"THERE IS NO MORE EXTENSIVE DAIRY IN THE TOWNSHIP"

THE HISTORY AND ARCHITECTURE OF THE UPPER PIERCE RANCH 1856 - 1986

By

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AND
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HISTORIC STRUCTURES REPORT
POINT REYES NATIONAL SEASHORE

SAN FRANCISCO
NATIONAL PARK SERVICE
1986

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UPPER PIERCE RANCH

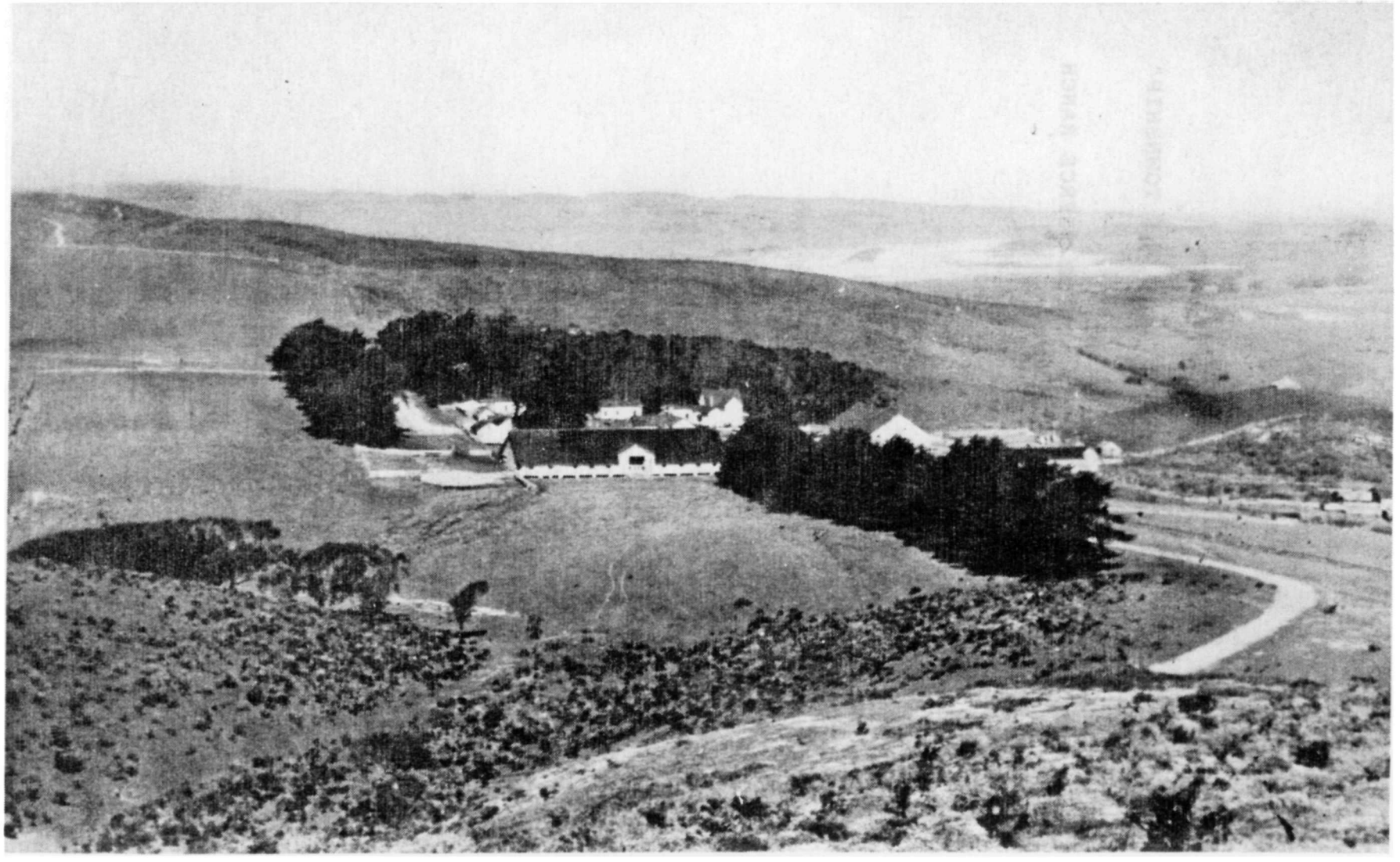

Figure 1 - Pierce Ranch, sometimes called Upper Pierce Ranch, from the south.

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PRODUCED BY
the
DIVISION OF PARK HISTORIC PRESERVATION
WESTERN REGIONAL OFFICE
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR

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ADMINISTRATIVE

ADMINISTRATIVE SECTION

The Pierce Ranch is located in the northwest corner of the Point Reyes peninsula. The picturesque ranch complex of 19 structures stands on the top of a narrow ridge with the land dropping away to the Pacific Ocean on the west and Tomales Bay on the east.

Point Reyes National Seashore was authorized on September 13, 1962, and established on October 20, 1972. The National Park Service purchased the ranch in 1973 and ranching continued until 1980 when the Service took possession of the property.

The Point Reyes General Management Plan, approved September 1980, establishes the level of treatment for Pierce Ranch structures as adaptive restoration for buildings and preservation for support structures such as corral fences. The plan also calls for special history tours and programs at the Pierce Point Ranch.

The Pierce Ranch was determined eligible for the National Register of Historic Places on January 24, 1985. The structures at the ranch are included on the National Park Service's List of Classified Structures (PR-180 through PR-204) an inventory of structures which are on, or meet the Criteria of, the National Register.

In 1980 the National Park Service started basic stabilization of the complex, which continues through the present. Emphasis has been on making the structures weather-tight (reroofing/painting) and correction of structural problems. During the winter of 1983-1984 a series of major storms caused damage to a number of structures, which are being repaired.

This Historic Structure Report is accomplished for the purpose of supporting the proposed leasing of the historic structures as authorized under Public Law 96-515 of December 12, 1980 (to amend the National Historic Preservation Act of 1966). Section 111 of this law provides for the leasing of historic structures owned by federal agencies. The Report will provide direction to any lessee of the property.

The Report will also fulfill the requirements of the National Park Service Management Policies and NPS-28 Cultural Resource Management Guidelines concerning proposals to affect cultural resources. The Report 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.

ADMINISTRATIVE LEASING REQUIREMENTS

The following administrative requirements are considered essential in terms of leasing the property and will be included in any leasing document:

1. The basic treatment of the structures will be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Revised 1983.

2. The lessee will be required to coordinate any undertakings affecting the historic structures or grounds with the Superintendent, Point Reyes so that compliance with the National Historic Preservation Act can be accomplished. Point Reyes National Seashore will provide assistance with the "Assessment Of Actions Having An Effect On Cultural Resources" or XXX Compliance Form.

3. Actions involving ground surface disturbance will be preceeded by an Archeological Clearance. Point Reyes National Seashore will provide assistance in accomplishing this at cost to the National Park Service. At least two weeks advance notice will be required by Point Reyes N.S.

4. The lessee will be required to provide architectural and engineering drawings of major aspects of modifications for review and approval by the National Park Service.

5. The lessee will be required to provide a Historic Structures Preservation Guide for the complex, acceptable to the NPS and in accordance with NPS-28, the Cultural Resource Management Guidelines (Chapter 3, Page 11 and Appendix c, Pages 1-8).

6. The lessee will be required to secure and maintain, from responsible companies, insurance sufficient to indemnify losses connected with or occasioned by the use, activities, and operations authorized by the lease. Types and amounts of insurance coverage will be specified in writing and periodically reviewed by the NPS.

7. The lessee shall save, hold harmless, and indemnify the United States of America, its agents and employees for losses, damages, or judgments and expenses on account of personal injury, death or property damage or claims for personal injury, death or property damage of any nature.

8. The lessee is responsible for any taxes and assessments imposed by Federal, State, and local agencies on lessee-owned property and interests.

9. The lessee shall comply with National Park Service, state and local applicable regulations, ordinances, codes and zoning requirements.

