tomales Bay. No detailed photographs of this complex have been found, but it was the focus of the ranch's secondary product up through the time the Moltzens leased the property.

u. Water Reservoir

The water reservoir at the ranch is on the hill east of the Horse Barn, basically a concrete and stone rectangular tank buried at the summit of the hill, whose elevation would provide modest water pressure to the ranch complex to the west. A shingled, pyramidal roof covered the reservoir (sometimes referred to as a cistern) at the turn of the century when the Moltzens lived there.

v. Pierce Ranch Roads

Associated with Pierce Ranch, then and now, were three wagon roads, which in time evolved into automobile roads. One led northeast from the main house down into White Gulch to the shores of Tomales Bay, used by wagons and buggies carrying goods and people to the ranch pier for transport by boat across Tomales Bay to railroad stations at either Hamlet or Marshall on the narrow gauge North Shore Railroad along the eastern edge of the bay. A second ranch road led through the ranch compound along the south side of the house, eastward between the Wood Shed and the Carpenter Shop, then north and eventually west and northwest to the Lower Pierce Ranch, farther north on Tomales Point. The third road was the main entrance road from Inverness to the south, which came down the hill or ridge which towers south of the ranch, entering the complex of buildings between the Horse Barn and Cow (Dairy) Barn and approaching the junction with the other two roads at the south side of the main house. At the entrance to the ranch, for many years, this road featured a wooden cattle guard, and in recent years had been paved up to the ranch entrance. A branch from it turned west at the entrance to the ranch and ran down to McClure's Beach. In recent years, this had been terminated at a parking lot some distance short of the beach. But in the years the Moltzens lived there, they drove wagons down to the beach to collect driftwood

used as fuel in the ranch fireplace and stoves. The roads all are still evident and are historic structures.

w. Pierce Ranch Pier

Only rotting pilings today mark the location of the pier which served Pierce Ranch in the cove at the foot of White Gulch off Tomales Bay. Shaped like a backward "L" with the top of the letter touching land, it featured a hand-cranked derrick or hoist at the outer end of the foot of the letter, with a plank stairway down to the water along the inner side of the foot of the letter. Although the stairway had no railing, the pier itself had a railing of three horizontal planks on both sides except for the outer end opposite the hoist. Generally three of four small boats clustered in its vicinity during the Moltzen's time, either in the water or beached near the head of the pier. One of these featured a single mast and a sail, the others being powered solely by oars. During the Moltzen's operation of Pierce Ranch, a commercial schooner of moderate size was capable of tying up at the end of the pier, though even then the water was apparently pretty shallow.

x. Pierce Ranch Boathouse

Visible only in the distance in a few photographs from the waters of Tomales Bay is a whitewashed, gabled-roofed boathouse ashore near the head of the pier. The building appears to have just northwest of the pier, and just beyond the point where the wagon road down from the ranch reached the shore near the head of the pier. It had a door at its eastern end, but other architectural details are not visible.

y. Tomales Point Gun Club

A short distance south of the pier at a rather marshy location along the shore stood the small complex of buildings which comprised the Tomales Point Gun Club. This organization consisted of men mostly from San Francisco who

came to Point Reyes to hunt pheasant, quail, ducks and other game birds. The principal building of the complex, which apparently burned during the 1940s and of which only a part of a chimney and fireplace remain, originated as a residence, however.

Out in the middle of Tomales Bay are two islands, Hog Island, and a smaller one, Duck Island. Back in the 1880s Chris Hulbe lived on Hog Island, and made a living running the boat which delivered butter from Pierce Ranch to Hamlet. Hulbe was married, and two children, George and Martha, were born in the Hog Island house. At an unknown date, but probably in the 1890s, Hulbe leased land on Tomales Point from the Pierces, and built a new house which came to be called Casa del Mar (spanish for "House of the Sea") in White Gulch on Tomales Bay. By 1904, the Hulbes apparently had vacated the house, and either they sublet it or Mary Jane Pierce leased the land with its buildings to the Tomales Point Gun Club, which was only one of many hunting clubs active in the vicinity. James Jenkins of Mill Valley was for years its president. The club continued to operate until a later owner of Pierce Ranch, John McClure, canceled the lease in 1941.[24]

The club's principal building, which apparently burned during the 1940s and of which only part of a chimney and fireplace remain, was a two-story gable-roofed "L"-shaped clubhouse with a ground floor front porch which featured an ornate, whitewashed Victorian railing, somewhat out of keeping with rather utilitarian architecture of the rest of the building. The porch had no roof. The front door was in the center of the east end, flanked by a pair of windows, and the second story had a similar pair of windows positioned above the pair on the ground floor. The ridge of the gable ran east-west. The fireplace and chimney stood on the center of the north side, flanked by a pair of ground floor windows but with none on the second story on that side. The building probably stood on a foundation of posts or piles, screened on the sides by widely spaced horizontal slats. A shed-roofed addition extended across most of the rear and featured a second, smaller chimney. The rear of the two-story section of the house had a pair of double-hung windows side by side in the second story, and a single window on the ground floor north of the end of the shed extension. The north end of the shed extension featured a door, and about four windows pierced the west side of the shed addition.

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[24]The history of the Tomales Point Gun Club appears scattered in various places in the writings of Marin County historian Jack Mason. See Mason, Earthquake Bay, pp. 24, 25, 57-59, 154, and Mason, Historian, pp.78-84, 91.

The single story south wing, its gable ridge running roughly north-south at right angles to that on the two-story portion, featured a front door and two front windows positioned asymmetrically, and at least one window in the south end, but details are obscure. The finish on the building appears to have been board and batten, rather out of keeping with the ornate Victorian railing.

Behind the building, abutting the hillside to the west during the Moltzens' years at Pierce Ranch, stood a whitewashed shed with a rather steeply pitched roof. By 1916, a second shed had been constructed northwest of the clubhouse, as well as a small gable-roofed building on the southwest corner of the front porch.

z. Trees

At least three significant groves of historic tree plantings exist on the Pierce Ranch, as well as a number of single trees. At the Upper Pierce Ranch, two rows of Monterey cypress, on the west and north sides of the complex, appear to be more than one hundred years old. A number of eucalyptus trees are found in the north line. A number of eucalyptus trees are found below the ranch on the road to the landing in White Gulch. Another grove of cypress and eucalyptus mark the site of the lower Pierce Ranch, about two miles north of the Upper Ranch, and also appear to be about a century old. Eucalyptus trees mark the sites of dwellings in many Tomales Bay coves on the ranch, including the sites of the Pensotti house, the Vilicich house, and others.

4. Significance

Pierce Ranch is of at least regional historical significance as perhaps the most notable of a number of ranches founded in the middle of the 19th Century in the Point Reyes region to supply dairy products, particularly butter, by coastal schooner, later by launch and narrow gauge railroad, and finally by motor truck, to the urban market offered by nearby San Francisco. An 1893 promotional booklet on Marin County noted that the country "is especially adapted to dairying," and went on to claim:

> No county has such large and complete dairies, and none exports such an amount of dairy produce, in the shape of butter, cheese and fresh milk. "Point Reyes butter" is the sign displayed when the dealer wishes to call attention to what he regards as a particularly fine quality of this article.

Pierce Ranch in particular excelled in the production of the finest quality of butter as indicated by the famous San Francisco fine food purveyor (which now could be termed a "gourmet" market), Goldberg, Bowen and Company, purchasing the entire butter production of Pierce Ranch during the years around the end of the 19th Century. Thus Pierce Ranch was not merely one of the Point Reyes region ranches which as a group were the best dairy ranches among the 300 in the state as of 1900, but was at the top among even the Point Reyes ranches in the quality of its product, and in recognition of its importance was written up in 1878 and again in 1880 as an outstanding example of a dairy ranch.

Pierce ranch thus is of historical significance in the category of *agriculture* as a dairy and cattle ranch which raised milk cows and later cattle, hogs, potatoes, hay and certain other crops, and under *industry* as a market ranch which produced butter and cream for a commercial market, and which in terms of butter production was for many years the leading producer in the Point Reyes Township.

Pierce Ranch was described in 1883 as "one of the representative dairy ranches of the Pacific [Coast]." Its significance, therefore, was recognized by its contemporaries as well as in retrospect by historians.

Additionally, as part of its main house, the ranch includes a house which, according to local tradition, dates from 1856, which would make it the oldest surviving ranch house in the Point Reyes region, if not in the whole coastal section of Marin County. If it cannot be verified from authoritative sources that the older portion of the house dates from 1856, it still remains likely that it dates from the 1850s or at the latest the early 1860s, for the *later* portion of the main house dates from 1869.

Among the many ranches of the Point Reyes and Tomales Point peninsulas and of the nearby Olema Valley, Pierce Ranch is the one with the greatest degree of integrity of early buildings in its physical complex. In many other cases old whitewashed wooden barns and outbuildings exist alongside a modern 1960s suburban house; in many other cases an old 19th Century house stands adjacent to modern metal prefabricated barns and outbuildings. In some cases old

outbuildings adjoin an old house which has been greatly altered by modernization. At Pierce ranch both the old residence and the old outbuildings survive. Pierce Ranch is probably the least altered, least modernized, physical complex of ranch buildings in the area. It thus has great integrity as an early dairy ranch. It is, therefore, of at least regional significance as representative of a type: the mid-19th and early 20th Century Pacific Coast dairy ranch, a type once common from the Central California Coast to the Canadian border, but at least in its original, unaltered, and family-operated form, fast disappearing from the Pacific Coast scene.

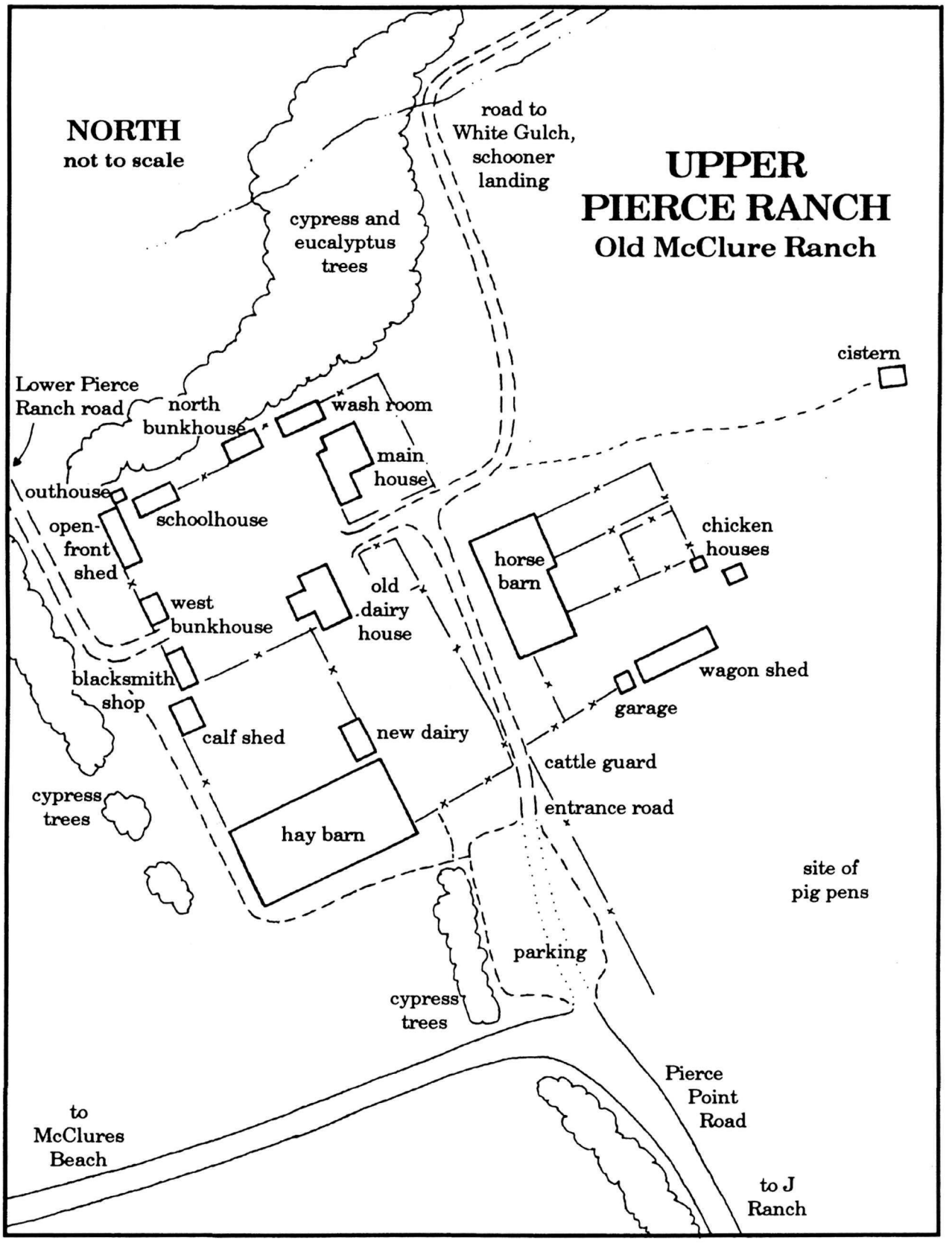
The research for this historic [structure] report has demonstrated that many of the ranch buildings are much older than envisioned at the time it was nominated to the National Register of Historic Places, and that the two barns, carpenter shop, woodshed, school, wash house, and tank house probably all date from the 1870s or earlier, and are thus well over a century old. In other words, the ranch has even greater integrity deriving from an earlier date than was envisioned in the National Register form, which assumed that more of the buildings dated from the early 20th Century rather than the 19th than has proved to be the case.

Furthermore, research for this report has spotlighted the extent that foreign immigration played in the history of the Point Reyes region, and that Pierce Ranch played an important role especially in Portuguese immigration, not to mention the fact that another lessee was a Danish immigrant. Not yet recognized in the National Register form, Pierce Ranch nevertheless appears to have significance in social history in its role in immigration and in its role in Americanization of especially Portuguese immigrants.

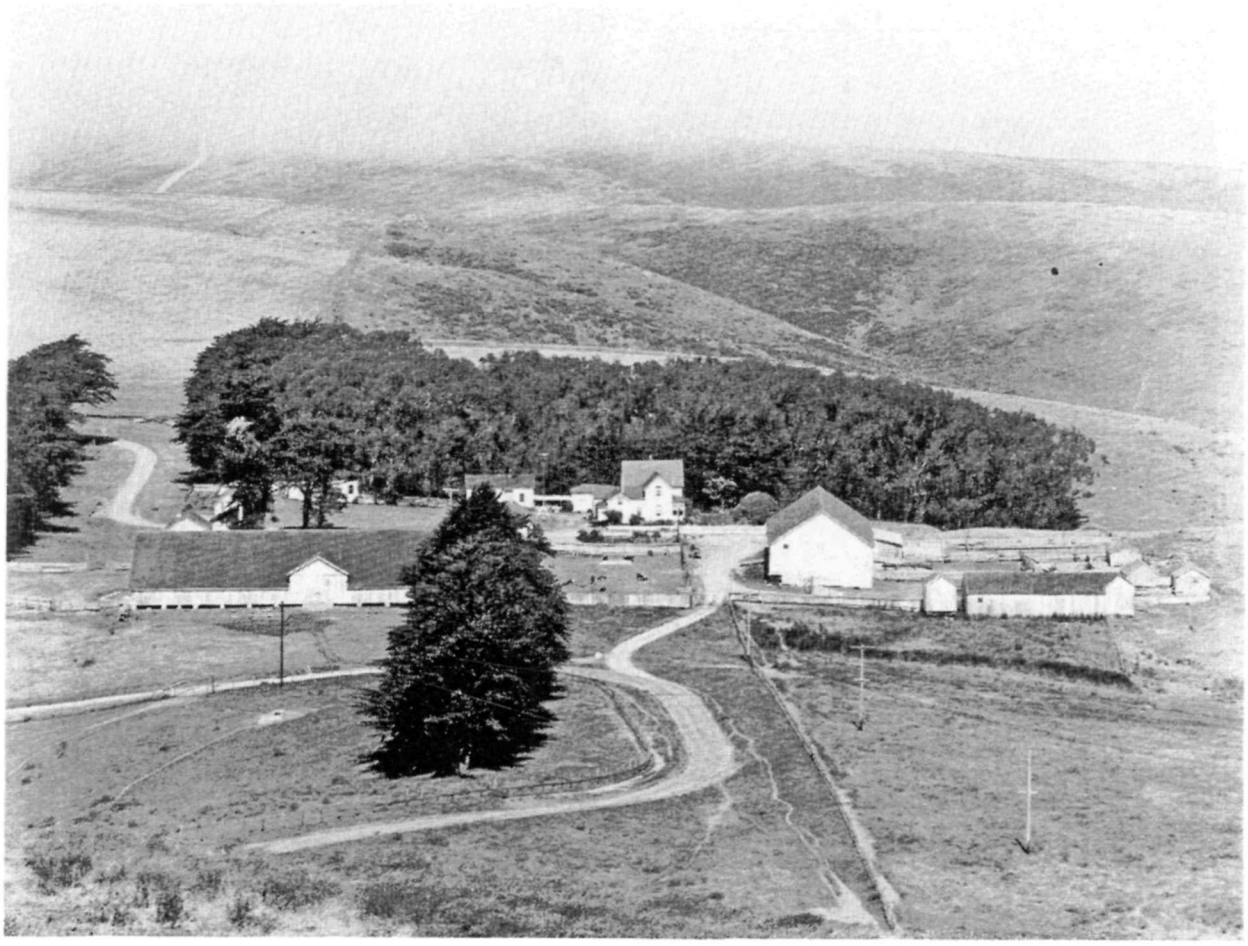
5. Historic Features*

1. main house, ca. 1859-1869 (PR-180)
2. wash room, ca. 1862-1875 (PR-181)
3. north bunkhouse, ca. 1862-1875 (PR-182)
4. schoolhouse, 1878 (PR-183)
5. outhouse, ca. 1878-1900 (PR-184)
6. open front shed, reconstructed (PR-185)
7. west bunkhouse, ca. 1862-1875 (PR-186)
8. blacksmith shop, ca. 1862-1875 (PR-187)
9. calf shed, ca. 1862-1875 (PR-188)
10. hay barn, ca. 1870-1885 (PR-189)
11. new dairy house, 1935 (PR-190)
12. horse barn, ca. 1890s (PR-191)
13. garage, n.d. (PR-192)
14. wagon shed, n.d. (PR-193)
15. chicken house A, n.d. (PR-194)
16. chicken house B, n.d. (PR-195)
17. old dairy house, ca. 1862-1875 (PR-196)
18. corral fences, n.d. (PR-198)
19. cistern, n.d. (PR-199)
20. road to White Gulch/Tomales Bay, 1860s
21. Lower Pierce Ranch road (Tomales Point Trail), ca. 1850s
22. entrance road, ca. 1850s
23. cattle guard. n.d.
24. cypress and eucalyptus trees, upper ranch**
25. cypress and eucalyptus trees, lower ranch**
26. rock wall between ranch sites, pre-1862**