10. The lessee will cooperate with the NPS in the interpretation of the historic complex to the public.

11. Any signs erected by the lessee will be approved by the Superintendent in advance.

HISTORY

"THERE IS NO MORE EXTENSIVE DAIRY IN THE TOWNSHIP"

UPPER PIERCE RANCH

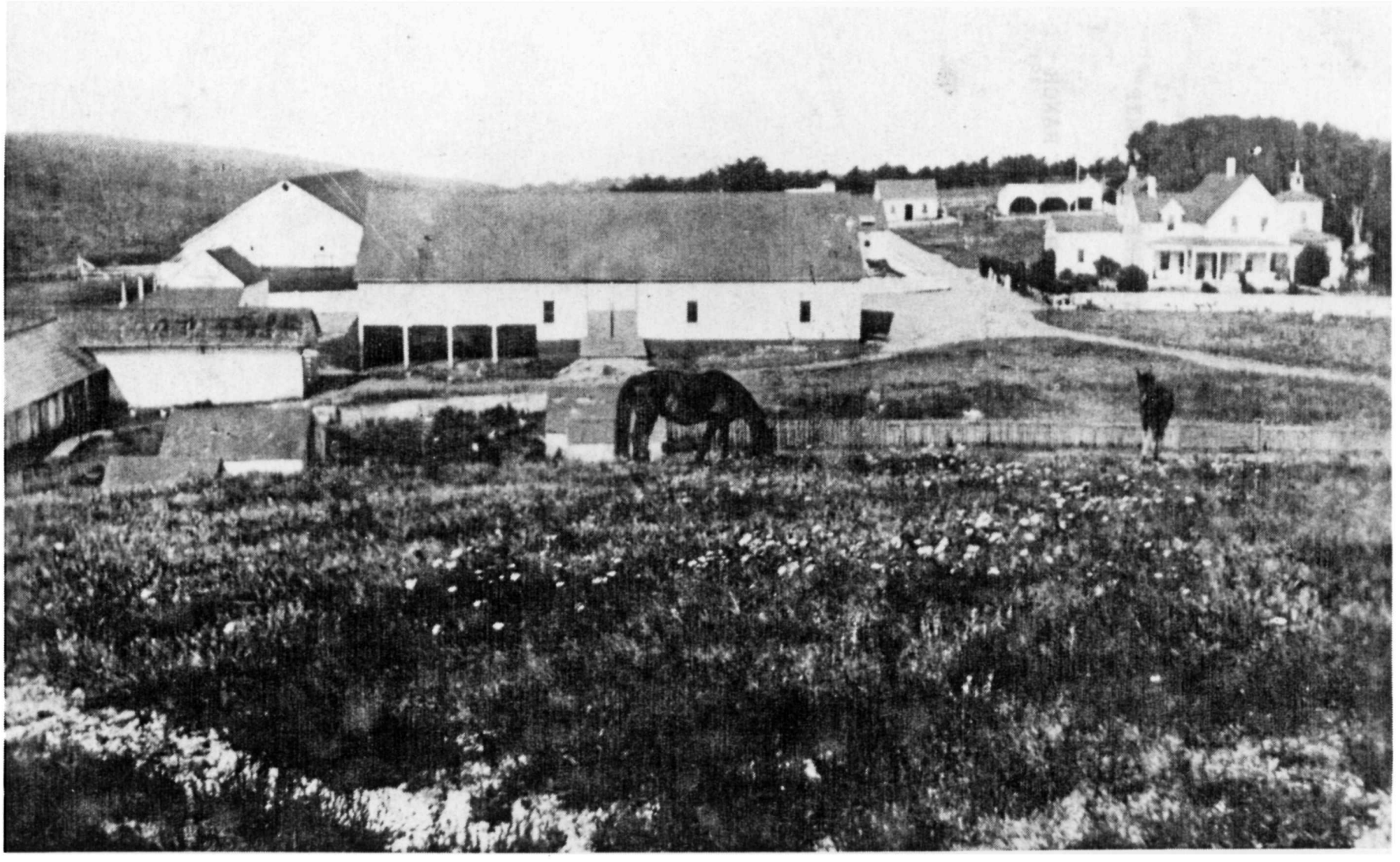


Figure 2 - Upper Pierce Ranch from the hill to the east, c. 1892-1906. The ranch buildings probably reached this stage of development during the 1870s, although the above view probably dates from about 1903. A comparison of this view with the same scene as of 1985, will reveal the comparatively few changes which took place during the next three quarters of a century. Collection of Katie Bates.

A HISTORY OF THE UPPER PIERCE RANCH

The land on which Pierce Ranch stands was originally part of an 1843 Mexican land grant, Punta de los Reyes Sobrante, which soon after American conquest of California in 1848 came into ownership of the law firm of Shafter, Park, and Heydenfeldt. The Shafters and their colleagues agreed not to sell any of this land, but instead developed it as whole series of ranches, each given a letter of the alphabet. The only notable exception to their 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 one Solomon Pierce for $7,000. The sale may have been the product of an old friendship, for the Shafter brothers, Trenor Park, and the Pierce family all had come to California from the State of Vermont.[1]

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. Local tradition dates a part of the Pierce Ranch House to 1856, prior to Pierce's purchase.[2] Laird was apparently a Shafter lessee, and Pierce may have continued to lease him some land. Pierce 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, thirty-seven milk cows, two work oxen, forty other cattle, and twenty-four 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. 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 twenty-four, and returned to Petaluma.

Abram stayed one year, then leased the ranch and went back to Vermont for a visit of several 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 the original house which became an annex to it, the new house faced to the east, with a magnificent view down the 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 the cattle as well as 1,000 bushels of Irish potatoes. On the ranch were ten horses, 250 dairy cows, four oxen, 220 cattle, and a 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 twelve 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. An agricultural magazine of 1878 carried an article promoting Marin County which singled out the Abram J. Pierce ranch as an example of a Marin County dairy ranch:

> 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 follows: Six fine colts, mostly McClellan. Mr. Pierce has a McClellan stallion and several brood mares of the same stock; about twenty-five horses, all told, among them some three-year olds as handsome as ever pulled a gentleman's buggy; raised sixty-four calves; has a thoroughbred Durham bull by Redmond's Lalla Rookh, and his corral of cows, which as a very high average grade of stock, shows plain streaks of Durham and Devon blood. It costs $10 the first year to raise a calf, and is only to get improved stock. Pork raised was about 30,000 pounds, which sold for $1,500. Beef sold during the year $500. Average

38

Oscar L. Shafter
James H. & M. Shafter
Solomon Heydenfeldt
Trenor W. Park
—To—
Solomon Pierce

Deed: Dated Dec. 14th 1858.

Consideration $7000.00

Have granted bargained sold and conveyed unto the said party of the second part and to his heirs and assigns forever. All that portion of the Punta de los Reyes Ranch in Marin County described as follows viz: Commencing on the Pacific Ocean at the mouth of the canon or gulch Southwardly from the United States Surveyor Observatory Station thence Eastwardly across the Tomales Bay down a corresponding canon or gulch on the East side of the line from the heads of said gulches to be the shortest possible. the said line being the North Westerly of lands now leased to and occupied by George P. and Charles Laird thence from the mouth of the last mentioned Gulch down the Tomales Bay, and around the point of the same named to the place of beginning. Following the shore of said Bay and Pacific Ocean.

Acknowledged before Royal H. Taylor Notary Public

Figure 3 - The bill of sale from the Shafters, Heydenfeldt and Park to Solomon Pierce referred to the ranch as "the Punta de los Reyes Ranch.

product of eggs, a box (fifty-four dozen) a week, for seven months, at not less then $12 a box. Raised thirty acres of potatoes, and cut 150 tons of hay. Mr. Pierce farms 125 acres.[3]

Clearly the Pierce Ranch was the pride of Point Reyes if not of 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 home ranch to be churned. On this dairy there are three hundred head of milch cows, besides, 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 pours the milk into a sort of a 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 is 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 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.

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 dairy 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 tables, 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 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 yard; 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, flour, 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 comes 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, 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 bay 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, possibly developed from the ranch Laird was operating in the 1850's, but the upper ranch clearly was the "home" ranch.

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 an additional $1,500, the livestock 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.

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 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 judgment that it stands today as one of the representative dairy ranches of the Pacific." But Pierce did more, for "while enlarging and improving the business, he also spent much time and means in beautifying the home section of the ranch, with such

success that 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, conscientious, generous, intelligent, and sympathetic.[6]

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 lived "in elegant quiet" and with more than a hint of scandal with his step-mother, Mary. He committed suicide 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.

At an unknown date before his suicide, William Pierce apparently hired a resident superintendent to manage the day-to day operations of the ranch, until 1892, when he 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.[7]

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 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 Moltzens' 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 1897, the Moltzens received an unexpected addition to the family; Anna delivered twin daughters, which they 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 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.[8] 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 the bay, the boatman delivered the butter to the thousand-foot long 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 delivery to Goldberg Bowen.

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.[9] 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.