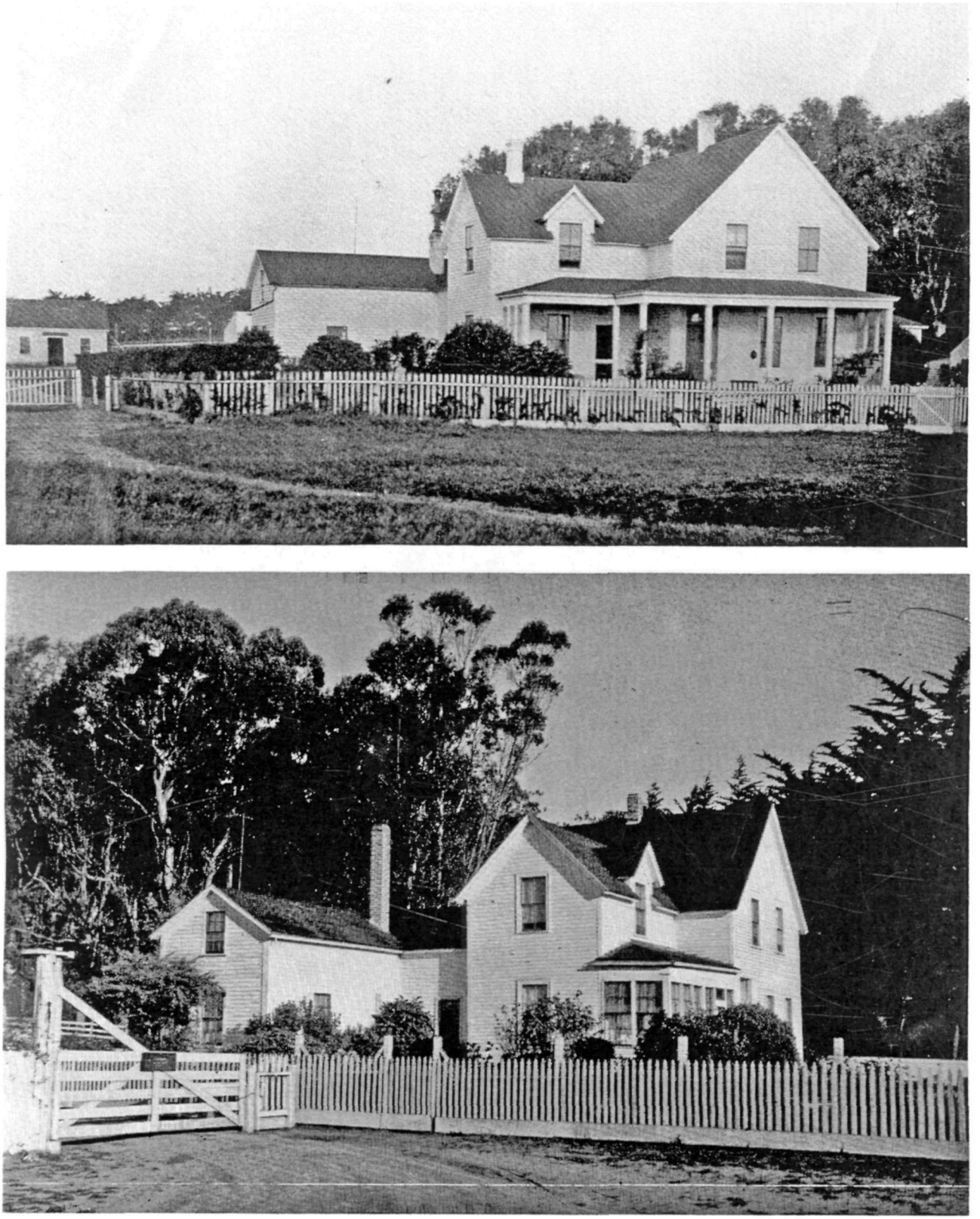
*All are on National Register of Historic Places except those marked ** which will be added to historic district National Register Nomination


NORTH
not to scale
road to
White Gulch,
schooner
landing
UPPER
PIERCE RANCH
Old McClure Ranch
cypress and
eucalyptus
trees
cistern
Lower Pierce
Ranch road
north
bunkhouse
wash room
main
house
outhouse
schoolhouse
open-
front
shed
chicken
houses
horse
barn
old
dairy
house
west
bunkhouse
blacksmith
shop
wagon shed
garage
calf shed
new dairy
cattle guard
entrance road
cypress
trees
hay barn
site of
pig pens
parking
cypress
trees
Pierce
Point
Road
to
McClures
Beach
to J
Ranch

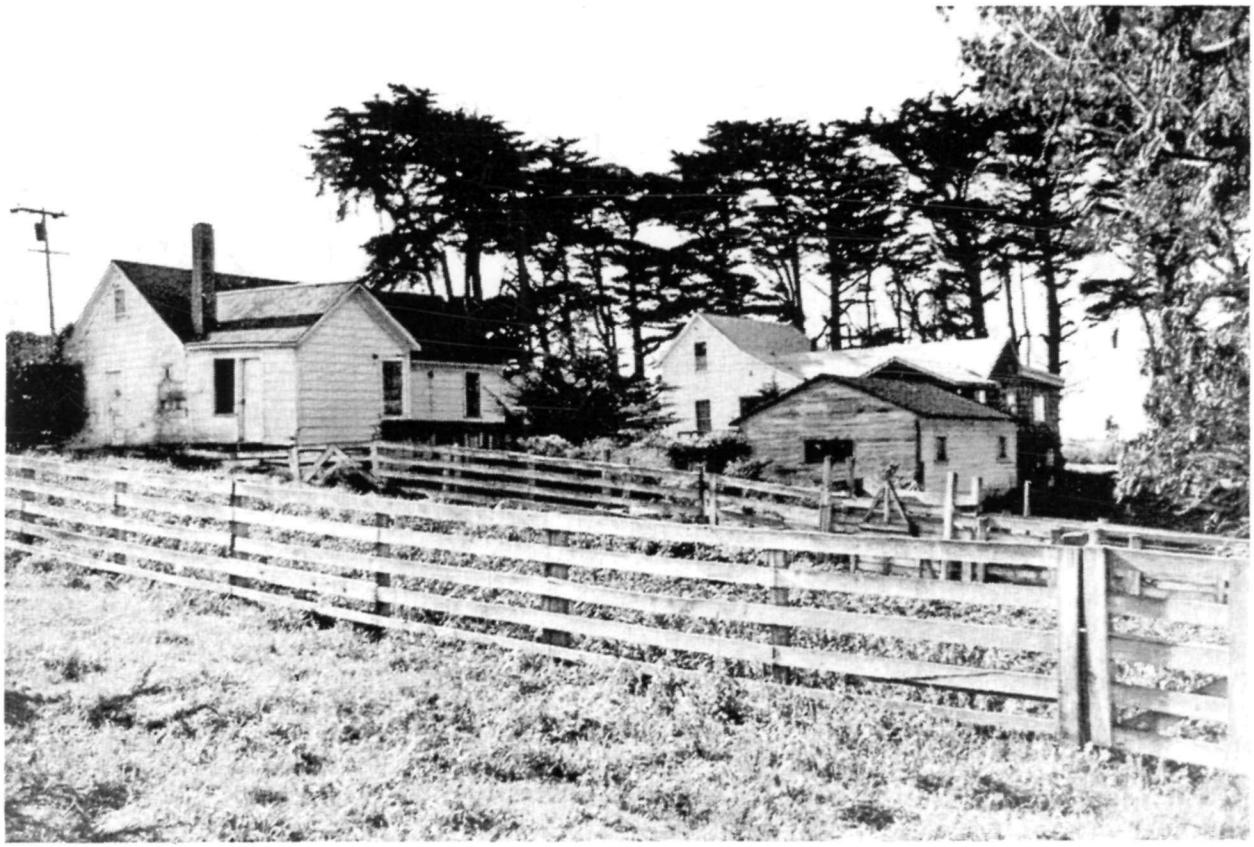
A portrait of Abram Pierce, from *History of Marin County* (1880).



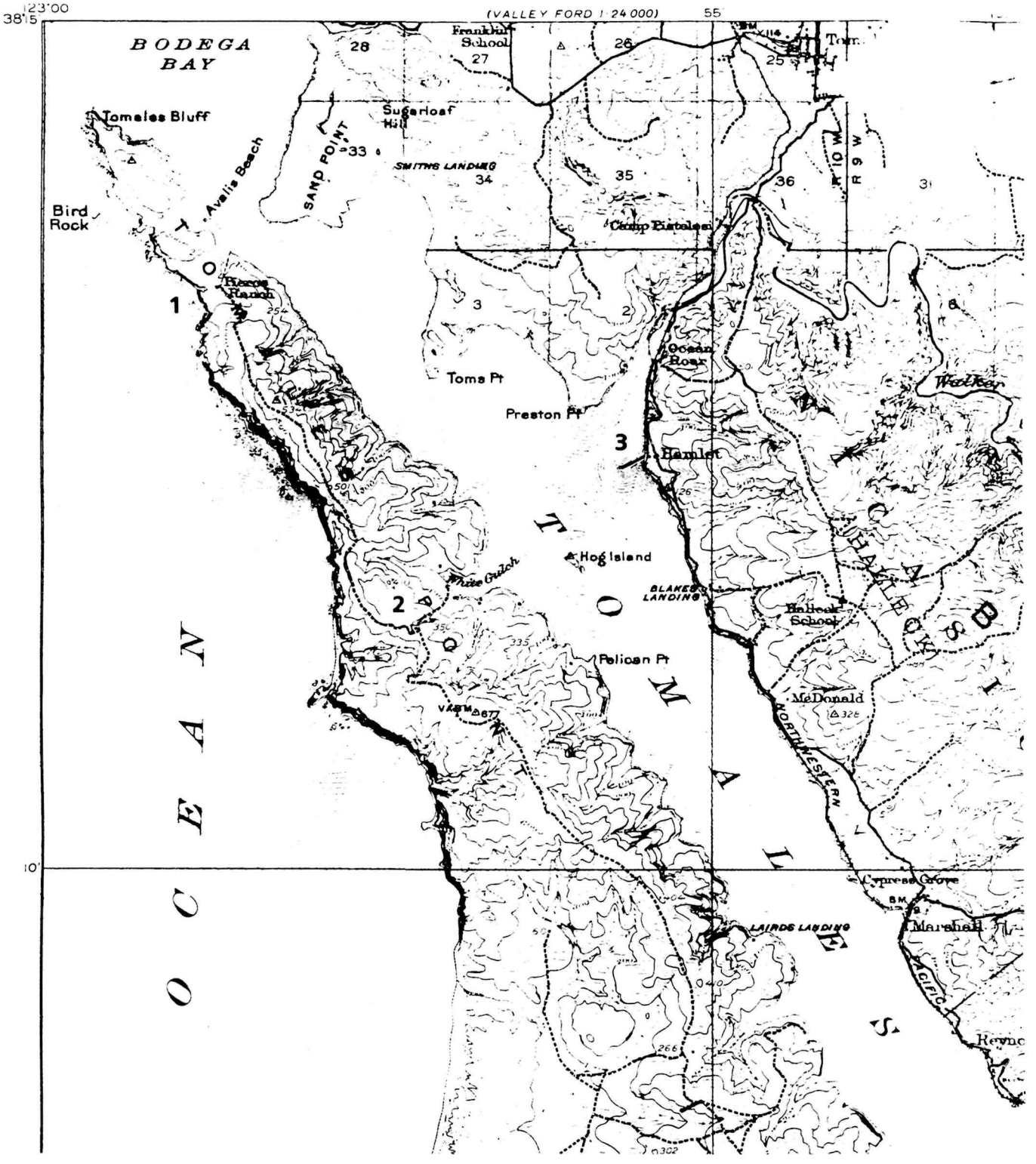
An excellent northward view of Pierce Ranch during the McClure era, about 1950, taken by and courtesy of M. Woodbridge Williams.



Two views of the Pierce Ranch house, taken about 50 years apart. At top, the east elevation of the house circa 1902 (Katie Bates Collection, Point Reyes National Seashore); below, the house in 1955 (courtesy of Roy Farrington Jones).



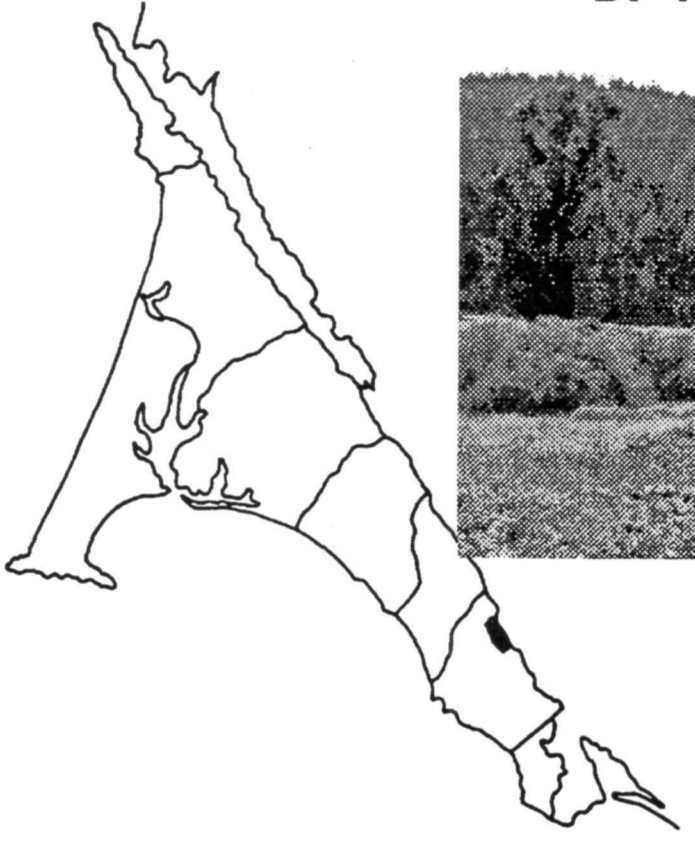
Lower Pierce Ranch as it appeared in the 1960s, before being demolished by the National Park Service. Above, the two houses and a shed, looking northwest; below, the large milking barn. The buildings dated from the 1860s to 1880s. Point Reyes National Seashore Collection.