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

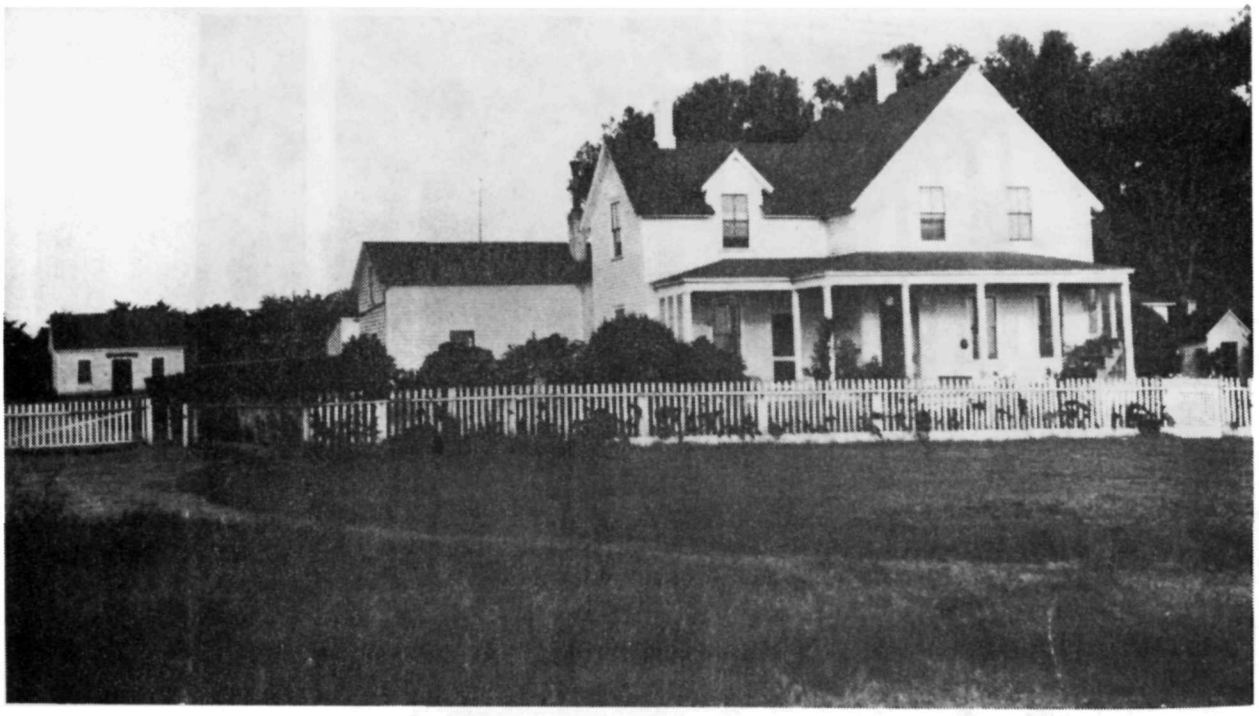
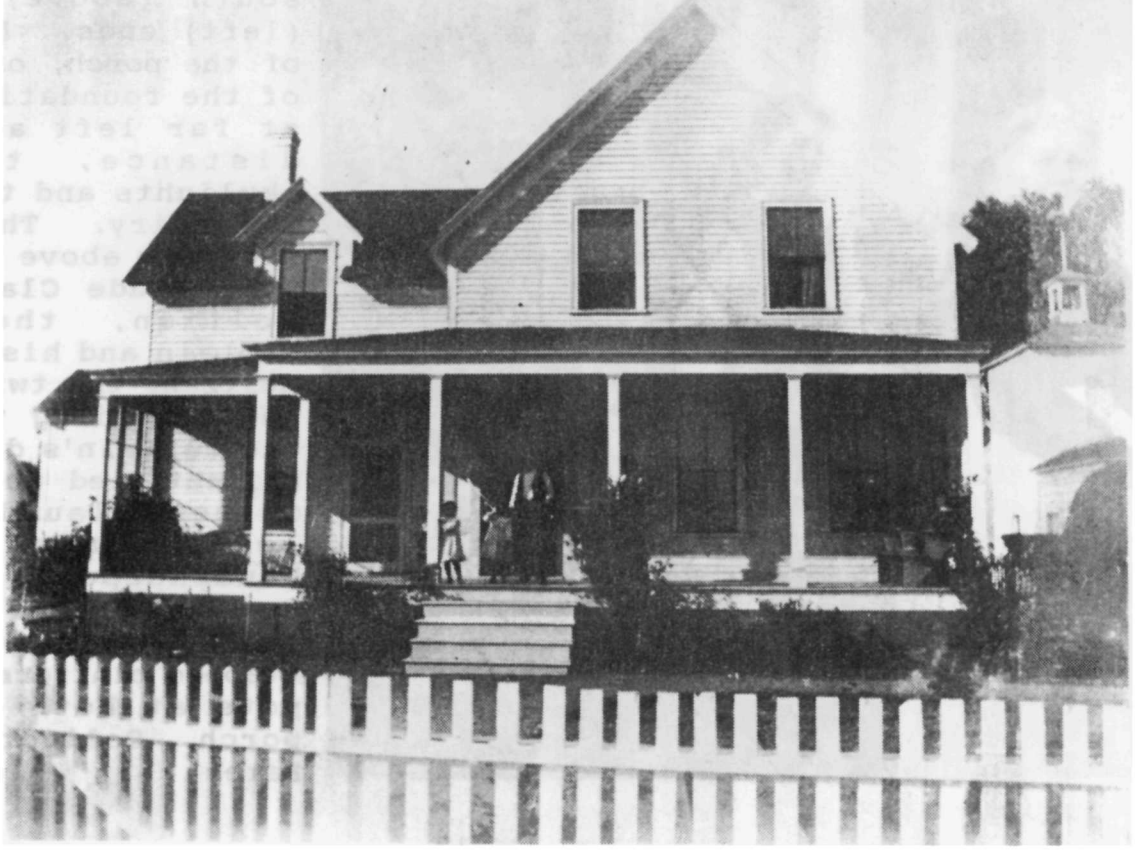


Figure 4 and 5 - Pierce Ranch House, from the east. Above, note the outhouse at far right, and the carpenter shop at far left with the sign of the wrecked ship Francois Coppee mounted above the door, and the front porch complete with punching bag used by the children of Claus and Anna Moltzen, c. 1903. The porch had both ends glazed, and a stepped platform for flower pots at each end. The tank house with cupola is visible in the lower view, as are Claus and Anna Moltzen, and their twin daughters Clara and Katie, born at this ranch in 1897. Collection of Katie Bates (Nee Moltzen).



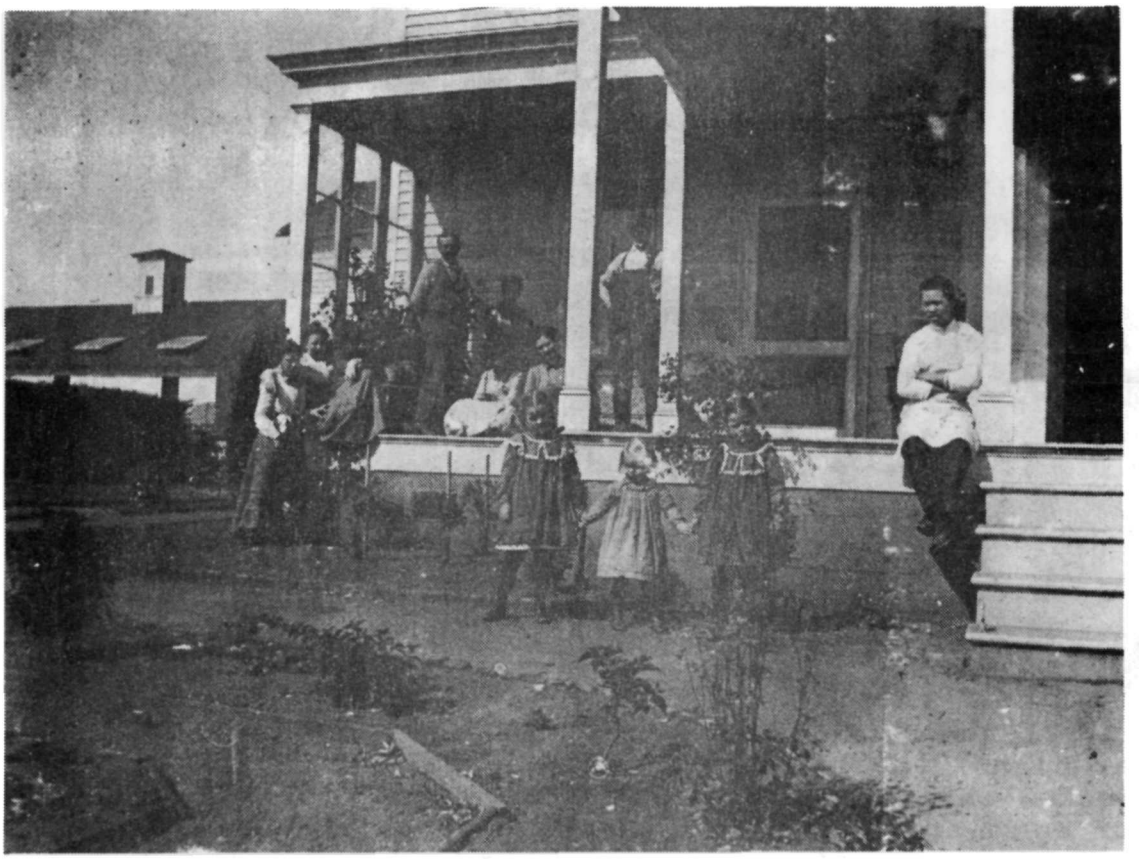


Figure 6 and 7 - The front porch was glazed at both the south (above) and north (left) ends. Note details of the porch, of the garden, of the foundation vent, and at far left above in the distance, the opened skylights and the cupola of the dairy. The people in the view above are believed to include Claus and Anna Moltzen, the schooner captain and his wife, Marie Moltzen, the twins Clara and Katie holding the hands of the captain's daughter, two unidentified women, and the Chinese laundryman. At left, dressmaker and housekeeper Mrs. Johnson smiles while Tom Moltzen smokes his pipe. Note stepped platforms for flower pots at both ends of the porch. Collection of Katie Bates.