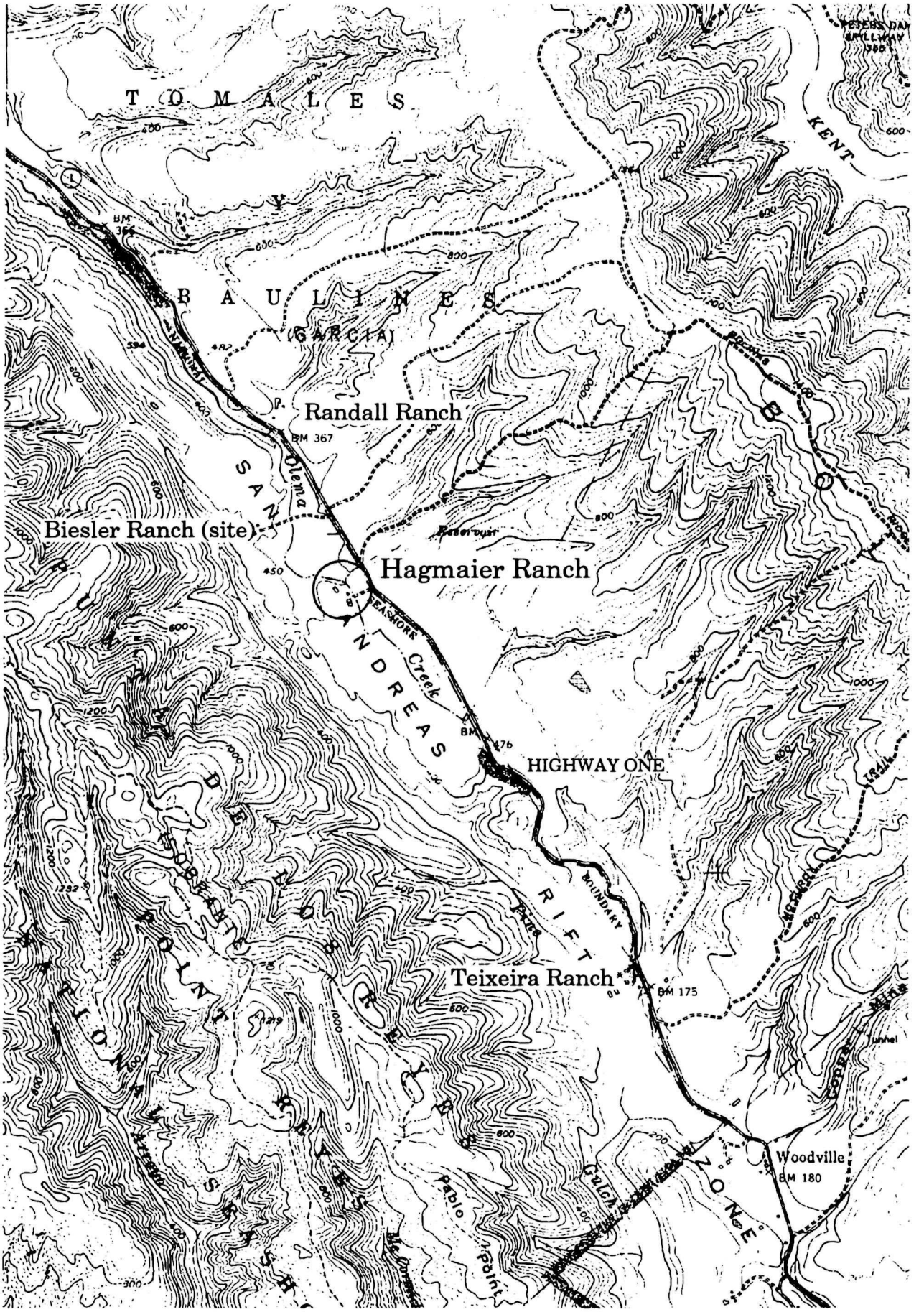


Northwest portion of the U. S. Geological Survey Point Reyes quadrangle (1916) showing locations of the Lower (1) and Upper (2) Pierce Ranches, as well as Hamlet (3) across Tomales Bay.

SECTION FIVE:
Independent Ranches

B. HAGMAIER RANCH




T O M A L E S
B A U L I N E S
(G A R C I A)
KENT
Randall Ranch
BM 367
Biesler Ranch (site)
Hagmaier Ranch
SEASHORE
Creek
HIGHWAY ONE
RIFT
ZONE
Teixeira Ranch
BM 175
Woodville
BM 180
Pablo
Point
Gulch

B. HAGMAIER RANCH including Biesler Ranch

1. Description

The Hagmaier Ranch of the last 50 years consisted of two smaller ranch complexes, one of which was removed in the early 1970s. Historically known as the Miller and Figueras Ranches, the two were merged in the late 1930s when purchased by the Hagmaier family, and today the remaining ranch complex serves as park housing and storage.

Hagmaier Ranch lies in the upper, or southern, end of the Olema Valley, where Olema Creek enters the flat valley for its journey to Tomales Bay. It is in an interesting geographic area on the San Andreas fault where Olema Creek flows north on the east side of the ranch and Pine Gulch Creek flows south on the west side. Flanked on the west by forested hills beyond Pine Gulch Creek and on the east by grassy hills with encroaching brush and forests, the ranch is on a relatively level site of about 500 acres. State Highway One, a paved, two-lane road, passes through the ranch and acts as its eastern boundary. A gravel driveway provides access to the ranch buildings. The Olema Valley Trail passes the ranch, and the Randall Trail connects hikers from Highway One to the Olema Valley Trail, just north of the ranch complex.

2. History of Hagmaier Ranch

Benjamin Miller settled in the upper Olema Valley as early as 1856, apparently claiming unoccupied land that would figure in subsequent title litigation. He eventually purchased his land from the Shafter law firm on March 6, 1861, for $3,264.05, or about $15 per acre. Miller, born in Ohio around 1812, gained local reknown for the murder of his neighbor, William Randall, in 1861. Randall and John Nelson had purchased a fine 1400-acre ranch opposite Miller's in 1857, and Miller reportedly was jealous of this transaction. After a number of altercations over fencing between the two properties, one in which Miller had unexpectedly fired upon Randall, the murder occurred. Randall, driving Miller's cattle out of his pasture, was confronted at the fence and shot in the abdomen by

Miller. Randall died nine hours later; Miller was sentenced to 11 years in prison, appealed, and successfully kept the case out of court until his death in 1879. [25]

Miller had extensively developed the ranch by 1860, when he was recorded as producing 3,000 pounds of butter from 100 cows during the previous year, as well as raising peas, beans, wheat, oats, and 2,000 bushels of Irish potatoes. Miller had horses, sheep, oxen, and pigs, valued at more than $6,000. A correspondent from *California Farmer* visited the Miller Ranch in early 1862 and published the following report:

> Mr. B. Millar [sic] has 217 acres of good land, and rents a league more from the great "Shafter claim." He has 300 head of stock, 75 milkers; makes no butter yet; had no hay or root-crops; will plant root-crops this year for stock. Made in 1861, from 30 cows, 75 to 100 pounds of butter a week. Mr. Millar [sic] has large and well-planned barns, and good buildings generally; desires good schools, roads, bridges, etc., and ready to aid them. Has suffered much by unsettled titles.[26]

County surveyor Hiram Austin laid out a new county road past the Miller Ranch in 1867, today's Highway One. Someone, perhaps Miller, planted eucalyptus trees along the roadway in the vicinity of the ranch. Miller put his property on the market in 1869, advertising a "1 1/2 story dwelling house containing 8 rooms, also a fine orchard, straw & hay shed 130x30 ft, wood shed & all necessary out buildings, divided into 6 lots." Swiss immigrant Giuseppe Bassi purchased the property for $5,000 in July 1869, and the next month Miller auctioned his 25 milk cows, 25 two-year-old heifers, 39 spring calves, ten head of horses, 20 head of hogs, "a lot of poultry," farming utensils, household furniture, and other items. Bassi and his wife Mary occupied the ranch, making butter and raising hogs, until selling the ranch to Henry Betten in 1872. Betten milked cows at the ranch but did not make butter there, selling his milk to a creamery. In 1880, Betten was listed as having produced $1,750 worth of milk and crops; Betten also kept 70 chickens on the ranch. Daniel Bondietti rented the Betten Ranch from 1890 to about 1913. Bondietti, a Swiss immigrant who arrived in 1884, had a

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[25]Munro-Fraser, Marin County, pp. 239-240, 278; Population Schedules, 8th U. S. Census, 1860.

[26]Agricultural Schedules, 7th U. S. Census, 1860; California Farmer, April 4, 1862, p. 1.

wife and seven children and also rented the Lake Ranch at Point Reyes from the O. L. Shafter estate. In 1901 Bondietti was recorded as milking 40 cows, from which he made 1,260 pounds of butter per month. According to the 1910 census record, Bondietti employed his children as milkers. Bondietti bought a ranch on Tomales Bay and moved there in 1913. The ranch had passed through a few hands while leased by Bondietti until it was purchased by Thomas Healion, an Irish immigrant who had arrived in Marin County as a young man in the 1860s. Healion died in 1906 and passed on the ranch to his son Arthur and his wife Caroline, who after Bondietti left, operated the dairy, built a new house, and raised a family there.[27]

The property directly north of the Healion Ranch was the 290-acre Biesler Ranch. Pablo (or an Americanized "Paul") Figueras, born in Spain about 1819, settled on this ranch in the late 1850s, probably purchasing or renting it from Rafael Garcia. He served as Justice of the Peace for Bolinas Township in 1858-59, and 1860-61. Figueras officially bought the property from Shafter, Shafter, Park and Heydenfeldt, after the law firm won title to the property in court, in 1862 for $1,700. He later sold about 11 acres to neighbor Sarah Randall (widow of William) for $100. Apparently Figueras and his brother Louis farmed potatoes at the ranch, and had no dairy. In 1870 Figueras and his brother employed five laborers at t he ranch, raising oats and hay and caring for 11 oxen and eight horses.[28]

German-born John Biesler bought the Figueras Ranch shortly before 1880, after a life in the gold mines of California. The ranch had fallen into neglect, so Biesler spent much time and money improving it. By 1880, Biesler was selling 8,000 gallons of milk per year from 17 cows. Biesler died in 1893 and passed the ranch to his sons John H. and Fred W. Biesler, who lived there with their mother. A biography described the ranch shortly after the turn of the century:

> [The Biesler brothers] have since conducted it as a dairy,

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[27]"Plat of the Survey of the Road from Bolinas to Olema . . ." by Hiram Austin, 1867, CHS; Financing an Empire, p. 528; Prof. J. M. Guinn, History of the State of California and Biographical Record of the Coast Counties, (Chicago: Chapman Publishing Company, 1904), pp. 694-699; Marin County Journal, May 22, July 17, and August 28, 1869, p. 3; Deeds Book G, p. 474, and Book L, p. 153, MCRO; Population Schedules, 13th U. S. Census, 1910.

[28]Munro-Fraser, Marin County, pp. 232-233; Population Schedules, 7th U. S. Census, 1860; Agricultural Schedules, 8th U. S. Census, 1870, and 9th U. S. Census, 1880; Deeds, Book C, p. 406 and Book E, p. 534, MCRO.

> taking pride in making it a model in all respects, having an up-to-date separator run by water power, and many other modern dairy conveniences. Most of the dairy product is marketed in San Francisco, where it commands a good price. The Biesler boys, as they are familiarly known, are both hard-working, industrious men, upright and honorable in their business dealings, and in all respects worthy sons of a good father.[29]

The 1920 census lists Fred Biesler at the ranch, with partners George Hagmaier (Biesler's second cousin) and John Krochler, an Austrian immigrant. John H. Biesler died around 1922, leaving the property in the hands of Fred. The Duggan family rented the dairy ranch from Fred Biesler for about two decades until 1948, when longtime Olema dairymen Elfie and Florentino Franzi rented the ranch for a dairy.

San Francisco contractor George Hagmaier, who had lived on the Biesler Ranch to the north in 1920, purchased that 289.76-acre ranch from Fred Biesler on October 28, 1937. Soon after, he bought the 179.15-acre Healion Ranch from Arthur Healion's widow--Caroline--on May 2, 1938. Hagmaier went to work improving the property, while residing for the most part in Alameda and continuing in the contracting business.[30]

At the time George Hagmaier bought the ranch it consisted of about five major buildings, including the Healion's large house, a smaller house for workers, a two-story barn that had apparently been converted to a dwelling with a garage on the bottom floor, a medium-sized milking barn, and a two-room calf barn. All but the Healion house appeared to be from the Miller or Bassi era. Hagmaier made many improvements at the Healion ranch during his first years of ownership. The first year he tore down some of the old buildings and built a bunk house and two tool sheds, and rebuilt the old wooden milking barn after it burned in 1940. George Gomez managed the dairy until 1942; milk was trucked to the creamery in Point Reyes Station. With the United States entry into World War II and subsequent demand for dairy products, Gomez proposed to lease the dairy for his own business, but Hagmaier chose to close the dairy and auctioned the dairy stock

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[29]Guinn, Historical and Biographical Record, pp. 694-699; Agricultural and Population Schedules, 9th U. S. Census, 1880.

[30]Hagmaier era information from an interview with Daniel Hagmaier.

in early 1942. After the end of the war, Hagmaier stocked the ranch with beef cattle. Hagmaier's son Daniel spent a great deal of time at the ranch and, after his father's death, made additional improvements during the 1950s, including remodeling the main house. The ranch was rented to Dan Quinn, who ran cattle on the ranch, when it was purchased in 1972 by the National Park Service.

At the Biesler Ranch the old buildings, probably dating from the Pablo Figueras and John Biesler era, remained intact although somewhat ramshackle. They consisted of a two-story, "T"-shaped house, a milking barn, a dairy, a wagon shed, and a horse barn. All were of a distinctive early California vernacular style. In 1966 the old Biesler house and dairy barn burned, after some years of abandonment. The Park Service obliterated the remains of the ranch in the early 1970s; only a row of cypress trees and a couple of orchard trees remain.[31]

3. Buildings and Historic Resources

The Hagmaier Ranch consists of five buildings and a water system, all historic. The Main house, built by the Healion family around 1915 to replace the pioneer dwelling, is a large, two-story home on a knoll overlooking Olema Valley. It has a gable roof with wide dormer windows facing north and south. A spacious porch wraps around the north and east sides of the house, with a tall, brick chimney on the north porch. The siding is a combination of shiplap on the first floor and shingles on the second floor, all painted white, with unpainted wood shingles on the roof. The house has not been seriously altered on the exterior since the Hagmaiers bought the ranch in 1938, except for the installation of aluminum windows in some areas. It is in good condition.

The bunk house, built in 1938 for ranch hands, has the appearance of a century-old farm house, with a gable roof and shed extension on the west side. The house is sided with v-groove boards and painted white. The interior is rustic, with dark-stained wood paneling and white trim. The house is in good condition.

Two large sheds stand between the bunk house and the main house, both built by George Hagmaier in 1938. They are used for garages and storage today, and are in good condition.

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[31]Interview with Daniel Hagmaier; Baywood Press, July 7, 1966, p. 1. Descriptions of the ranches are obtained from photographs, ca. 1938-1941, loaned by Daniel Hagmaier.

The hay barn, built to replace an old milking barn that burned around 1941, is a wood frame structure with a corrugated sheet-metal roof. It is used for storage, and is in good condition.

Non-historic eucalyptus trees are found in the area south and east of the ranch house. A historic grove of eucalyptus trees grows on Highway One, southeast of the ranch complex, at the site of an old ranch, about which little is known. These, and others lining the highway in that area, appear to date from the late 1860s, when the road was laid out as a county highway.

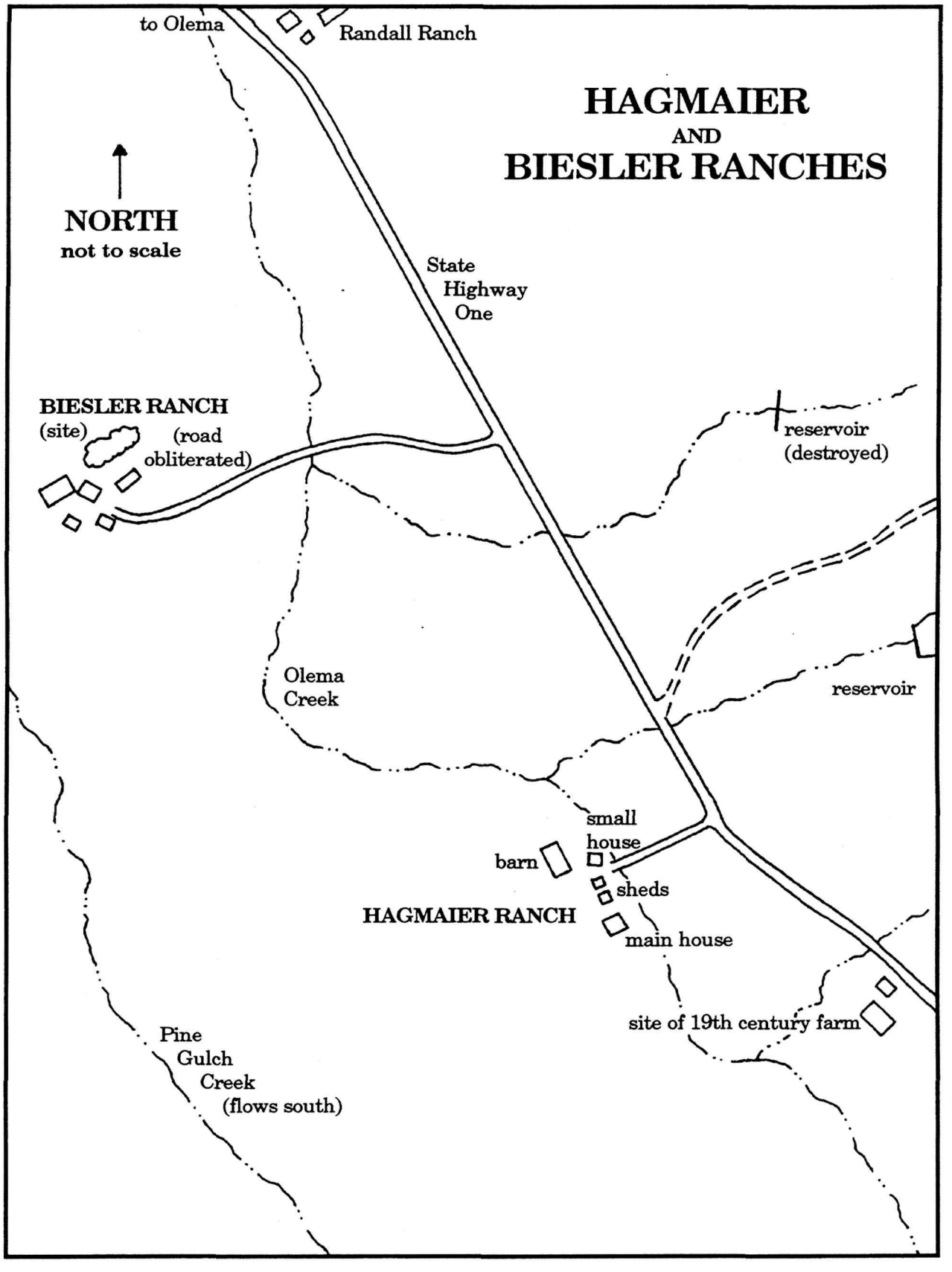
4. Significance

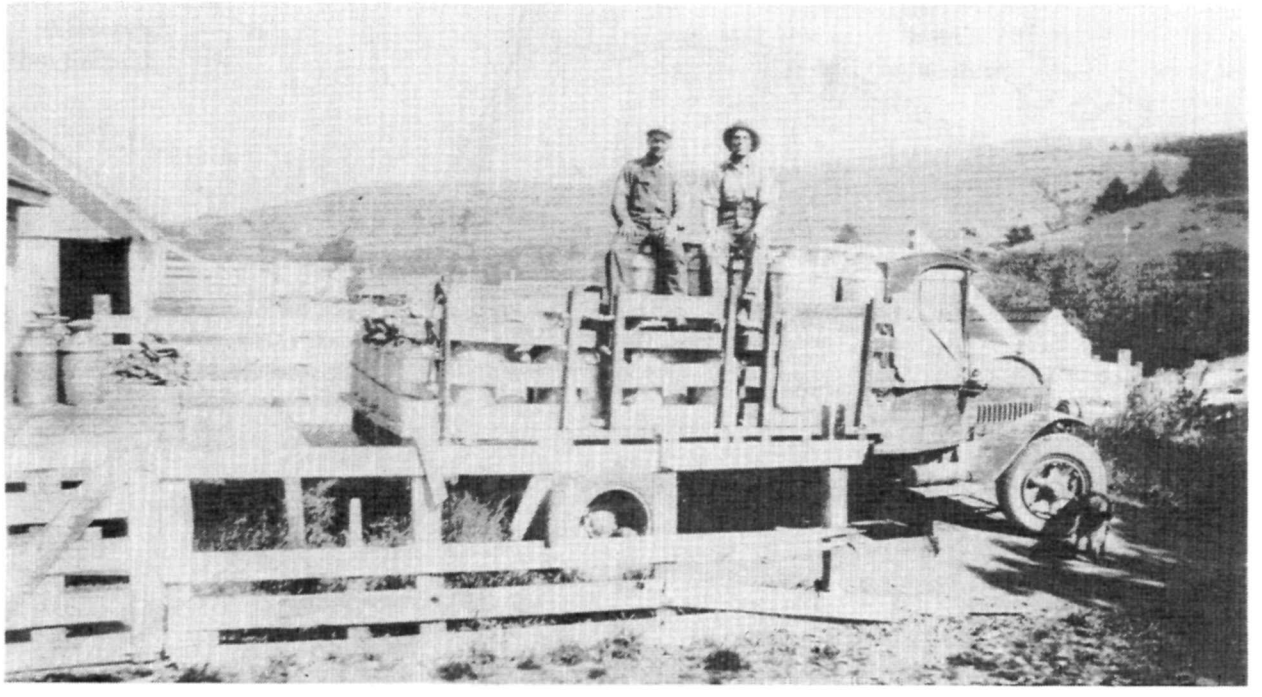
The Hagmaier Ranch is a significant part of the Olema Valley ranching district, 1856-1945. Settled by a Marin County pioneers Benjamin Miller and Pablo Figueras in 1856, the site is one of the oldest non-prehistoric habitations in the Point Reyes area. Most of the buildings on the site are vernacular farm buildings, about 55 years old, but the main ranch house is architecturally significant as a rare local example of the sprawling midwestern farmhouse, with its wide verandas and dormer windows, unique among the remaining West Marin farmhouses in the area.

5. Historic Features

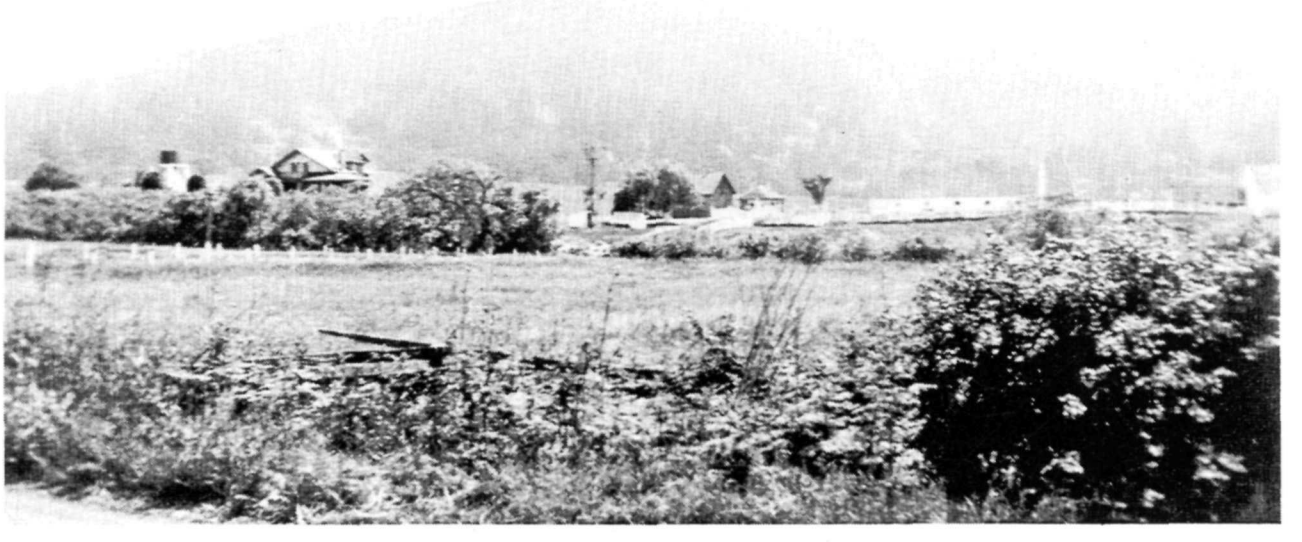
a. main house, ca. 1915*
b. bunk house, 1938*
c. barn, 1941*
d. shed, 1938*
e. shed, 1938*
f. driveway, ca. 1870s*
g. cypress and fruit trees, Biesler Ranch*
h. eucalyptus trees on highway*

*Contributing structures/features for future National Register Nomination.

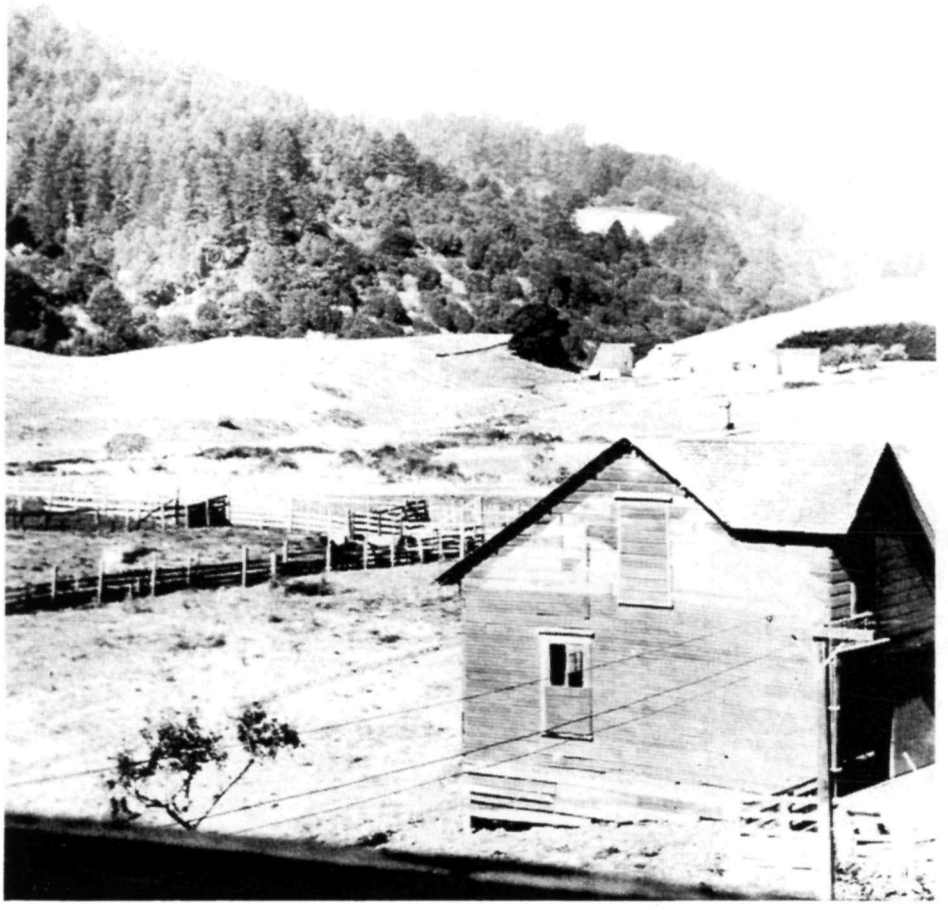

HAGMAIER
AND
BIESLER RANCHES
NORTH
not to scale
to Olema
Randall Ranch
State
Highway
One
BIESLER RANCH
(site)
(road
obliterated)
reservoir
(destroyed)
Olema
Creek
reservoir
small
house
barn
sheds
HAGMAIER RANCH
main house
site of 19th century farm
Pine
Gulch
Creek
(flows south)



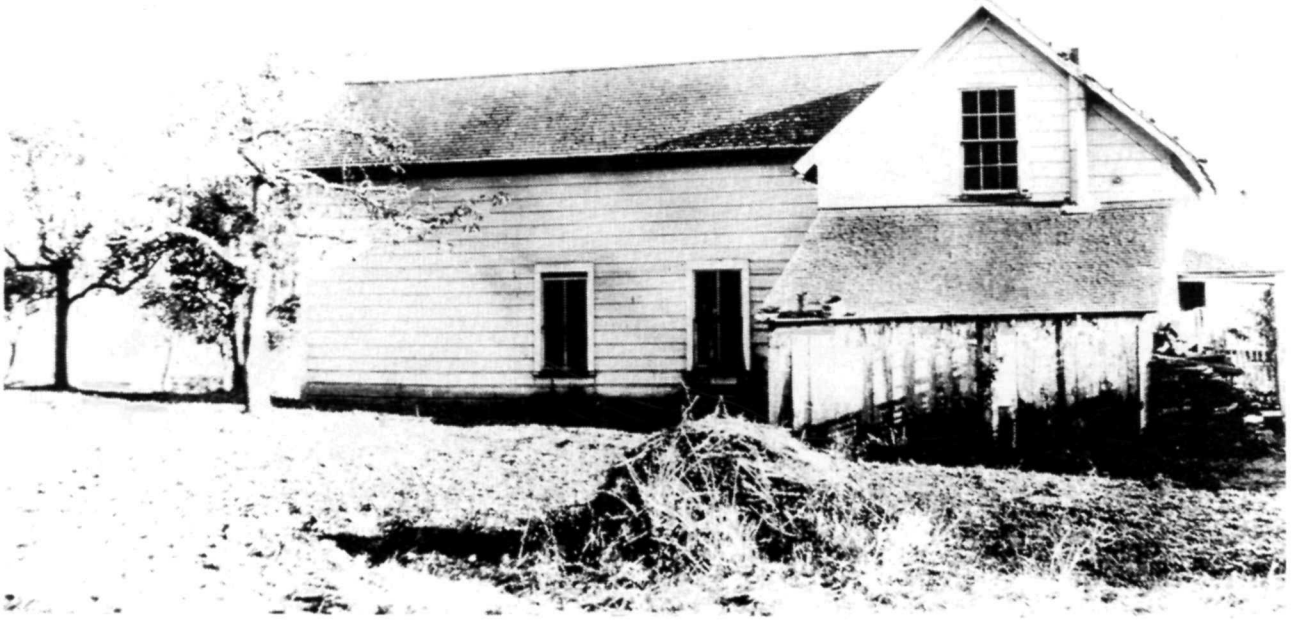
The Point Reyes Cooperative Creamery truck at the Healion (Hagmaier) Ranch, about 1936. Courtesy of the Lucchesi family.



Two views of the Hagmaier Ranch, taken 1939-1941. Above, looking northeast, below, looking west. Courtesy of Daniel Hagmaier.



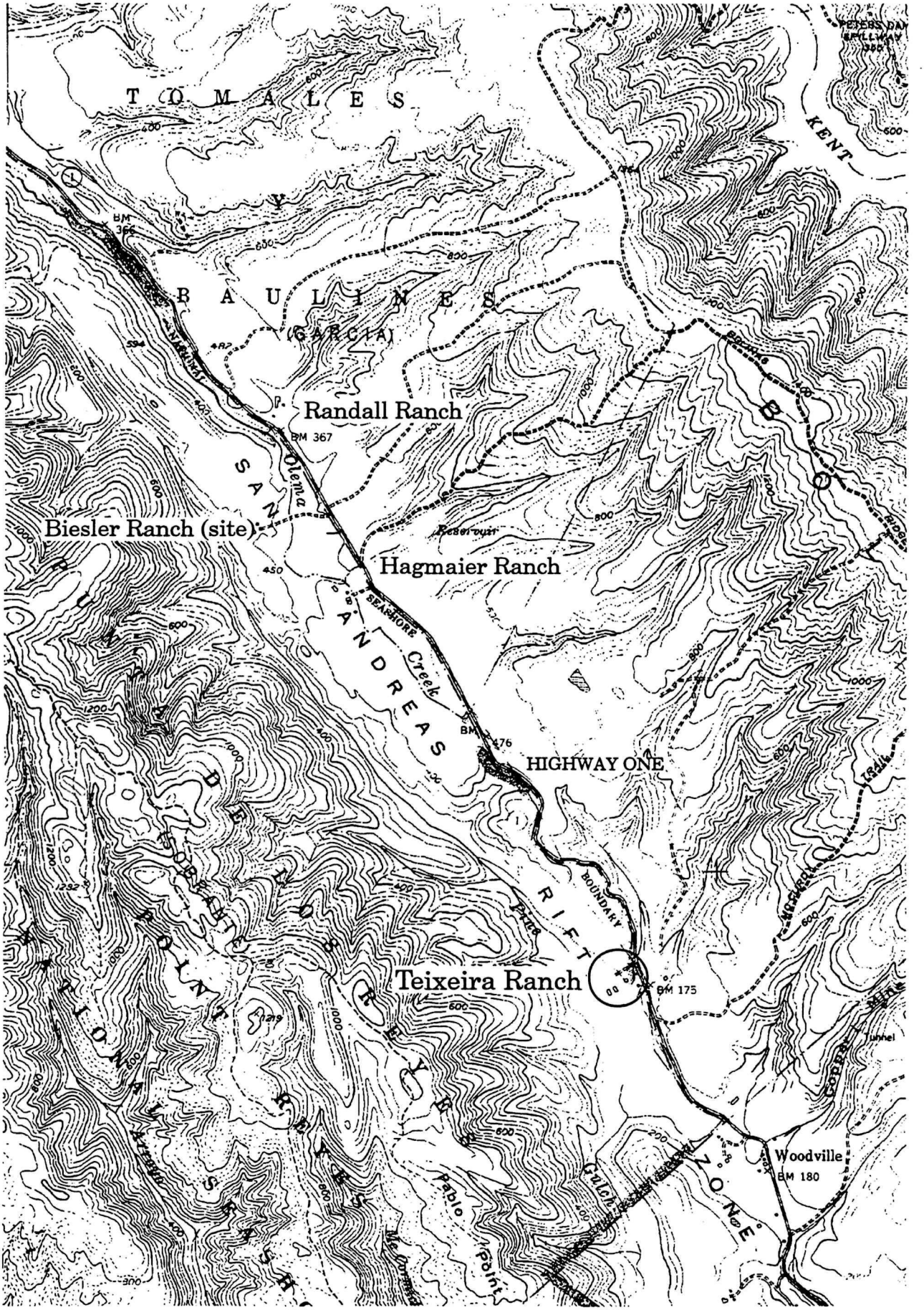
The Biesler Ranch as seen from the Hagmaier Ranch, left. Below, the old Figueras house at the Biesler Ranch. Both 1941 photographs courtesy of Daniel Hagmaier.