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 Moltzens' 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 traveled 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 a neighboring 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.

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 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.

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 of 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 sides and rear. In all other respects, the house was then as it is today.

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

Figure 8 - The west side of Pierce Ranch House shows the contrast between the larger portion believed built in 1869, at left, and the much smaller residence believed to date from the 1850s and to have faced to the west. This latter became an annex to the 1869 house. This view dates from about 1903. Collection of Katie Bates.

Figure 9 - Claus Moltzen stands with his twin daughters, Clara and Katie, in the garden southeast of the house about 1899. Collection of Katie Bates.

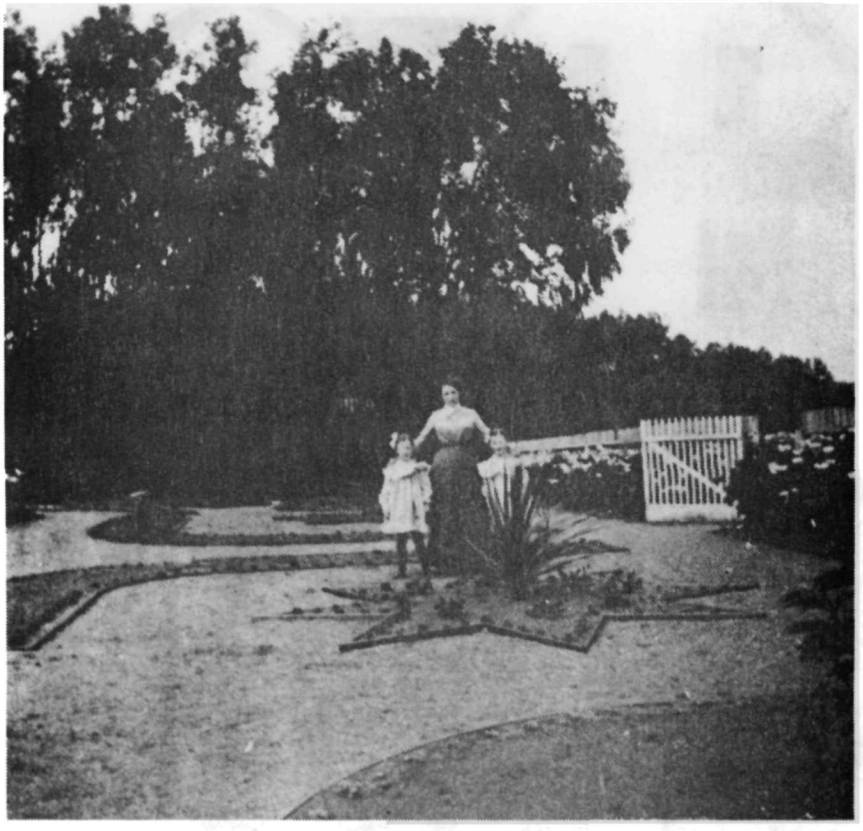


Figure 10 - An unidentified woman, possibly but not positively Anna Moltzen, stands with the twin girls, Katie and Clara Moltzen, in the formal garden east of the front entrance to the house. Note the flower beds, including a pair shaped like eight-pointed stars, each of those with a palm in the center, and the calla lillies in bloom along the front fence at the right, around 1904. See also Figure 28. Collection of Katie Bates.

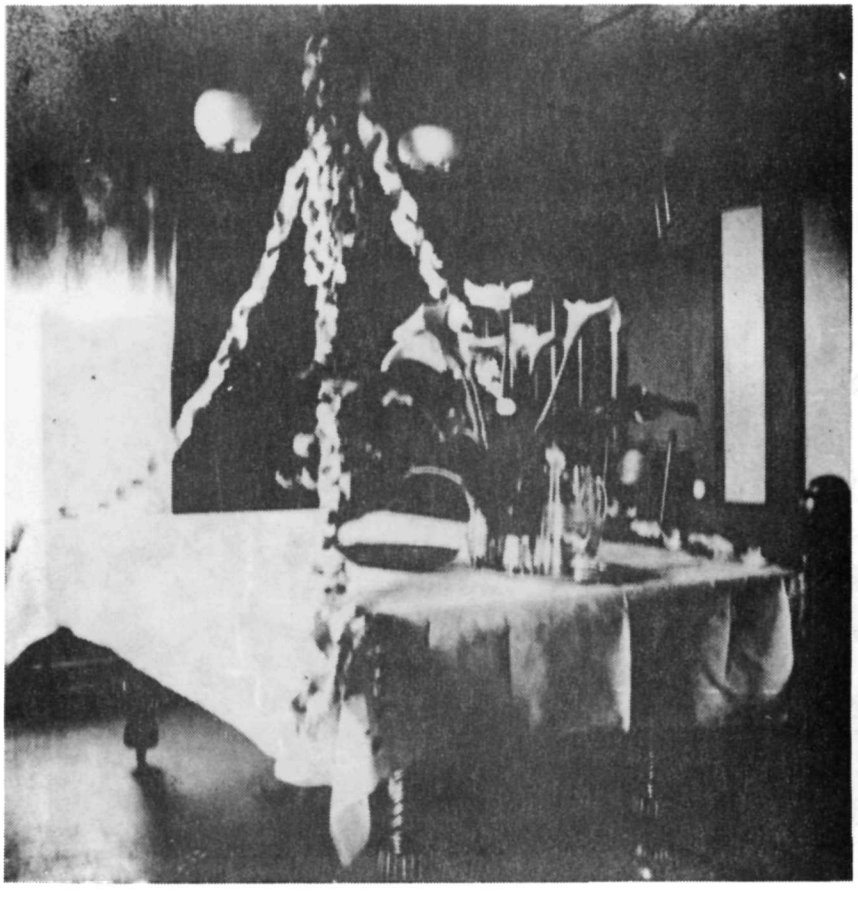


Figure 11- The Moltzen dining room, decorated for a party or celebration. Note the calla lillies from the garden, and the gas light chandelier, c. 1903. Collection of Katie Bates.

hedge along its south side. A variety of photographs taken in the garden about 1903 show nearly every aspect of its diverse plantings.

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.

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, the 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.

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.

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 that 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.

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.

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.

Wood Shed -- Facing to the east, and forming the northwest corner of the compound behind the main house stood the wood frame, 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.

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 McClures apparently used this building as a "West Bunk House," but removed the stairway to the attic. At the time of 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.

Unidentified Building -- Due west of, and only a couple of dozen feet behind, and carpenter shop stood an unidentified, whitewashed, gable-roofed building, now long gone.

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 turn of the century this building

Figure 12 - The Moltzens' dressmaker, a Mrs. Johnson, had a room upstairs in the ranch house where she roomed and made dresses and clothes for the Moltzens, especially for the children. Mrs. Johnson worked deligently at her sewing machine when photographed about 1903. Note the bed in the corner. Collection of Katie Bates.