SECTION FIVE:

Independent Ranches

C. TEIXEIRA RANCH


TOMALES
BAULINES
(GARCIA)
Randall Ranch
BM 367
Biesler Ranch (site)
Hagmaier Ranch
Reservoir
SAN ANDREAS RIFT ZONE
Olema
Bolinas
Fault
Pacific
Ocean
Kent
Woodville
BM 180
HIGHWAY ONE
Teixeira Ranch
BM 175
BM 476
Creek
Gulch
Point
Tunnel
Boundary
Fault
Fault
Fault

C. TEIXEIRA RANCH
Strain Ranch

1. Description

For most of its existence, the Teixeira Ranch was a 248-acre dairy ranch, but today the ranch complex is within a 3.6 acre area reserved for the previous owners. The ranch is located in what has been called Pine Gulch, occupying both sides of Pine Gulch Creek north of Woodville (Dogtown). The land is now mostly brushy, as it has not been grazed since park purchase in 1971. It is bounded on the north by the ex-Hagmaier Ranch, on the east and south by the ex-McCurdy/Righetti Ranch, and west by lands once part of the O. L. Shafter Estate. The ranch is located about four miles north of Bolinas.

2. History of Teixeira Ranch

The Teixeira Ranch has existed under the administration of only two owner-families, the Strains (1856-1941) and the Teixeiras (1922-present). Marin County pioneer Henry Strain founded the ranch and developed most of the historic ranch structures and features that remain on the ranch, while Joseph Teixeira added and improved on these over the remaining years.

Henry Strain was born in the county Monaghan, Ireland in 1826. He left Ireland at age 16 for New York City. A biography detailed his early life in America:

> He worked at the hatter's trade for three years; he then went to Connecticut and found employment in the Smithfield Cotton Manufacturing Company until he embarked for California. On March 5, 1852, he sailed in the steamer "Prometheus" for Nicaragua; thence per sailing vessel to the Isthmus. In Panama he was detained three months from an attack of fever, which, having departed, he sailed for San Francisco, where he arrived in the month of July. Mr. Strain at once proceeded to Hangtown, now Placerville, but on account of ill-health only worked in the mines for one month; seceding from this occupation he commenced that of

prospecting, which he continued until he left the district.[32]

Strain came to Bolinas in March of 1853 and ran a team for the mill company at Dogtown and operated the steamboat "Union." He worked at various jobs around Bolinas until buying 78 acres of land that he had been living on in Pine Gulch north of Dogtown from Gregorio Briones on January 22, 1857. He then bought another 20 acres on September 30, 1858 from Briones. Strain cut the alder trees on his land and sold it as firewood, then cleared the stumps for farmland. By 1859 Strain had an operating farm where he grew 300 bushels of Irish potatoes and ten tons of hay during the year. He kept only five milk cows at that time, as well as one horse and twenty other cattle.[33]

Strain had found himself caught up in title litigation between Mexican grantees Rafael Garcia and Gregorio Briones and the law firm of Shafter, Shafter, Park and Heydenfeldt. After the Shafter partners had won title to some of Briones' land, Strain had to repurchase much of it. He purchased 203.2 acres from the Shafters in 1861 and another 45.44 acres (for $908.80) in 1870, bringing the size of his ranch to 258 acres. Strain built barns and a dairy and developed a limited dairy business. As his biography noted, "from these small beginnings Mr. Strain gradually worked himself into the dairying business, until he is now [1880] the possessor of a fine farm of two hundred and fifty-eight acres and forty milch cows."[34]

The 1870 census listed Strain as owning land valued at $2,500 with a personal estate of $1,500. He and his Irish-born wife, Marcella, had five children at the time, Henry, William, Winfield Scott, Henrietta, and Ella. The couple would have three more children, Everett, Lillie, and Anna. Strain produced $1,967 worth of butter, potatoes and hay on the ranch in 1869, having expanded his dairy herd to 23. Ten years later, according to the 1880 census, Strain had increased his dairy herd to 38, producing over 18,000 gallons of milk to be made into butter apparently elsewhere. Possibly Strain shipped cream on a schooner from Bolinas

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[32]Munro-Fraser, Marin County, p. 427.

[33]Ibid., p. 427; Population and Agriculture Schedules, 7th U. S. Census, 1860.

[34]Deeds Book B, p. 312, Book C, pp. 220 and 380, Book E, p. 629, and Book I, p. 115, MCRO; Marin County Journal, May 14, 1870; Munro-Fraser, Marin County, p. 427.

during those years. His cows grazed on 125 acres of the ranch, with a 25-acre hayfield and about 100 acres of unusable land.[35]

The original road through Strain's property led past the ranch in the valley, then up the grant line on the small ridge north of the ranch. The county built a new Olema-Bolinas road up "Strain's Hill" in 1867, one that took a curvy course up the side of the small ridge. Strain reportedly planted the eucalyptus trees that line the road today on State Route One on the northeast part of the ranch.[36]

In the early 1880s Strain built a new house for his family, a stately two-story Victorian residence on a knoll overlooking the dairy. The date of construction was either 1880 according to family tradition, or 1885 when a county newspaper noted in July that "Mr. Strain's house is progressing very fast. It will be the finest house in Bolinas when completed." The house referred to could have been that of Robert Strain, a relative and also a resident of Bolinas. When the house was nearing completion at the end of 1885, Strain leased the dairy, according to the newspaper, "to be in style with his neighbors." Apparently the ranch was leased out as long as the Strain family owned it, although the Strains continued to live in the new residence. At the turn of the century the Strains' Portuguese tenant J. A. DeBorba milked 44 cows, from which he made 1,500 pounds of butter per month.[37]

Henry Strain's widow deeded the residence portion of the ranch to her surviving children in 1901 as a gift. Everett Strain married a daughter of Samuel McCurdy from the ranch across the road and raised a family in the house and ran the dairy until moving to Palo Alto in 1920. After a short time with an unsuccessful tenant, the ranch was leased to Joseph and Mary Teixeira. Teixeira, born in St. George, Azores, had immigrated to the United States at age 17 and worked on dairies in Fresno, Point Reyes (for James McClure at G Ranch), and Tiburon. The Teixeira family bought the previous tenant's dairy business and moved to the Strain Ranch in November of 1921 or 1922. The family, including Christina and Anthony, born in Tiburon, and Molly, Joseph, Irene, and William,

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[35]Population and Agriculture Schedules, 8th and 9th U. S. Censuses, 1870 and 1880.

[36]Plat of the Survey of the Road from Bolinas to Olema, 1867, CHS; Marin County Journal, March 15, 1883; notes of interview with Gordon Strain in 1975 by Ron Treabess, PRNS.

[37]Marin County Journal, July 23 and October 15, 1885, and June 20, 1901. Strain family tradition has it that the house was built when daughter Anna was five years old, or about 1880.

born on the Strain Ranch, shared the big house with Henry Strain's spinster daughter, Ella. Ella Strain occupied the upper floor of the house and reserved the parlor downstairs. The Teixeiras lived in the remainder of the house until Ella's death in 1935. Eventually the entire ranch came into the hands of the youngest daughter, Anna Strain.[38]

Joseph Teixeira milked about 65 cows on the ranch at first, separating the cream and shipping it to Point Reyes Station for processing. The ranch was equipped with gasoline engines which drove the milkers and separator. The old, original Strain house located near the creek had been remodeled into a dairy house after the 1885 house was built. The Teixeiras used this building for cooling the milk (in cans in a cool trough) and separating the cream until local builder Eddie Alberti constructed a Grade A barn in the early 1940s. The old dairy and a shed were torn down at that time. Teixeira grew crops on various parts of the ranch, including potatoes, ryegrass and oats. The ranch got electricity in 1941. The Teixeiras bought the property from Anna Strain on December 26, 1941 after twenty years of tenancy on the ranch. After Joseph Teixeira's death in 1951 the property was divided among the surviving members of the family.[39]

After building the Grade A barn Joseph Teixeira retired and his oldest son Anthony (Tony) took over the business in 1945. Tony Teixeira shipped fresh milk from the ranch, eventually milking more than one hundred cows. The dairy stopped operating in 1972 after the National Park Service purchased most of the property for Point Reyes National Seashore on December 8, 1971. A remaining parcel of 23 acres across Highway One was purchased in 1974 for Golden Gate National Recreation Area.[40]

At the time of the first park purchase, four members of the Teixeira family lived at the ranch. Christine Teixeira and her husband Joseph Silveira built a one-story house on a .6 acre lot in the orchard south of the main house in 1948, and youngest daughter Molly and her husband Tim Waters remodeled the upper floor of the old horse barn into a living quarters in 1971. Irene Teixeira and her

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[38]Copies of map dated September 1, 1900 and deed dated January 2, 1901, and notes from interview with Gordon Strain in 1975 by Ron Treabess, PRNS. Teixeira family information from interviews with Christina Teixeira Silveira, Irene Teixeira and Molly Teixeira Waters.

[39]Official Records Book 422, p. 321, Book 838, p. 171, and Book 1227, p. 370, MCRO.

[40]Official Records, Book 2524, p. 485, Book 2484, p. 137, and Book 2850, p. 251, MCRO.

brother Tony and his wife shared the main house. In 1991 the Silveiras moved to San Rafael and their home became a housing unit for Point Reyes National Seashore personnel.

3. Buildings and Historic Resources

Four historic buildings and a historic bridge remain at the Teixeira Ranch. The original pioneer Strain house, dairy, various sheds and a privy (PR-230) have been demolished over the years. A number of buildings have been built since the Teixeiras bought the property in 1941.

The main residence on the Teixeira Ranch is the Henry Strain house built in 1880 or 1885. The home has continued its historic use as a residential structure. The main residence is a two-story, wood frame building on a brick foundation. The exterior is clapboard with scalloped shingles on the second story, but the shingles have been covered with what appears to be large square asbestos shingles. The roof is an offset gable with wood shingles. It has boxed cornices with decorated frieze and brackets. There are two porches, but the rear one has been enclosed. The house has had only minor alterations both exterior and interior, and appears to be in good condition.

The Teixeira Ranch barn, located across Pine Gulch Creek from the ranch complex, was built by Henry Strain perhaps as early as 1865. It is a two-story, wood frame structure with vertical wood siding. There are doors on the east and north sides. The roof, originally shingled, has been covered with corrugated metal. The interior is a large open space with a partial hayloft on the north and west walls. The west wall slopes out to become a stall area, in which up to thirty cows would be placed for milking. The floor is wood planking. The barn is currently used for storage. There is termite damage and the barn is in fair condition.

The two-story board and batten horse barn reportedly built about 1876 by Henry Strain. The upper floor was converted to a residence in 1971. The lower story is in use as a shop and is not significantly altered. The front (south) side has had vinyl siding applied, in 1990.

A three-foot wide footbridge with handrails crosses Pine Gulch Creek to the barn. It appears to have been built before 1900, and is in poor condition. It is no longer in use. A second bridge was built just north of the footbridge for

automobiles, and is still in use.

The sanitary barn was built by the Teixeiras circa 1941-1945. Built in the typical fashion of concrete, wood and corrugated metal, the barn has not been significantly altered. It is no longer in use.

The fence lines have apparently not changed since the Strain family ran the ranch, but over the years the materials have been replaced.

There are at least four sheds or garages on the property, all built after 1941 by the Teixeira family. The Silveira house was built in 1948 in the orchard south of the original ranch complex.

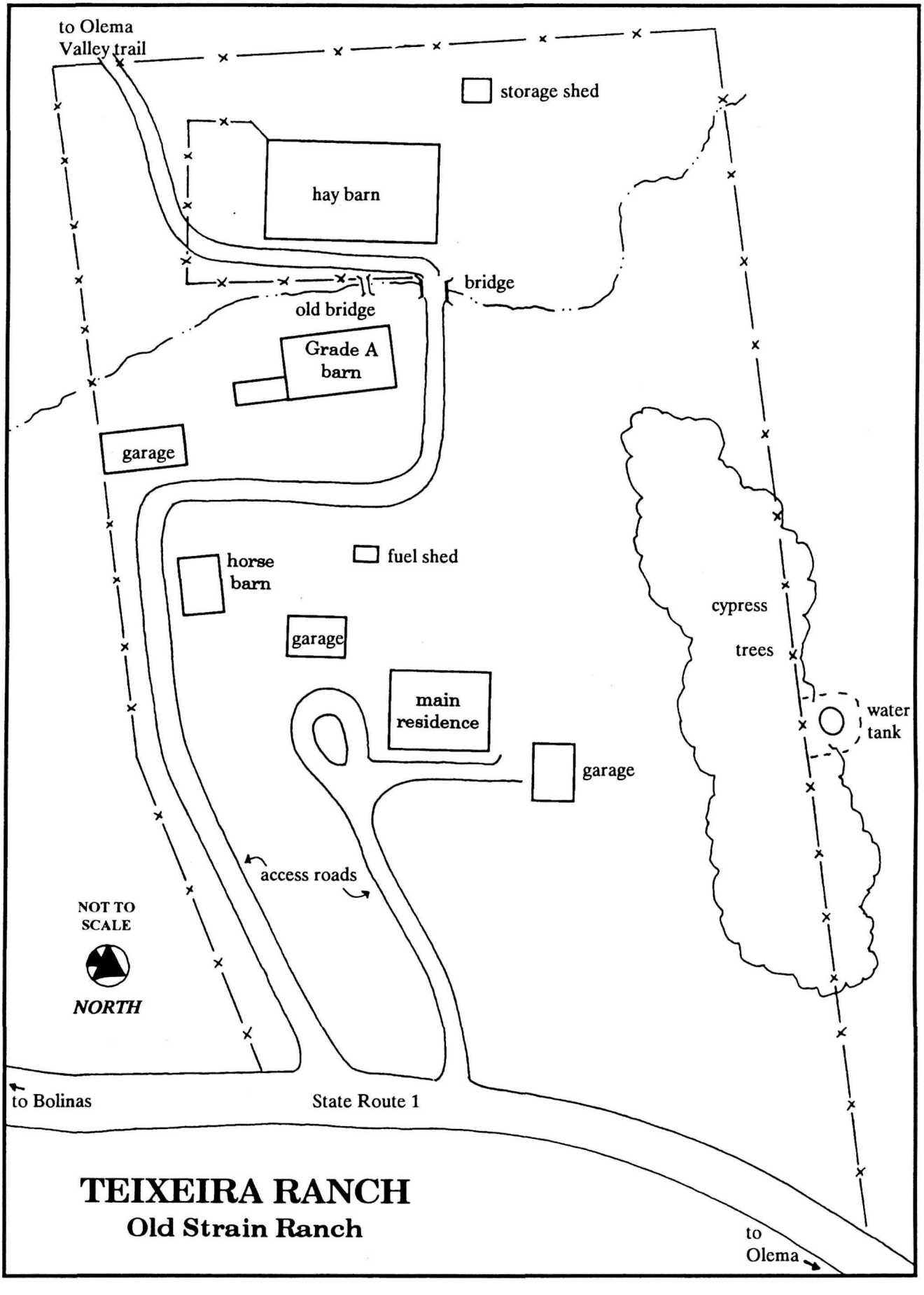
4. Significance

The Teixeira Ranch is locally significant as a pioneer farm of the Bolinas area. The hay barn and horse barn are very early surviving examples of 1860s farm architecture, and the 1880/1885 Strain house is a rare example of the vernacular/Victorian residence of the era in the area. The structural integrity of the buildings vary; the barn, built without nails, is in fair to poor condition; the horse barn has been altered a great deal on the upper interior and exterior; the house is in good condition, having been well-maintained during the last century.

5. Historic Features

a. main residence, 1885* (PR-226)
b. Grade A dairy barn, c. 1945 (PR-227)
c. barn, ca. 1870* (PR-228)
d. horse barn-residence, ca. 1876* (PR-229)
e. foot bridge, pre-1900* (PR-231)
f. cypress trees, ca. 1900*
g. orchard, ca. 1900*
h. ranch driveway, ca. 1867*
i. trace of original Olema-Bolinas Road, ca. 1840s*
j. David McMullin homestead site*

*Contributing structures/features for future National Register Nomination.

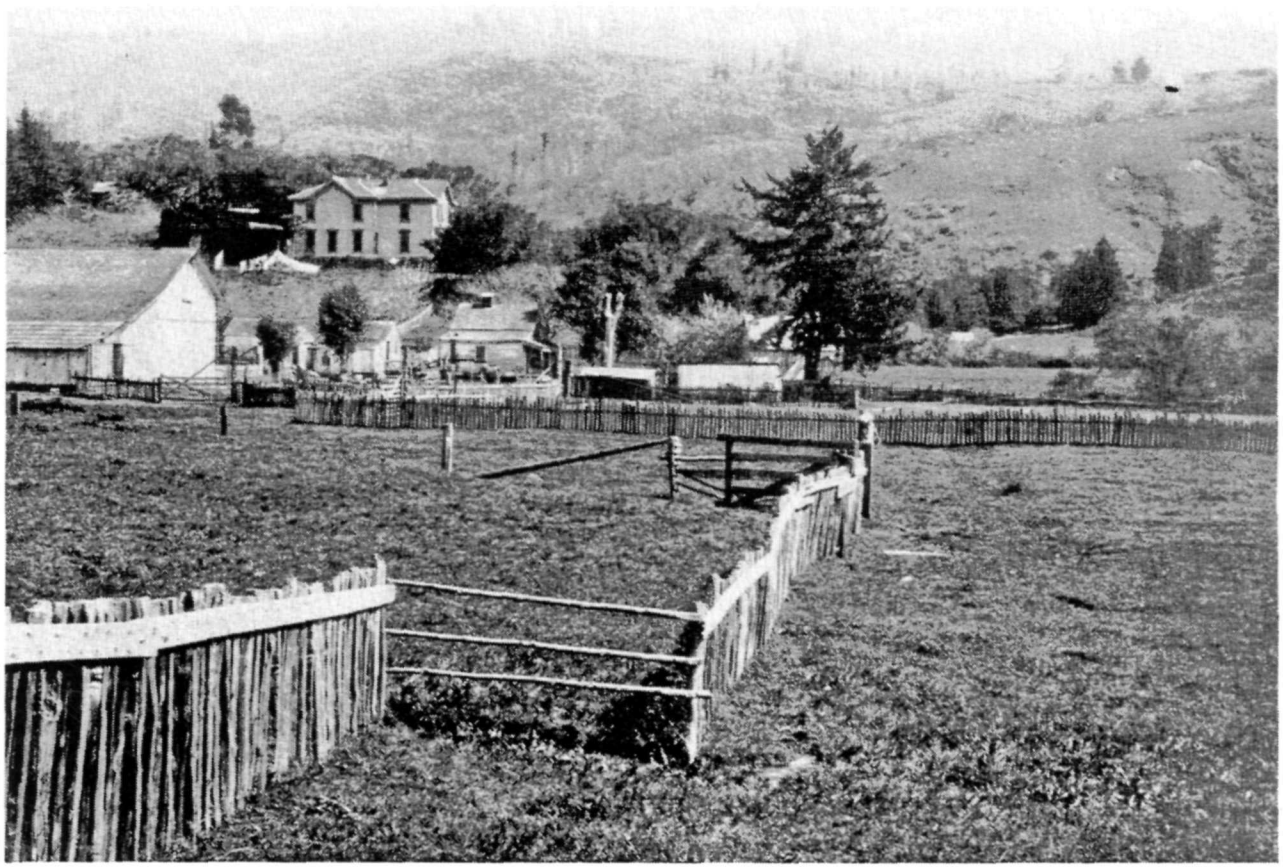


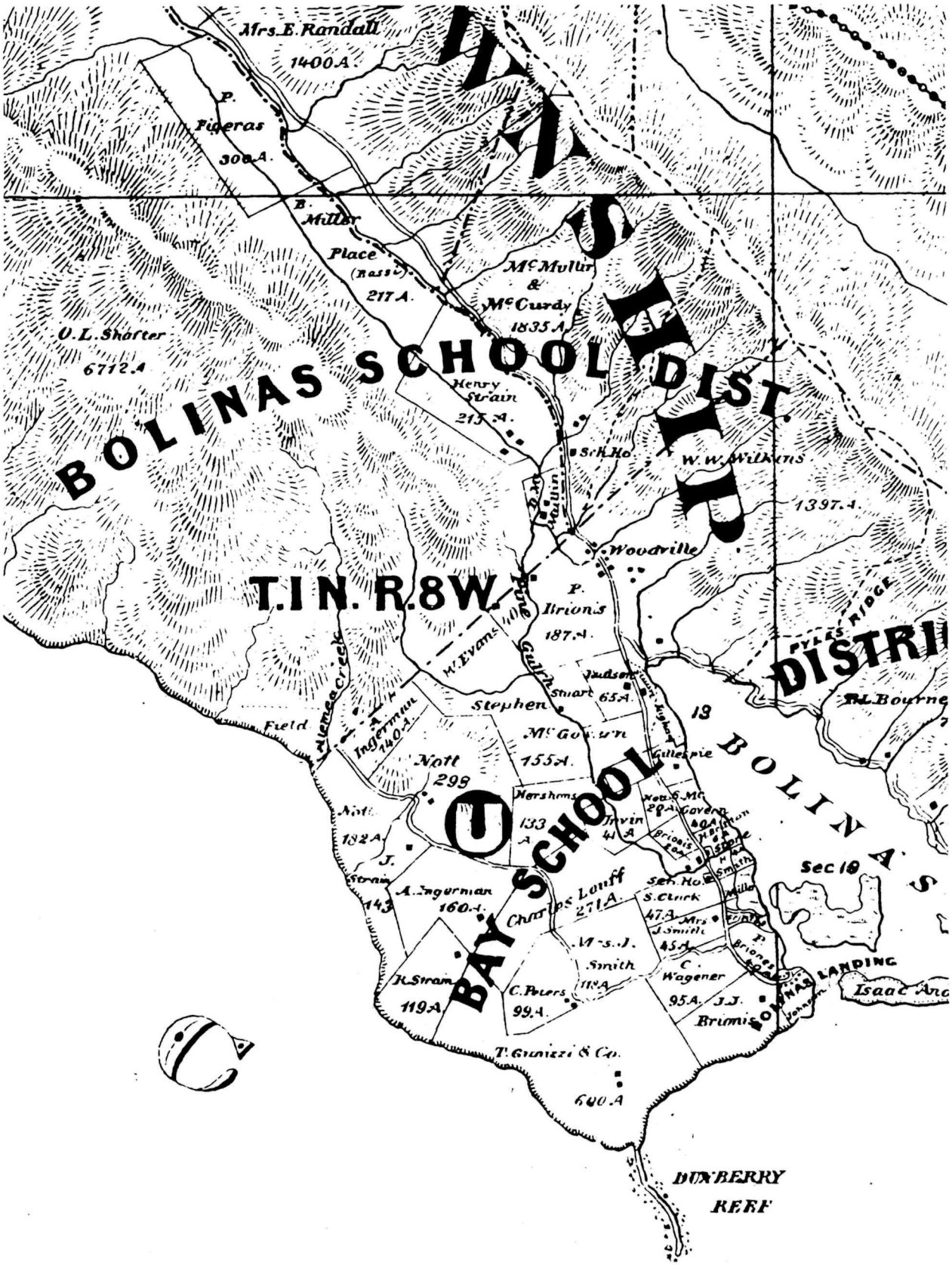
TEIXEIRA RANCH

Old Strain Ranch

Henry Strain, from a portrait in *History of Marin County* (1880).

A northward view of the entire Strain Ranch, taken in 1906. David McMullin's knoll with orchard is seen in the foreground, and young eucalyptus trees line the county road on Strain's Hill in the distance. Below, a view to the east, with the fence offset resulting from the 1906 earthquake. The house, barn, and horse barn (obscured by trees in center) remain today. Both photographs courtesy of U. S. Geological Survey Library.





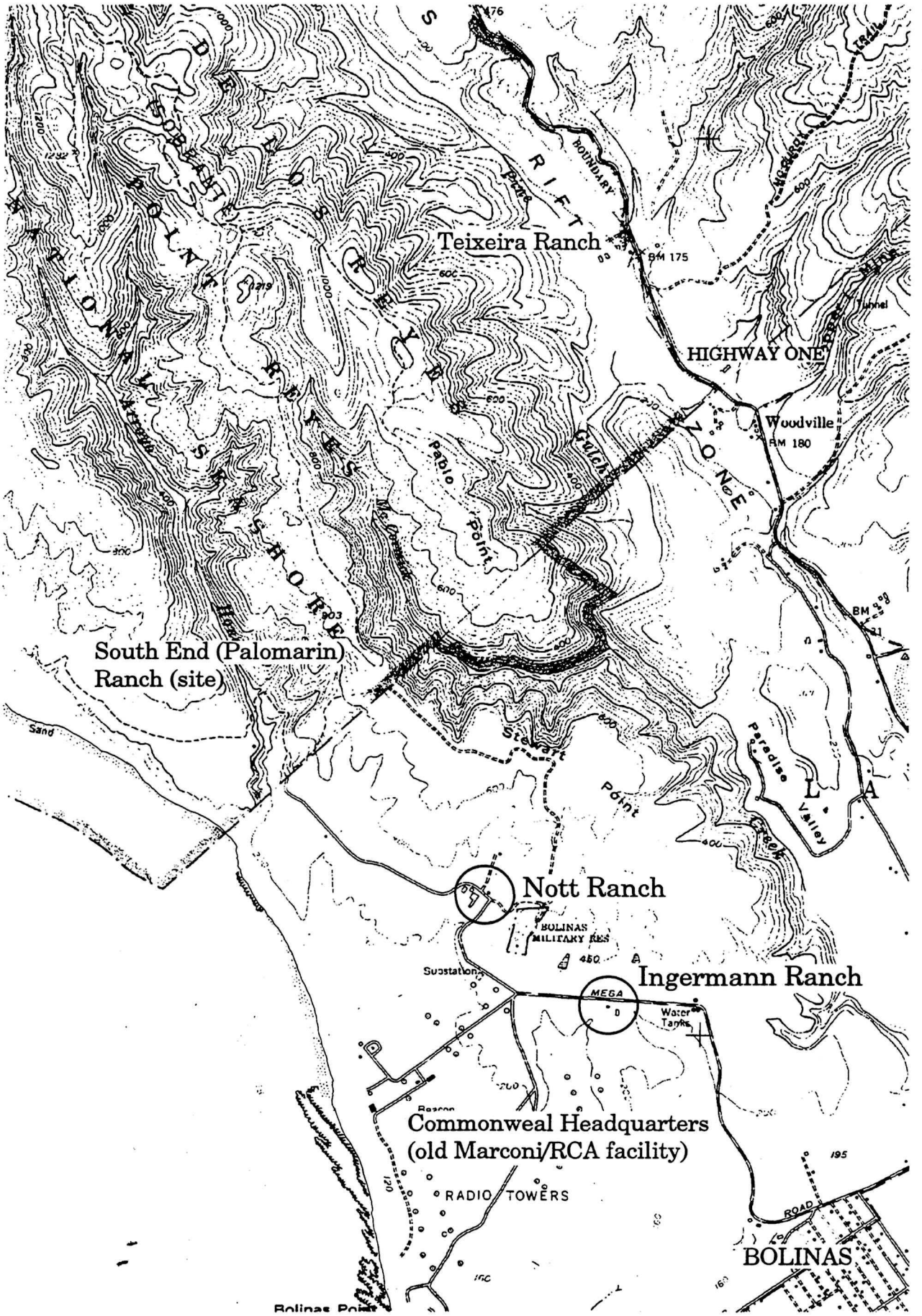
The Bolinas area on the 1873 *Official Map of Marin County.* Note the Nott and Ingermann ranches on the coast, Henry Strain, B. Miller and P. Figueras in the top center.

SECTION FIVE:

Independent Ranches

D. NOTT/INGERMANN RANCHES

(Commonweal)


Teixeira Ranch
HIGHWAY ONE
Woodville
BM 180
South End (Palomarin)
Ranch (site)
Nott Ranch
Ingermann Ranch
Commonweal Headquarters
(old Marconi/RCA facility)
BOLINAS
RADIO TOWERS
BOLINAS MILITARY RES
Substation
MEGA
Water Tanks
Pablo Point
Stewart Point
Paradise Valley
Creek
Sand
Bolinas Point
ROAD
Tunnel

D. COMMONWEAL RANCH
Nott and Ingermann (RCA) Ranches

1. Description

This property, actually a number of historic properties, consists of the old Nott Ranch, and a structure on the old Ingermann ranch south of Nott's. The properties were purchased by the Trust for Public Lands and leased to Commonweal, a non-profit research center, in 1976. Commonweal also leased the Marconi/RCA property that includes a number of significant historic buildings and structures relating to the communications industry. The ranch structures are located on Mesa Road, about two and three miles north of Bolinas. Most of the Nott Ranch has been destroyed, but a few old structures remain and are used by the staff of Commonweal as housing and storage. The Ingermann dwelling is also used as staff housing. The north border of the property is the historic land division between Rancho Punta de los Reyes Sobrante to the north and Rancho Baulines to the south.

2. History of Commonweal Ranch

Rafael Garcia, once the *major domo* of the Mission at San Rafael, settled on what he called Rancho Cañada de Baulines in 1834, and received a land grant for the area two years later. Garcia then moved north to the Olema area and turned the land over to his brother-in-law, Gregorio Briones. Mexican Governor Pio Pico granted 8,911 acres of what was by then called Rancho Las Baulenes to Briones in 1846. One of Briones' daughters, Rosaria, married Hiram Nott, who had come to Bolinas Bay in 1849 as part of a company intent on shipping timber to San Francisco. The Notts settled on a part of the Briones grant in a gulch overlooking the Pacific Ocean. Nott established a dairy ranch and was prominent in early Bolinas before his death in 1869. Nott's widow married Francisco Mesa, occasionally called Frank Macy. For many years the Nott Ranch was known as the Mesa Ranch. When Hiram Austin laid out the road in the area in 1867, he labelled the road to the ranch as "Macy Road," no doubt a reference to the family. This

road has been called Mesa Road for over a century.[41]

The next ranch to the south was located towards the ocean near the current Commonweal headquarters. The early history of this ranch is unknown at the present. From 1936 to 1947 the family of Joseph and Mary Luis operated a Grade B dairy there under lease from RCA. The Luis' hand-milked up to 30 cows on 200 leased acres, shipping cream and milk to the Point Reyes Dairymen's Association creamery at Point Reyes Station. Although the adjacent RCA station received commercial electricity, the Luis' ranch had none so as to not interfere with radio reception; the ranch house stood under one of the tall transmitting towers. Some time after the Luis family moved, RCA demolished the buildings, including a house, barn, dairy, horse barn, calf shed, and garage. Only a cypress tree marks the spot today.[42]

West of these two ranches on Mesa Road was the ranch of Albert Ingermann, a Prussian immigrant who came to Bolinas in 1854 and piloted a schooner between that town and San Francisco. Ingermann bought the ranch in 1866 and operated a dairy there. He had married Anna Strain, who died shortly after the birth of their second child in 1866. Ingermann remarried but had no more children.[43]

Marconi Wireless Company bought the Nott and Ingermann Ranches in 1913 as the site for one of two new transcontinental radio stations, the other being near Marshall on Tomales Bay. RCA bought the property from Marconi in 1919, and leased the ranches out to local dairymen, who referred to them as the "Wireless Ranches." At different times a Mr. Augustini (1920s), Anthony Silveira (1930s), and Steve Balzan (1940s) rented the old Nott Ranch; Balzan built a Grade A dairy there around 1947. The buildings at the Ingermann Ranch were rented by Jimmy Nesbit and the Silveira family, but only a house, which appears to be over 100 years old, remains. RCA sold the 1,049-acre property to the Trust For Public Land (TPL) in December 1976, which leased the old RCA facilities and the agricultural lands to Commonweal; the National Park Service, in a Congress-authorized expansion of Point Reyes National Seashore, bought the property from

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[41]Munro-Fraser, Marin County, pp. 264-267; "Historical Overview of Tract 04-118," probably by Park Historian Diana Skiles, 1981, PRNS.

[42]Interviews with Rose (Luis) Vieira, Gene and Ida (Luis) Mello.

[43]Munro-Fraser, Marin County, pp. 421-422.

TPL in December 1979 for $1,650,000. Subsequently, a number of buildings were demolished, including the Nott Ranch hay barn and some sheds, and an old dairy on the Ingermann property.[44]

3. Buildings and Historic Resources

Five structures remain at the old Nott Ranch. A small house, date of construction unknown, and the old Nott/Mesa dairy house, sit on the east side of the road. The dairy house appears to be about 125 years old, and retains its exterior siding and vent cupola on the roof. The building has been altered as a residence, with a greenhouse room added to the south side. It is in poor condition. A shed section of a larger barn remains and is in poor condition. Steve Balzan's Grade A dairy, built around 1947, stands on the west side of the road, as well as a small shed next to it. Both are in fair condition, with the larger building in use as a residence. Foundations remain of the large hay barn, demolished in the early 1980s. Eucalyptus and cypress trees stand in the immediate area of the ranch.