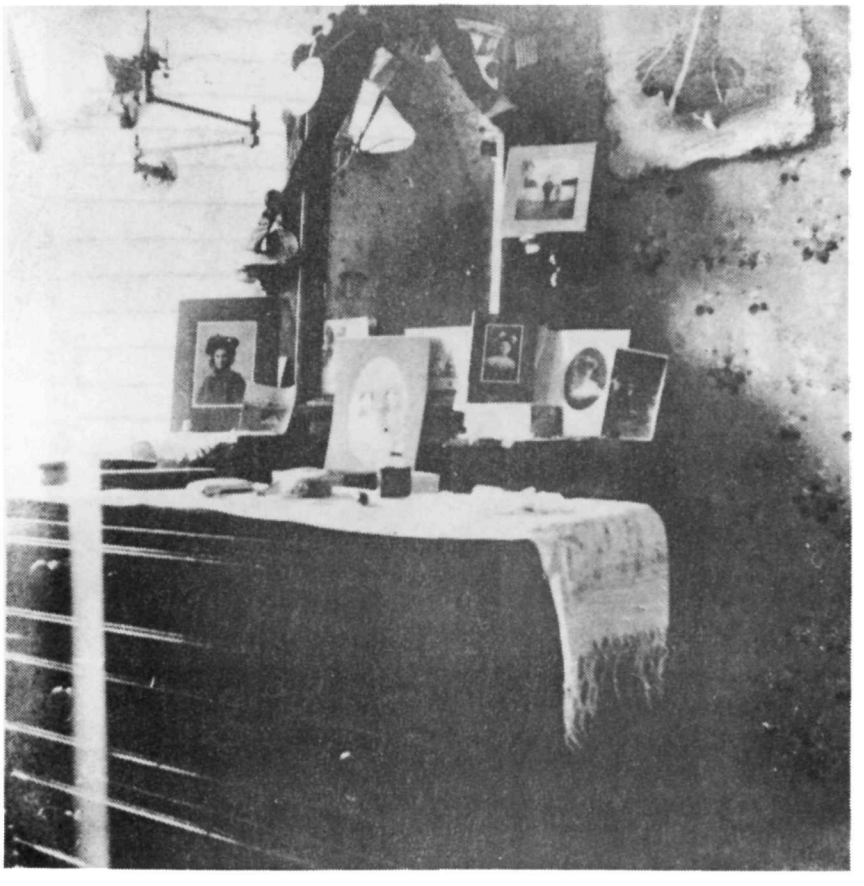


Figure 13 - Mary (Marie) Moltzen decorated the dresser in her bedroom with photographs of family and friends. Note the gas light chandelier, the wallpaper, and the picture on the wall at top right. Collection of Katie Bates.

Figure 14 - The "Tank House" stands behind two unidentified young men, c. 1903. Today, the second story portion is gone, along with the cupola containing the bell. For details of the cupola, see Figures 5 and 16, and to compare with its present appearance, see Figure 37. Note fences, trees, grass, and clotheslines. Collection of Katie Bates.

Figure 15 - A photograph made about 1902 reveals details of the door to the two story portion of the tank house which are obscured in Figure 15, above. A young man, possibly tom Moltzen, holds a ranch cat, Claus Moltzen, in the cap, appears otherwise occupied, and the twin daughters, Katie and Clara, as usual dressed alike and in long sleeves and with hats, occupy the foreground at left with one of their pair of "Golden Rule" toy wagons. Collection of Katie Bates.

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 or any such fire has survived. But the present building may be a replacement built after the Moltzen lease.

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 fence, 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.

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 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.

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.

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 for 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.

Wagon Shed -- East of this 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.

Chicken Houses -- Northeast of the wagon shed stand two gable-roofed buildings which where 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.

Unidentified Building -- South of the Horse Barn and west of the Slaughter House stood at the turn of the centuries 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.

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 1870s or earlier.

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.

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

Figure 16 and 17 - The Wash House which housed the Chinese laundryman and the facilities he needed, shown at right about 1903 and below in 1916 or 1917, stood west of the Tank House (Below at right). The McClure family many years later used a remodeled Tank House as a wash house and storage and used the Wash House as the "North Bunk House." But in the Moltzens' and Mendozas' time, the clothes line in front attested to the earlier use of the building. A Moltzen cocker spaniel at right patiently watches the photographers. Right, collection of Katie Bates; below, collection of Helen Hobson.

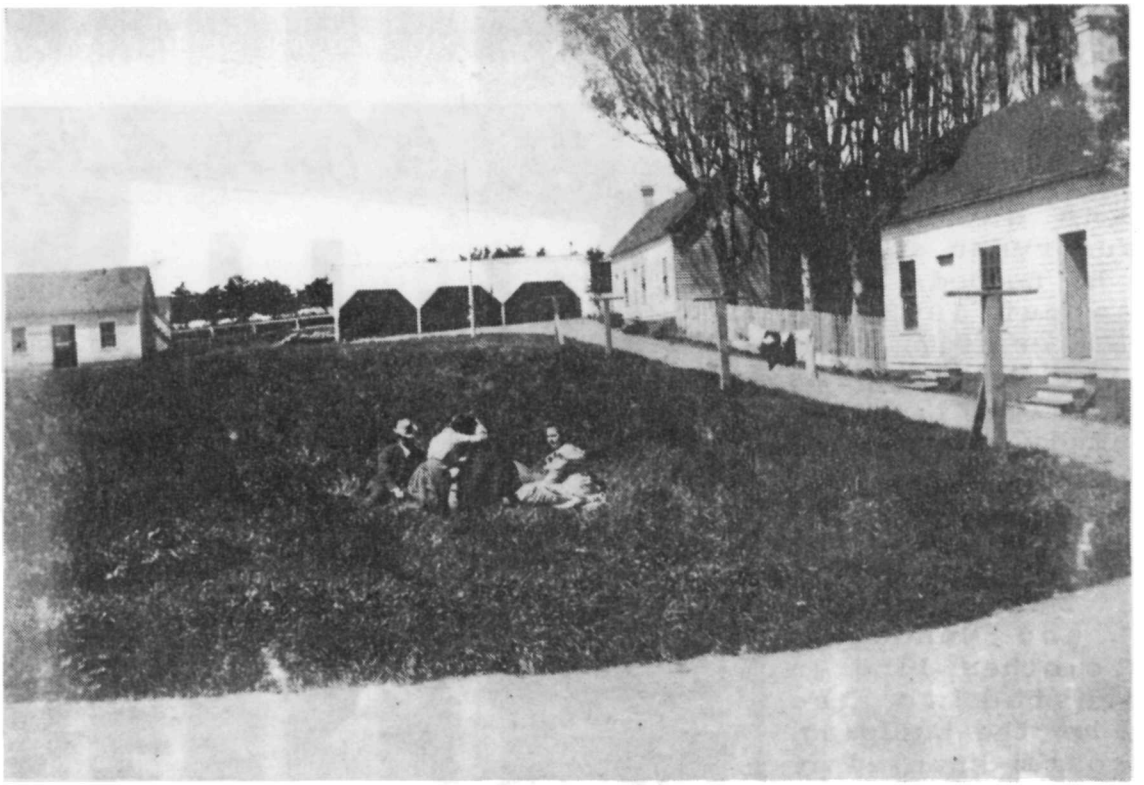
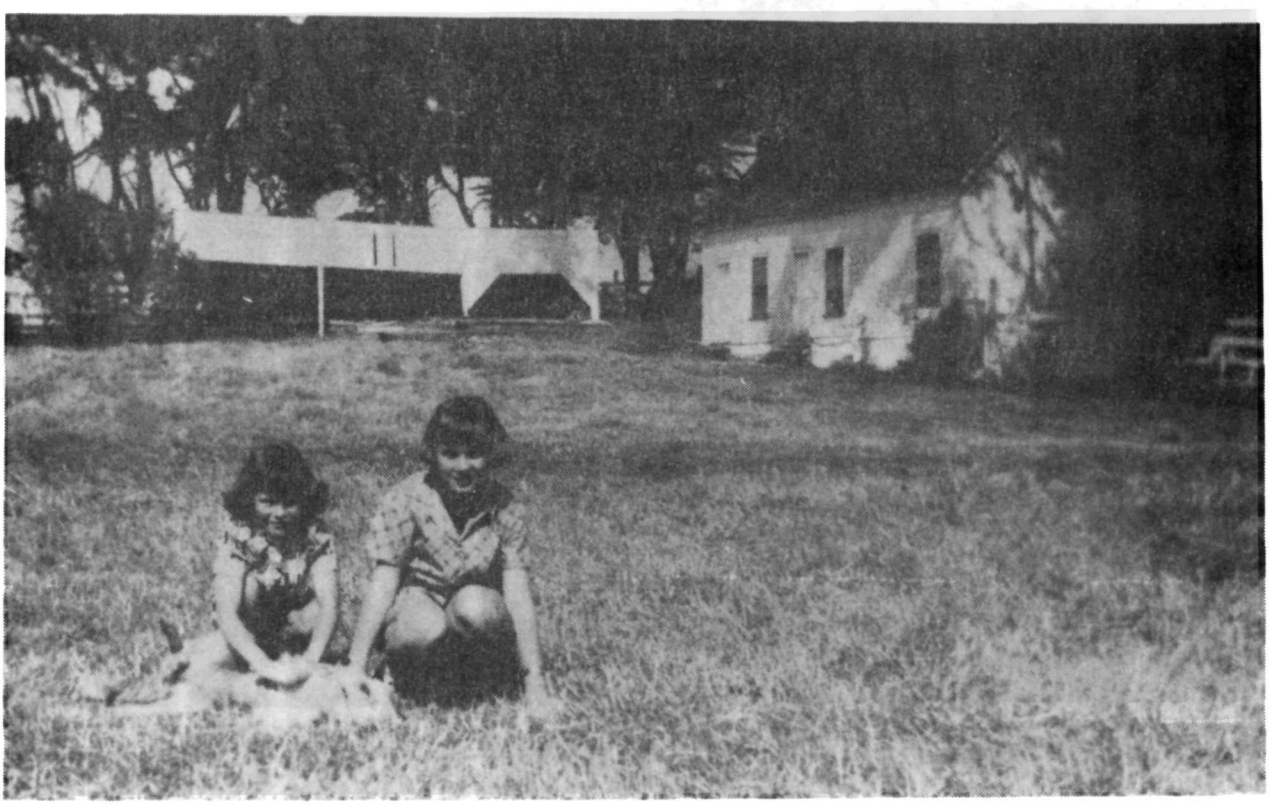


Figure 18 and 19 - As a backdrop to a garden party in the plot of uncropped grass west of the ranch house about 1903 stood (left to right) the Carpenter Shop with an unidentified building behind it, the woodshed with its open stalls facing east, the Pierce District School with its flagpole out in front, the Wash House, and in front of the latter, stretching toward the school, four clothes line posts. Note the gravel or dirt path around the grassy plot, the fences, and the two chimneys which fell in the earthquake of April 18, 1906. Above, collection of Katie Bates; below, collection of Dorothy McClure.



reservoir (sometimes referred to as a cistern) at the turn of the century when the Molzens lived there.

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 Hay 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 MuClure's Beach. In recent years, this has 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.

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 or 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 Moltzens' 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.

Pierce Ranch Boathouse -- Visible only in the distance in a few photographs from the waters of Tomales Bay is a whitewashed, gable-roofed boathouse ashore near the head of the pier. The building appears to have stood 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.

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 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.[10]

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 low 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. 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

Figure 20 - Pierce District school teacher Dora Savage stands between the twin sisters Katie and Clara Moltzen amid eleven other pupils of the school. They are at the northwest corner of the grassy compound west of the ranch house. Behind them are a corner of the woodshed, at left, and the picket fence between it and the school, c. 1904. Collection of Katie Bates.

Figure 21 - Mary ("Marie") Moltzen, tallest of the group, stands in front of the woodshed with seven of the Pierce District School students. The two in front at the right probably are Clara and Katie Moltzen, for once not dressed alike. Note details of the framing of the woodshed, probably about 1904. Collection of Katie Bates.

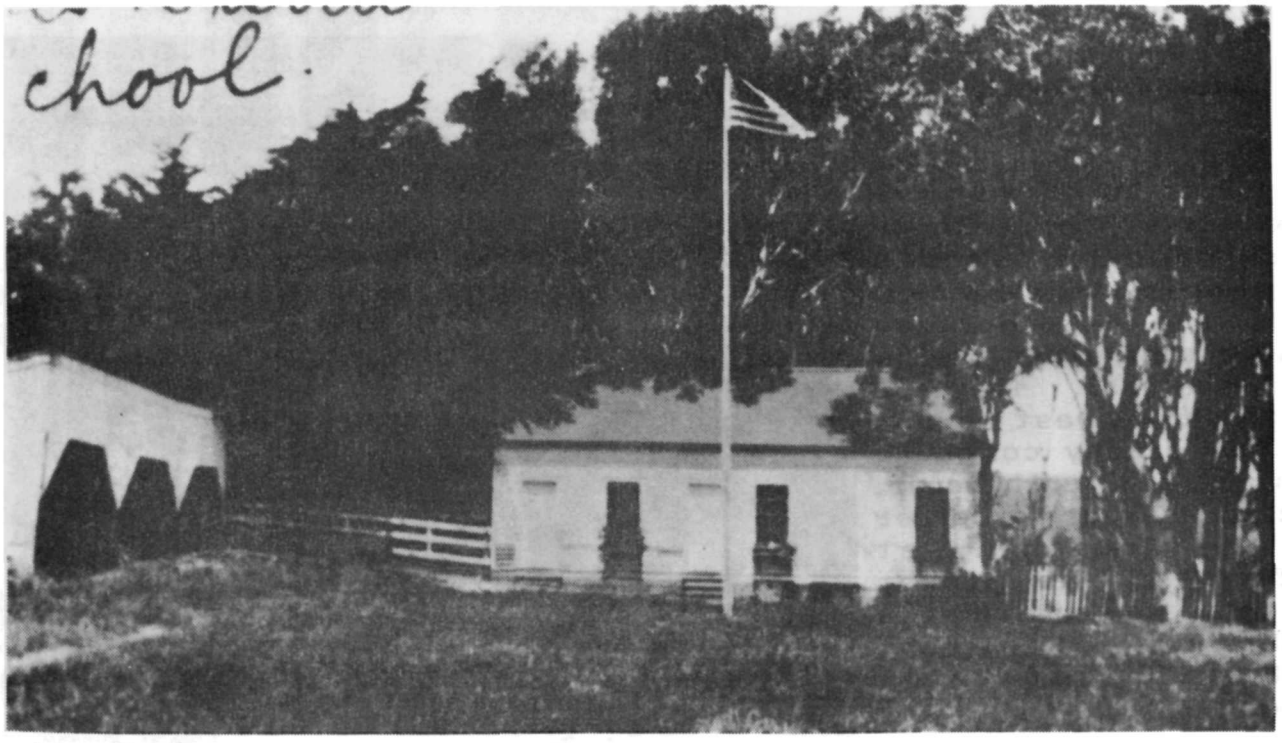


Figure 22 - In the spring of 1917, the Pierce District School brightened the appearance of the ranch with its three flower boxes, one beneath each window. A new fence between it and the woodshed had replaced the fence shown in Figure 21. Collection of Helen Hobson.

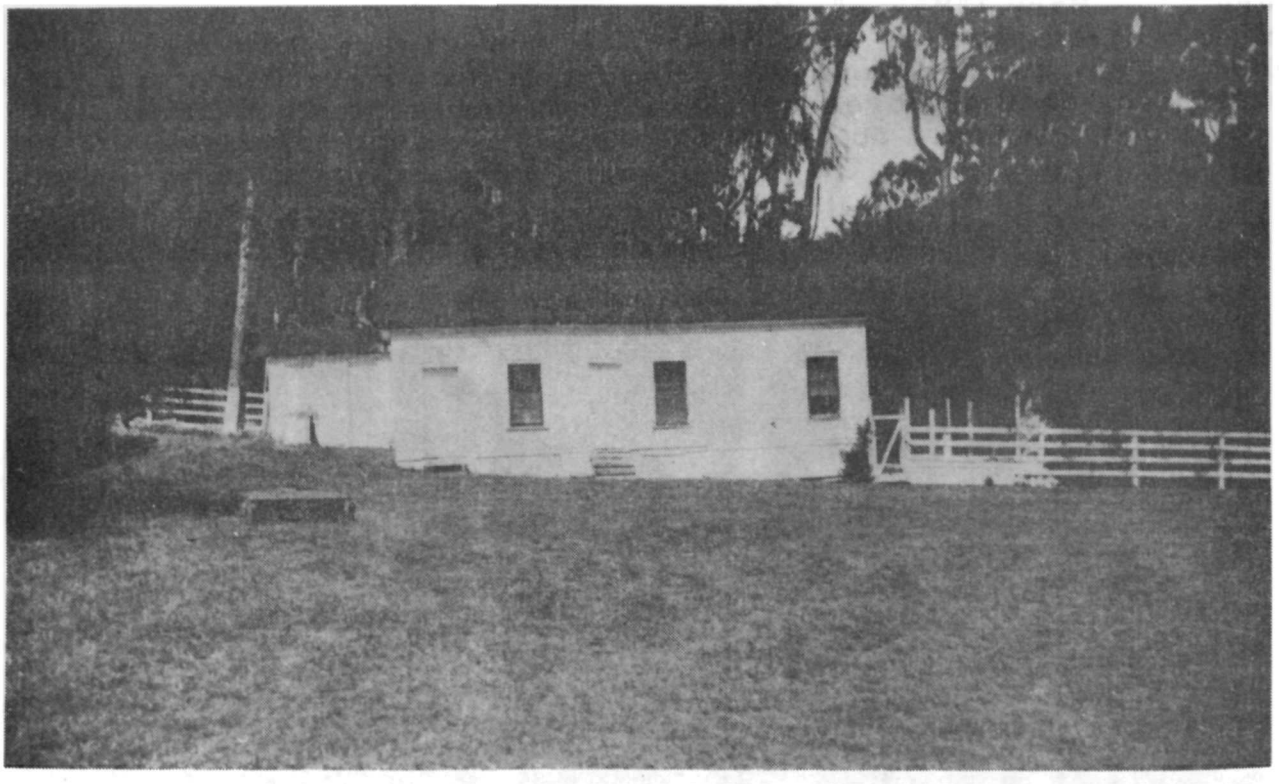


Figure 23 - By the later years of the McClure ownership of Pierce Ranch in the 1950s or 1960s, the school flagpole had disappeared, a new fence stood to the east, and the two-stall outhouse and a fence farther north stood to the west. Collection of Dorothy McClure.

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.