The old Ingermann house is a saltbox farmhouse with a tall shed addition on the east side. The house has lapped plank siding, painted red with white trim. It appears to have been built in two stages, with the western side the oldest, ca. 1866. The shed addition, also old, has a small entrance porch added more recently. A metal roof has replaced the original materials. The house is in fair condition. An old dairy house adjacent to the dwelling was demolished around 1982. Eucalyptus trees surround the house.

Mesa Road, laid out by Hiram Austin in 1867, follows its original alignment, and has not been significantly widened or improved, except for regrading and paving.

4. Significance

The Nott Ranch, while a significant part of the Bolinas-area dairy industry, has few remaining tangible resources and the poor condition of the remaining ones decreases the historic integrity of the property. The old dairy house, now a

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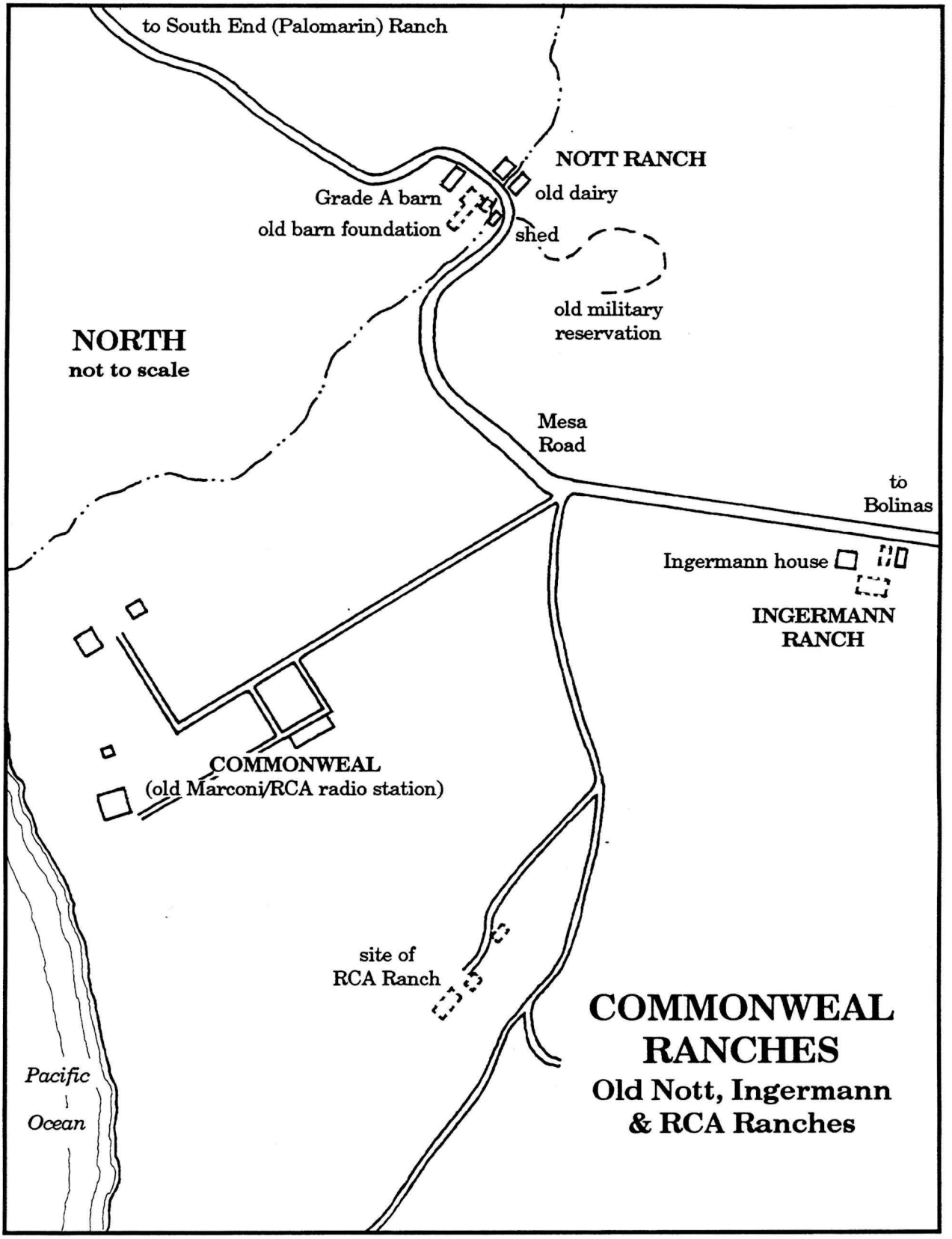
[44]"Historical Overview of Tract 04-118"; interviews with Margaret Dowd and Joseph Silveira; administrative files, PRNS.

residence, is one of only a few such structures remaining in Marin County, but unfortunately has been altered, and has deteriorated to such an extent as to retain no significance. The remaining buildings, likewise, are of little significance to the area. Nearby, the old Ingermann house is a significant example of vernacular farm house architecture of the area, showing old additions that would accommodate an expanding 19th century rural family. The paved road in the area, Mesa Road, is county-owned and maintained. This road, built in 1867, is locally significant as a pioneer route in the Bolinas area.

5. Historic Features

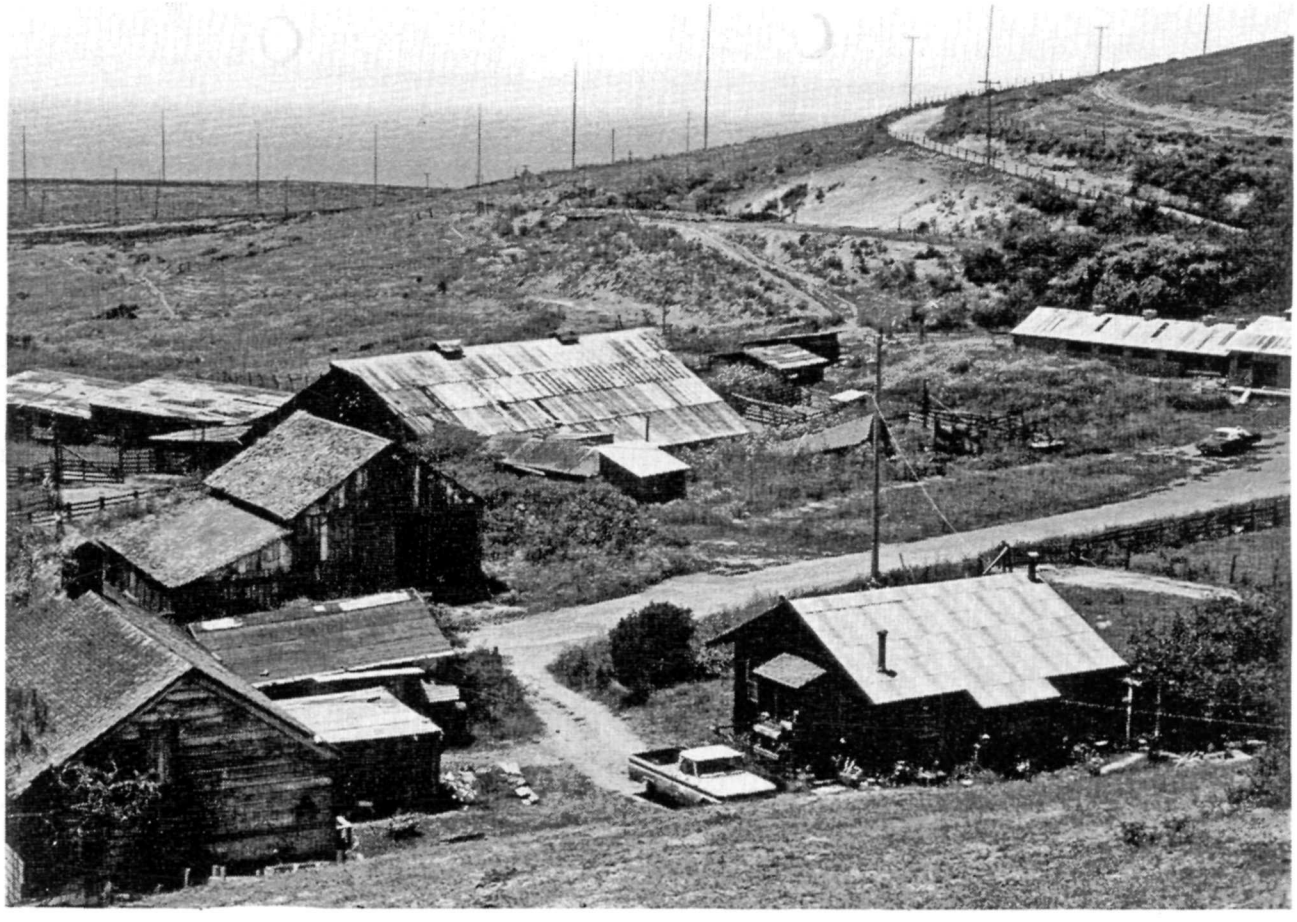
a. Nott dairy, ca. 1870*
b. small house, n.d.
c. shed, n.d.
d. Ingermann house, ca. 1860-1880*
e. Mesa Road, 1867*

*Contributing structures/features for future National Register Nomination.

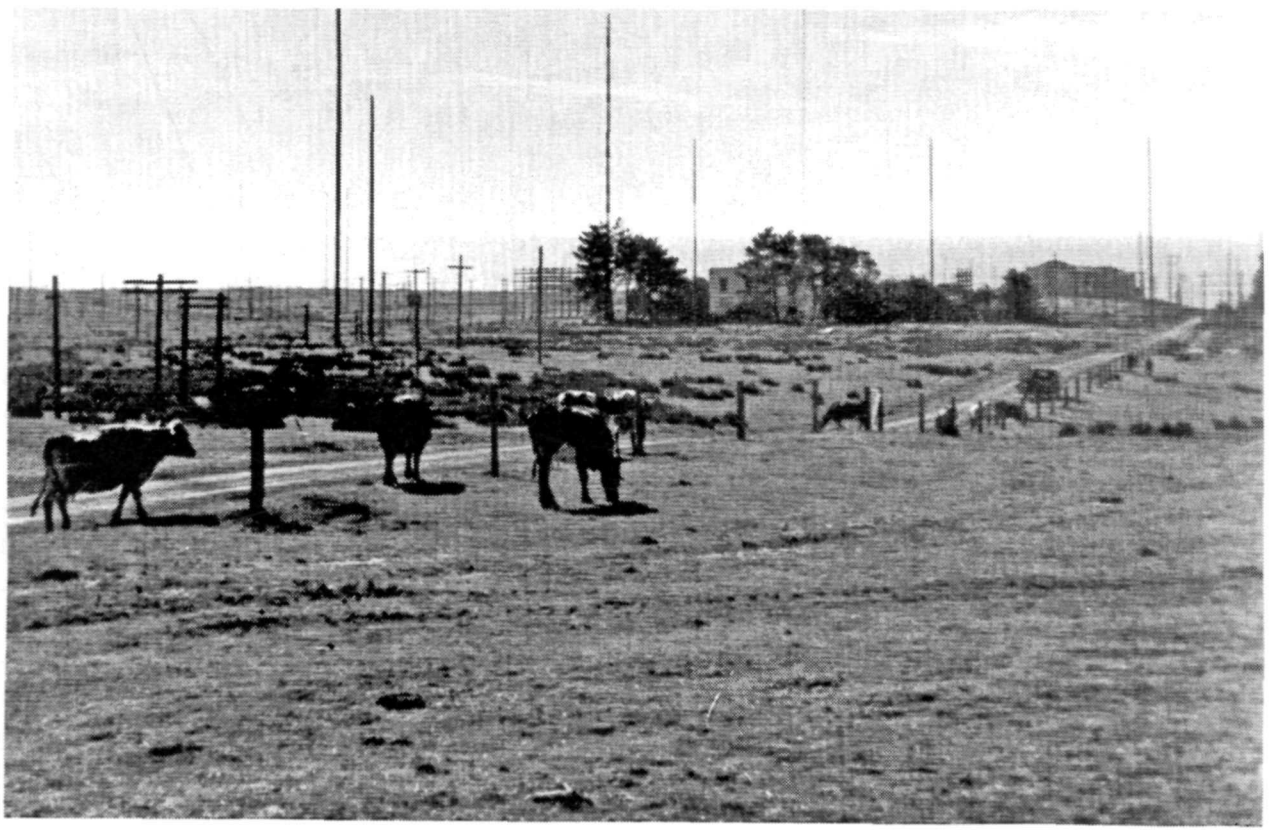

to South End (Palomarin) Ranch
NOTT RANCH
old dairy
Grade A barn
old barn foundation
shed
old military
reservation
NORTH
not to scale
Mesa
Road
to
Bolinas
Ingermann house
INGERMANN
RANCH
COMMONWEAL
(old Marconi/RCA radio station)
site of
RCA Ranch
Pacific
Ocean
COMMONWEAL
RANCHES
Old Nott, Ingermann
& RCA Ranches

Albert Ingermann

Albert Ingermann's portrait from *History of Marin County* (1880).

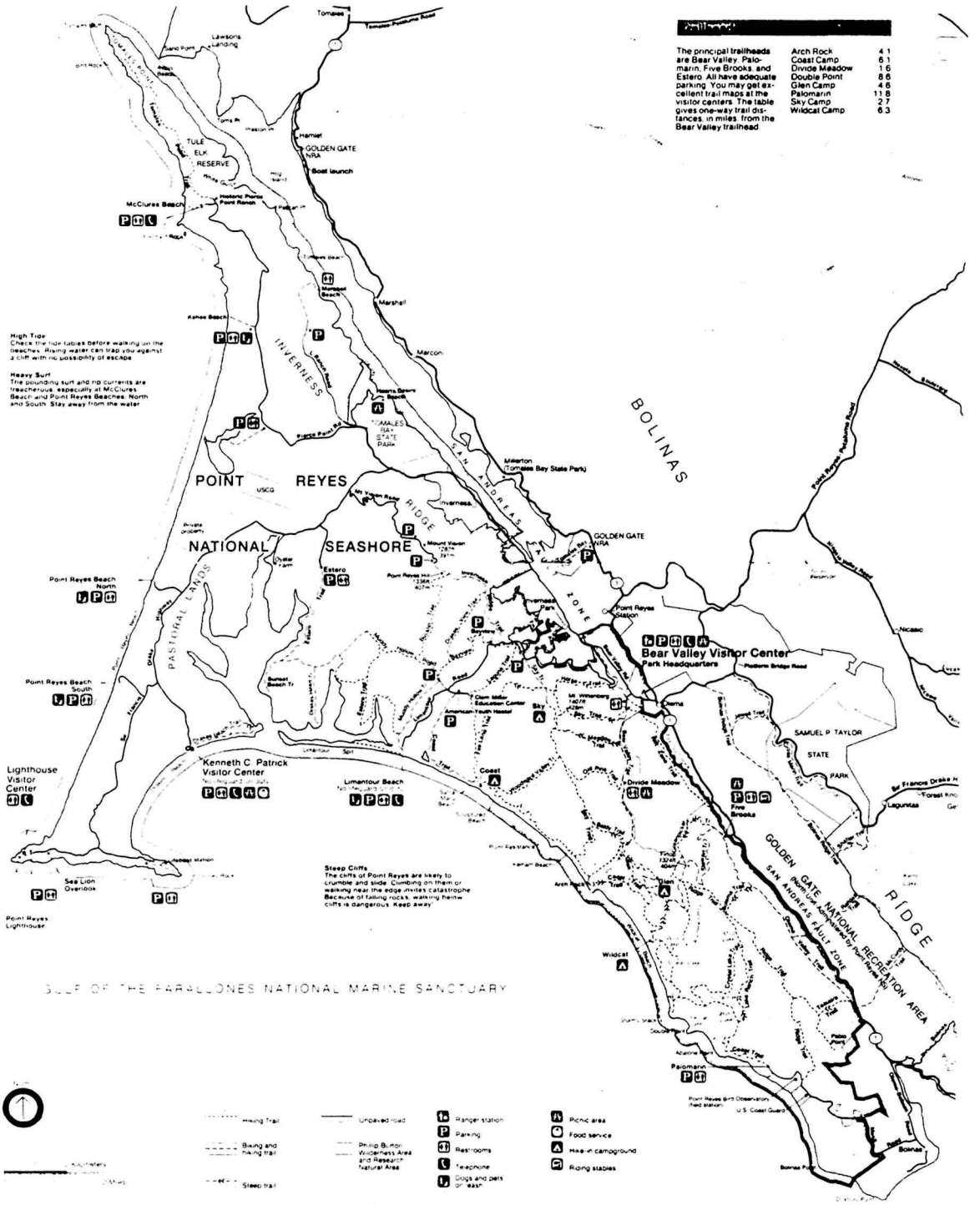


The Nott (Commonweal) Ranch as it appeared in the late 1970s, looking west. The barn and sheds at left center have been removed. Point Reyes National Seashore Collection.