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.[11]

Subsequently, Moltzen salvaged from the beach the wooden nameboard from the schooner, and his family photographed it repeatedly at various locations in the front garden, with different people in each view, and once behind the house, after which Moltzen nailed it 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" insofar as his father was concerned. By the spring of 1906, Claus Moltzen was tired of ranching and all of 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 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 nearby, seems to have suffered only moderate damage. "At the Pierce Ranch at Tomales Point," reported the Marin Journal, "the house was badly damaged. Some of the farm buildings are down and the wharf was damaged."[12] 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 at 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. By 1916, and apparently for some time before that, a still newer lessee was a man of Portuguese descent named Joseph D. Mendoza. Mendoza brought with him a wife and a five-year-old daughter, and solved the difficulty of recruiting ranch hands by hiring Portuguese in the Azores and paying their way to the United States, after which they were to work for him until they had paid for their passage to America. Once having rapid him, however, Mendoza's employees generally left for other employment. The Point Reyes region's continuing remoteness and clammy climate persisted in driving employees away from Pierce Ranch.[13]

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 city clerk of San Rafael, and knew County Superintendent of Schools James B. Davidson, so Helen contacted him, asking 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, annually -- $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

Figure 24 - Behind school teacher Martha Thompson and two of her students are the whitewashed Blacksmith Shop and the gable-roofed Carpenter Shop with the stairway at the end, and an unidentified building at right, west of it. Behind the trees at left is the Dairy (Cow) Barn, c. 1902. Collection of Katie Bates.

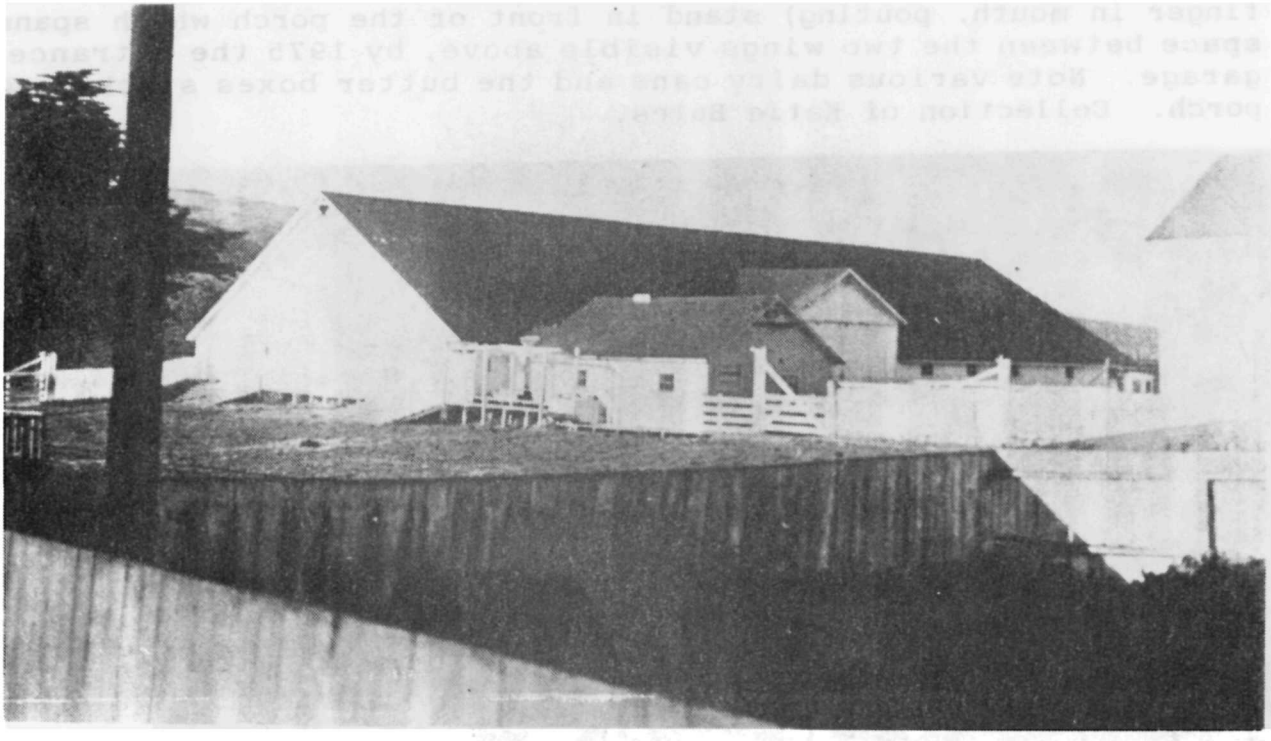
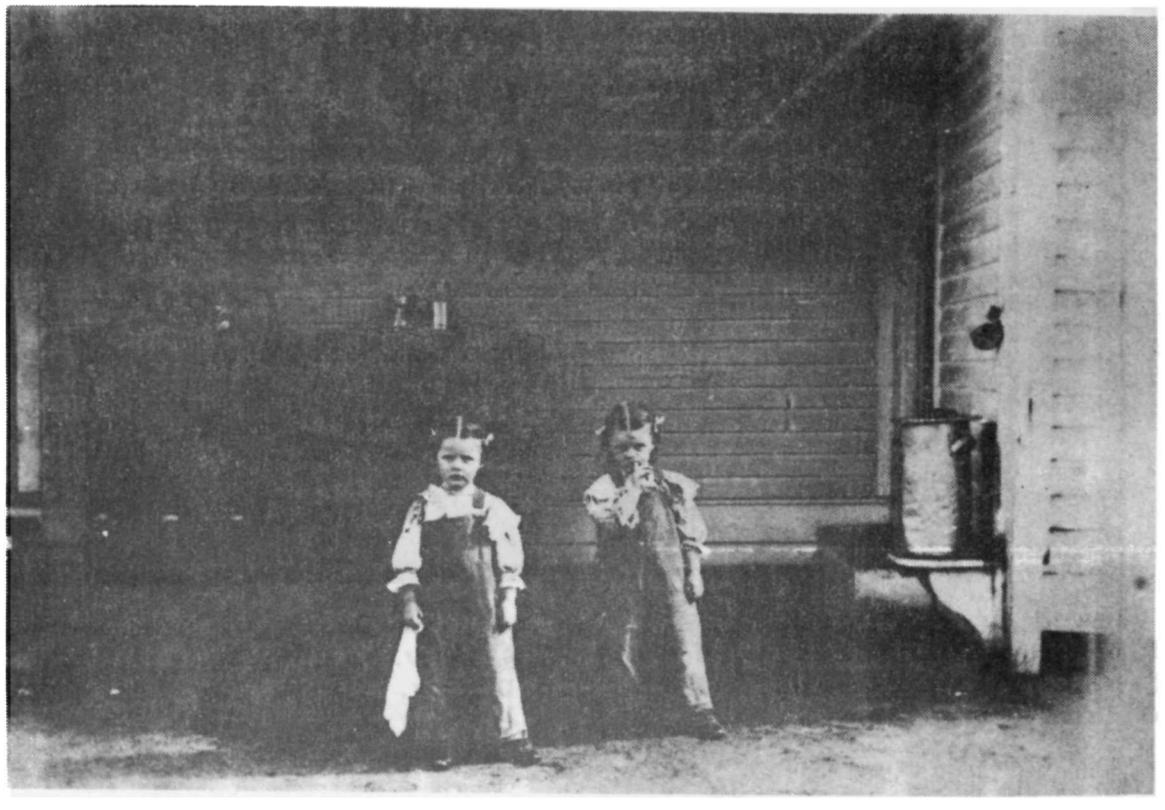


Figure 25 - Viewed from the northeast, the massive Dairy or Cow Barn looms behind the New Dairy built in 1933 in this view probably in the 1950s. At far right is a corner of the Old Dairy. Note the fences. Collection of Dorothy McClure.

Figure 26 - The Moltzen twins, Katie and Clara, lay on the grassy plot east of the house with a pet cocker spaniel. Behind them, at left, is the Horse Barn, and much closer, the Old Dairy, with a wing at the right, now missing, which served the Moltzens as a bunkhouse for the ranch hands. Between the Dairy and the Horse Barn were the croquet yard alongside the dairy, and the south entrance road alongside the Horse Barn. This view is about 1903. Collection of Katie Bates.

Figure 27 (below) - Several years younger than in the view above, hence around 1901, the twin girls Clara (at left) and Katie (with finger in mouth, pouting) stand in front of the porch which spans the space between the two wings visible above, by 1975 the entrance to a garage. Note various dairy cans and the butter boxes stacked on the porch. Collection of Katie Bates.



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 [the 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 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 Penzotti families lived on the Bay farther down. Grandpa Penzotti was raising three children: Theodore, Virginia, and Rosie. Tony Penzotti's family was four: Francis, Andrew, Clarence, and Tony, Jr. The Penzottis 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 the few windows, constituted the "janitorial duties" for which she was paid five dollars a month.