Marconi Wireless Company and RCA built this communications station on the old Nott and Ingermann Ranches early in the century. Photograph by D. M. Gunn.

SECTION SIX: Conclusions


The principal trailheads are Bear Valley, Palomarin, Five Brooks, and Estero. All have adequate parking. You may get excellent trail maps at the visitor centers. The table gives one-way trail distances, in miles, from the Bear Valley trailhead.
Arch Rock 4.1
Coast Camp 6.1
Divide Meadow 1.6
Double Point 8.6
Glen Camp 4.6
Palomarin 11.8
Sky Camp 2.7
Wildcat Camp 6.3
High Tide
Check the tide tables before walking on the beaches. Rising water can trap you against a cliff with no possibility of escape.
Heavy Surf
The pounding surf and rip currents are treacherous, especially at McClures Beach and Point Reyes Beaches North and South. Stay away from the water.
Steep Cliffs
The cliffs at Point Reyes are likely to crumble and slide. Climbing on them or walking near the edge invites catastrophe. Because of falling rocks, walking below cliffs is dangerous. Keep away.
POINT REYES NATIONAL SEASHORE
PASTORAL LANDS
INVERNESS RIDGE
BOLINAS RIDGE
SAN ANDREAS FAULT ZONE
GOLDEN GATE NATIONAL RECREATION AREA
SAMUEL P. TAYLOR STATE PARK
TULE ELK RESERVE
GOLDEN GATE NRA
McClures Beach
Point Reyes Beach North
Point Reyes Beach South
Lighthouse Visitor Center
Kenneth C. Patrick Visitor Center
Limantour Beach
Sea Lion Overlook
Point Reyes Lighthouse
Bear Valley Visitor Center
Park Headquarters
Point Reyes Station
Inverness
Marshall
Marconi
Tomales
Lawsons Landing
Hamlet
Boat launch
Historic Pierce Point Ranch
Kehoe Beach
Historic Dairies
Tomales Bay State Park
Millerton (Tomales Bay State Park)
Estero
Mount Vision
Overlook
Limantour Spit
Coast
Sky
Wildcat
Five Brooks
Divide Meadow
Glen
Palomarin
Bolinas
Nicasio
Lagunitas
Point Reyes Bird Observatory Field Station
U.S. Coast Guard
GULF OF THE FARALLONES NATIONAL MARINE SANCTUARY
Hiking Trail
Biking and hiking trail
Steep trail
Unpaved road
Private property, Wilderness Area and Research Natural Area
Ranger station
Parking
Restrooms
Telephone
Dogs and pets on leash
Picnic area
Food service
Hike-in campground
Riding stables

VI. CONCLUSIONS

A. Discussion

The management objectives for Cultural Resource Preservation in the General Management Plan (GMP) for Point Reyes National Seashore, dated 1980 and updated 1990, are:

> To identify, protect, and preserve the significant historic and cultural resources of Point Reyes.
>
> To identify features and events that have played a vital part in the recorded history of Point Reyes . . . .
>
> To preserve and protect all structures in or nominated to the National Register of Historic Places, and to stabilize and protect other structures and sites pending their historical evaluation.
>
> To monitor and support productive land uses and activities which are consistent with historical patterns.
>
> To ensure that agricultural and maricultural activities are consistent with the historical evolution of land and water use at Point Reyes.

The GMP singles out Pierce Ranch and Home Ranch as representing the peninsula's initial growth into a dairying center and recommends preservation and adaptive restoration for the buildings in those complexes. At that time, the List of Classified Structures (LCS) included only the Pierce, Home, and Teixeira Ranches, and no other research had been accomplished on the dairying history of the area. The LCS is being updated at the time of this writing to include the majority of the structures discussed in this report.

The Point Reyes dairy ranches contain more than a hundred historic buildings and features, but it is the overall distribution of the ranches, or the cultural landscape of the Point, and the complexes themselves that carry the greatest significance and integrity. The best of these complexes are B Ranch, D Ranch, L Ranch, and Home Ranch, with C Ranch and I Ranch historically incomplete but considered to retain their historic significance and to possess

enough integrity to qualify them for National Register listing. Of these, all but I Ranch contain their original or near-original dwellings, dairy houses, horse barns, and hay barns.

The ranches not named contain only portions of the original dairy complex, for instance, only the hay barns remain at E, H, I, and M Ranches, and only some outbuildings remain at A, G, and J Ranches, although many of these have historic significance. Of course, many ranches no longer exist at all, including F, K, N, U, Y, Z, and the James McMillan Shafter ranches in the Muddy Hollow area. Some of these sites, however, contain significant remains such as trees or foundations, and have potential for historic archeology.

A distinction is made in this report between the three land divisions under the ownership of James Shafter, Oscar Shafter, and Charles Webb Howard, as well as the independent Pierce, Hagmaier, Teixeira, and Nott Ranches. In the case of the Shafters and Howard ranches, for most of their history these divisions have been operated and managed separately, and were sold at different times: Howard's in 1919, James M. Shafter's in 1929, and Oscar L. Shafter's in 1939. These land divisions are a significant part of the history of the dairy ranches.

B. Statement of Historic Significance

Under the guidelines of the U. S. Department of the Interior, National Register of Historic Places, the Point Reyes dairy district and many individual dairies are found to have significance in the following categories:

Function and Use:

DOMESTIC
- single dwellings: residences, homesteads
- secondary dwellings: bunk houses
- secondary structures: dairies, storage sheds, garages
- camps: hunting campsites

EDUCATION
- school: schoolhouse

AGRICULTURE/SUBSISTENCE
- processing: dairies
- storage: granary, silo, butter storage
- agricultural field: pasture, crop fields

animal facility: stockyard, barn, chicken coop
agricultural outbuilding: wagon shed, toolhouse, barn

INDUSTRY/PROCESSING/EXTRACTION
manufacturing facility: butter and cheese factory
waterworks: reservoirs, dams

LANDSCAPE forest: windbreaks, boundary lines

TRANSPORTATION
water-related: wharf
road-related: ranch roads, highway
pedestrian-related: trails

Areas of Significance:
AGRICULTURE
ARCHITECTURE
COMMERCE
EDUCATION
ETHNIC HERITAGE
EXPLORATION/SETTLEMENT
INDUSTRY
INVENTION
LAW
MARITIME HISTORY
SOCIAL HISTORY
TRANSPORTATION

The land and properties withing the boundaries of Point Reyes National Seashore, containing the historically significant dairy ranches discussed in this report, will be nominated as a historic district to the National Register of Historic Places as significant in the above categories. A potential amendment as a cultural landscape may occur when funding permits further study of the landscape of the Point Reyes area. Cultural landscape elements which need immediate protection pending acceptance to the National Register include historic roads and routes, fences and fencelines, and ranch tree groves. Individual or windbreak groves of trees, both at surviving ranches as well as vanished ones, even though considered exotics (such as eucalyptus), should be considered as historic resources and allowed to remain.

C. Preservation Recommendations

1. Charles Webb Howard Ranches
A, B, C, D, E, F, G, U, W, Y, Z Ranches

Of the remaining Howard Ranches only two contain most of their original configuration: Mendoza's B Ranch and Horick's D Ranch. Both retain, in the original locations, their dwellings, dairy houses, horse barns, hay barns and bunk houses, yet have made dairy improvements such as Grade A barns and new houses. These additions to the complexes have not significantly affected the pioneer configurations, and in fact bolster the interpretive potential of the ranches. C Ranch, while not having all of its original components, contains a significant ranch dwelling facing the main road to Point Reyes.

This report recommends that B, C and D Ranches be preserved, both individually and as part of a historic dairy district, as examples of the well-known and respected Charles Webb Howard dairy industry. Each ranch has its unique elements that warrant preservation, such as the large house at D Ranch, the last remaining of its kind at Point Reyes, or the Grade A dairy at B Ranch as an excellent example of this 1930s and 1940s innovation in the dairy industry.

Historic ranch buildings at Bear Valley Ranch, now used for park administration, storage, workshops and residences, have a utilitarian purpose as well as historic, and should be preserved.

The other active ranches, A, E, and G, contribute to the historic ranching scene and, while lacking in various degrees integrity of history and fabric, should be retained as long as there is a productive use of the facilities.

The former ranch sites, F, U, Y, and Z, should be protected as potential historic archeology sites; F Ranch is a particularly significant and sensitive site.

2. Oscar L. Shafter Ranches
H, I, J, K, L, M, N, Rogers, Lake, and South End Ranches

Two ranches in this section are recommended for future preservation: McClure's I Ranch and Lobaugh/Mendoza's L Ranch. The L Ranch is unique in that it is a complete O. L. Shafter dairy complex with only one modern addition, a

1940s Grade A dairy barn. L Ranch provides the only example on Point Reyes of a historic dairy ranch uncluttered by modern improvements. The structures have been maintained in their original locations.

I Ranch is a blend of old and new, with the bulk of the significant structures being unique replacements of original buildings during the early part of this century. The block dairy (ca. 1915) and the main house (1925) are unique to the Point Reyes dairy ranches, and the Grade A dairy, while not yet historic, is perhaps the best example on the peninsula of an efficient, modern milking barn. The hay barn at McClure Ranch appears to be the largest on the Point.

This report recommends that I and L Ranches be preserved, both individually and as part of a historic dairy district, as examples of the well-known and respected Oscar L. Shafter dairy industry. Each ranch has its unique elements that warrant preservation, such as the intact tenant ranch complex at L Ranch, or the unique dairy structures at I Ranch.

The other active ranches, H, J, and M, contribute to the historic ranching scene and, while lacking in various degrees integrity of history and fabric, should be retained as long as there is a productive use of the facilities.

The former ranch sites, K, N, Lake, and South End, should be protected as potential historic archeology sites. The Snook site on the Rogers Ranch is a particularly significant and sensitive site.

3. James McMillan Shafter Ranches
Home Ranch, Laguna Ranch, and 7 former ranch sites

Home Ranch, the oldest surviving ranch complex at Point Reyes and perhaps in Marin County, should be preserved in its entirety. The ranch, featuring structures from the Shafter era (1857 to 1929) and the Murphy era (1929-1968), served as headquarters for the entire Shafter/Howard dairy industry until the partitions of 1869-70, and as the headquarters of the James McMillan Shafter ranches from 1870 to 1890. Most of the original buildings are intact from both historic eras. Home Ranch has local and regional significance and will be nominated to the National Register of Historic Places as significant in agriculture and subsistence (processing, storage, agricultural field, animal facility, outbuildings), industry, domestic dwelling places, road related transportation and

as the headquarters of the dairy business of the prominent Californians, Shafter, Shafter and Howard.

The former ranch sites in the James Shafter lands should be protected as potential historic archeology sites. The New Albion, Muddy Hollow, and original Laguna Ranch sites are particularly significant and sensitive sites as the pioneer dairy ranches of the peninsula.

4. Other Point Reyes National Seashore Ranches Pierce, Hagmaier, Teixeira, and Commonweal Ranches

These ranches, scattered around the peninsula, have varying degrees of integrity and significance. The Pierce Ranch is currently on the National Register of Historic Places and will be preserved. The Hagmaier Ranch should be preserved in its current uses, as park housing. The main house in particular has sufficient historic and architectural integrity to require long-time preservation.

Teixeira Ranch has been found to possess local historic significance and should be preserved. The Commonweal Ranch has practically no remaining integrity of fabric or historic scene; however, the adjacent Marconi/RCA complex, under lease to Commonweal, may possess National or International historic significance and should be studied in detail in a future Historic Resource Study and Historic Structures Report.

5. Further Study: Cultural Landscape Report

Point Reyes National Seashore possesses one of the most outstanding cultural landscapes, or rural historic landscapes, in the National Park System. The Department of the Interior defines a rural historic landscape as:

> a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

The current and former dairy ranches exhibit all eleven landscape characteristics outlined by the National Register of Historic Places as essential features to a rural historic landscape or cultural landscape: land use and activities; patterns of spatial organization; response to natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings, structures, and objects; clusters; archeological sites; and small-scale elements.[45]

It is recommended that a Cultural Landscape Study be undertaken at Point Reyes National Seashore, using the information contained in this study as a foundation which already provides evaluations of the historical significance and historic integrity of the ranches. This is especially important as the significant landscape features at Point Reyes disappear or are altered, such as fence lines, abandoned historic roads, and structures undergoing change of use.

As a number of the ranches are under the direct management of Point Reyes National Seashore and many will eventually fall into this category, it is also recommended that a series of Historic Structures Reports (HSR) be undertaken (Pierce Ranch is the only agricultural property currently studied in an HSR), and subsequent Historic Structure Preservation Guides (HSPG). These studies could be done efficiently by grouping structure types, because of the similarity between ranches and their structures; one HSR for all the Point Reyes ranches could cover recommended treatments of a typical dairy house, hay barn, etc., after a structure-by-structure evaluation of the individual ranches. As stabilization nears completion at Pierce Ranch, an HSPG should be undertaken as soon as possible. This document could lay the groundwork for the recommended HSR and HSPG for the remaining ranches.

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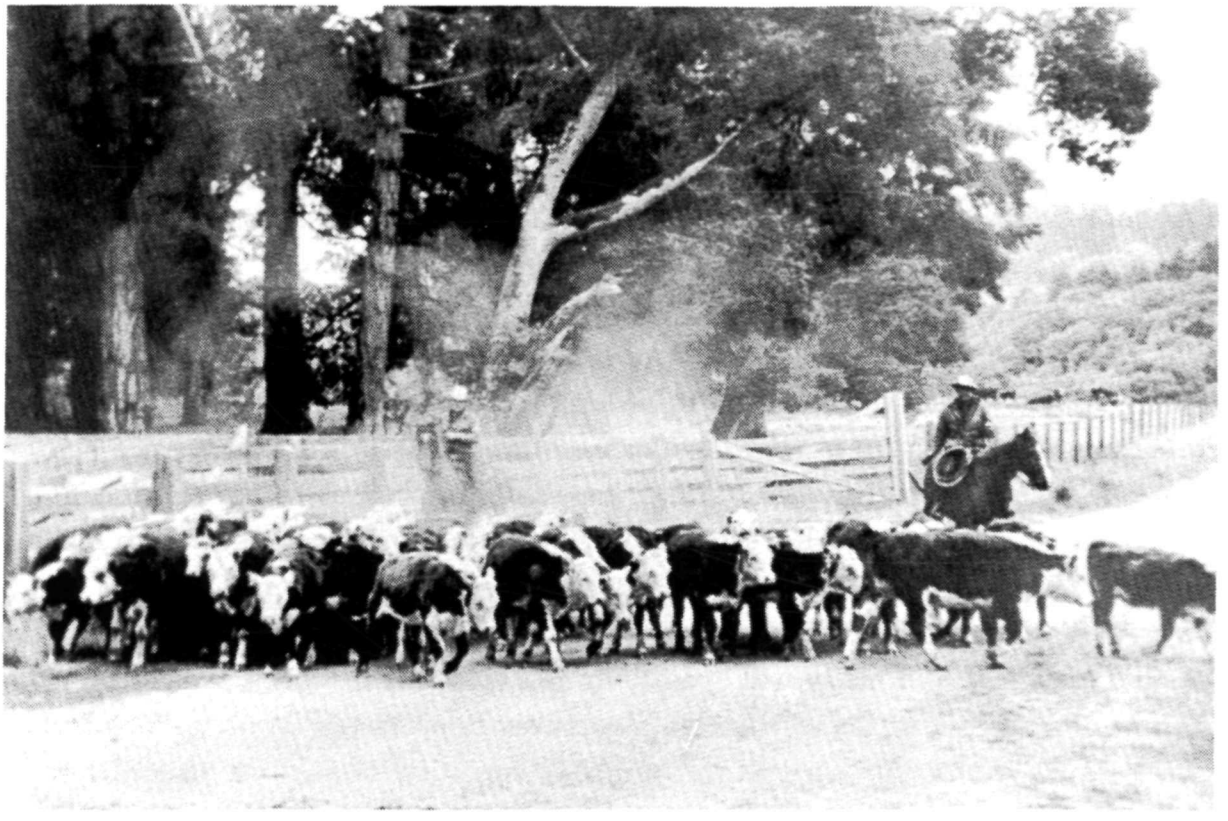
[45]See National Register Bulletin Number 30, "Guidelines for Evaluating and Documenting Rural Historic Landscapes," published by the U. S. Department of the Interior, National Park Service, Interagency Resources Division.



YESTERDAY: Ranch manager Ralph Beatty herds heifers at Bear Valley Ranch around 1951. Photograph by and courtesy of M. Woodbridge Williams.

TODAY: In the same location, schoolteachers herd their second graders from the picnic grounds to the Bear Valley Visitor Center, Point Reyes National Seashore. Photo by Dewey Livingston.

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