Coming and going between the 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, a shrewd and intelligent dairy rancher of Portuguese extraction probably originally from the Azore Islands, 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 up 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 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:

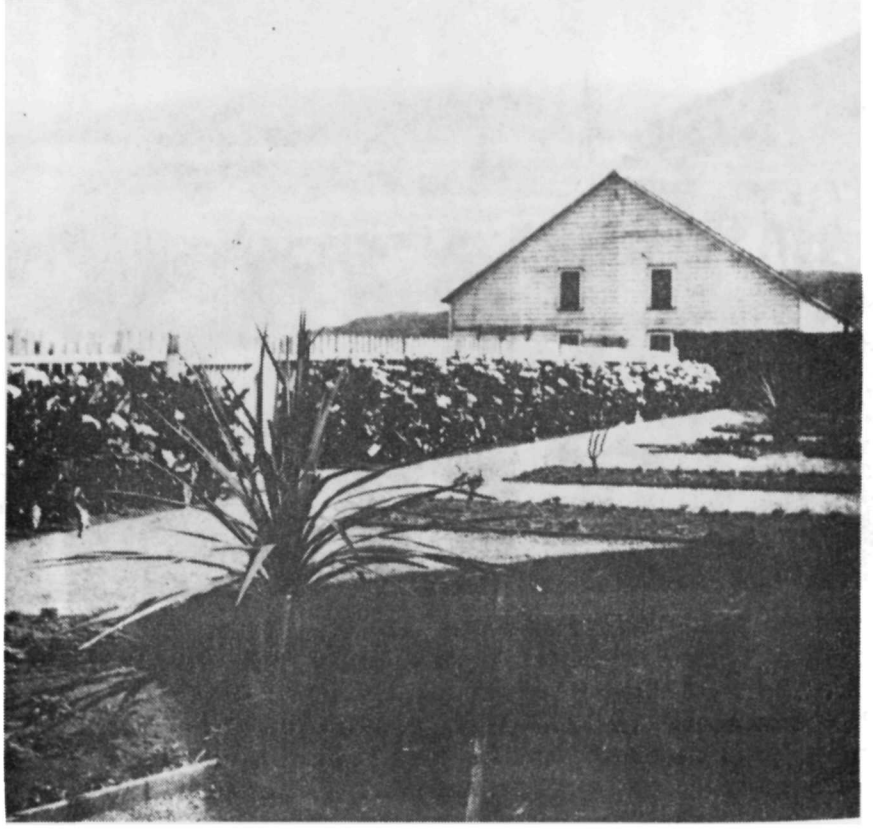
> The Jensens were beautiful people. Mrs. Jensen's house was so clean you could eat off the floor. She was a Scandinavian of some sort, and she was just a beautiful person.... When I was coming back and forth, of course, I would ride the launch back and in the meantime sometimes I'd have to wait, and 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 Hammils, 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 and each had a little launch of their own and they did most of their business in Marshall," she recalled.

Figure 28 - Mary ("Marie") Moltzen plays croquet in the Croquet Yard east of the Dairy about 1903, while an unidentified woman takes her picture and a second watches. Beyond the fences behind Mary is the south entrance road and on the other side of it, the Horse Barn, whose north and west side are visible. Collection of Katie Bates

Figure 29 - Turning in the reverse direction from that of Figure 11 with the gate in the fence being the same, the north end of the Horse Barn is visible from in front of the house. Note again the formal garden, star beds with palms, and glorious calla lillies in bloom along the fence, about 1903. Collection of Katie Bates.



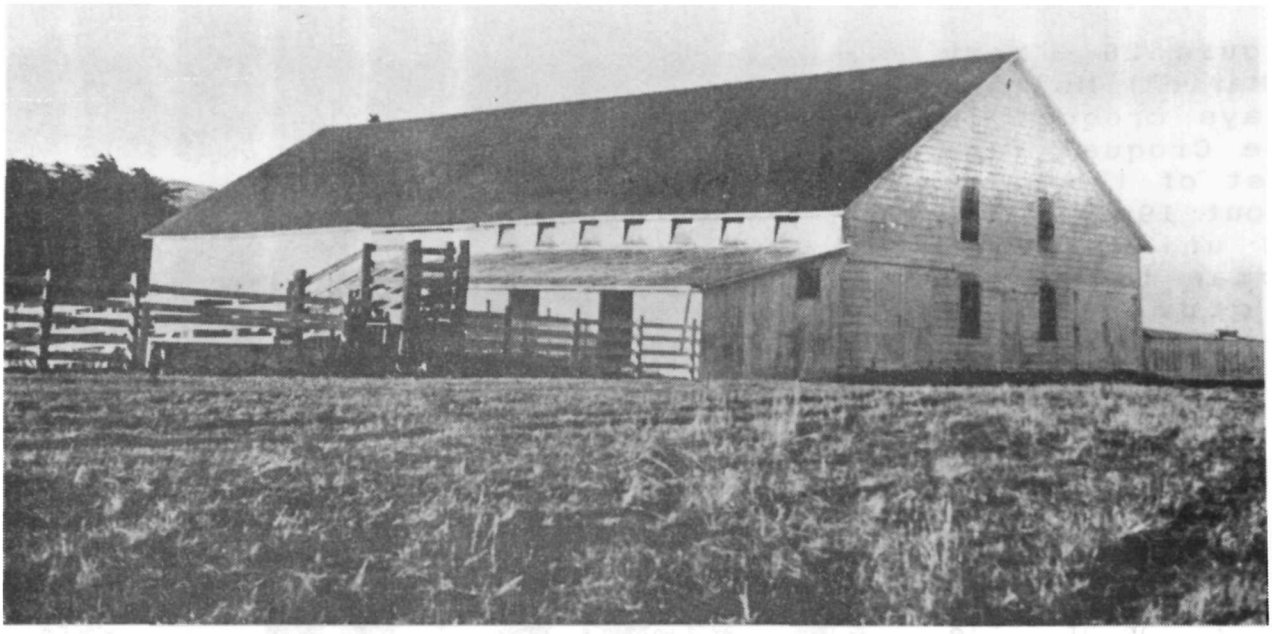


Figure 30 - Viewed from the northeast, probably in the 1950s, the Horse Barn had acquired a shed-roofed addition at the northern end of its east side, and also, between the top of the shed roof and the eaves of the gable roof, seven windows in the east wall of the barn to provide ventilation and light. Compare this detail with the appearance of this same barn around the turn of the centuries in Figure 2. Collection of Dorothy McClure.

Figure 31 - In the cove at the foot of White Gulch, looking eastward across Tomales Bay, today only the decaying stumps of pilings mark the location of the Pierce Ranch pier with its hand-cranked derrick, shown above about 1903. Two rowboats lie beached on the mud flat, while another rowboat and a sailboat float at their mooring at the end of the pier. Collection of Katie Bates.

> Often times after school I would walk down to their homes, and it would thrill them to pieces, and they always had a candy bar or something for the teacher and they were so thrilled to have me come down there and see them.

The little Cosmi girl, Lena, was in the first grade. Their other children were still too small to attend school. But the other Slavonian family, the Smiths, had five children in school, only three of whose names Helen could recall: Gaspar, Lucy, and Katy.

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 pleasures, 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 boatman, 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 the 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 the 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 Howard estate lands on Point Reyes. Rapp owned a brewery in San Francisco, and reportedly never lived on the ranch, but leased it to others. Mendoza apparently continued as a lessee, though there may have been others as well.

As time passed, so did horse-drawn transportation, and motor trucks eventually superseded the wagon and the launch in hauling the 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.[14]

On December 31, 1929, John Rapp sold the ranch to James and Margaret McClure, who rented it to J.P. Gallagher for 13 months until the latter purchased his own ranch. On October 18, 1932, Gallagher sold his stock and ranch equipment to James's son, John McClure, and 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. 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, 1933, they built a new dairy building, south of the old one.[15]

Unlike Pierce and Moltzens, the McClures did not make butter. They did market cream, trucking it to market. They ran 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 ranch, fattening them 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 with which to feed cattle, having to purchase hay to supplement their crop only one year which proved particularly dry. They used eight fields for raising hay, which they planted in October and cut in June.

John McClure died of a stroke in 1963, and his widow sold the ranch on May 9, 1966. Her brother-in-law, David, felt he could no longer run it alone, and she could not afford to buy 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 which have not been documented as to date, purpose, or people involved. Yet, some speculative conclusions can be drawn. 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 from 1919 through 1929, never lived there and continued to lease Pierce Ranch to others, it seems unlikely that he made any capital improvements. That leaves the McClures. John McClure and his wife, Dorothy, moved to the ranch on October 18, 1932, and the

following year, 1933, 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 where it had 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 the McClures 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 Mervin McDonald, who operated it 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.

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 and Upper Pierce Point Ranch.[16] Today, it represents an outstanding example of a 19th Century dairy ranch, and deserves preservation as an outstanding historic resource.

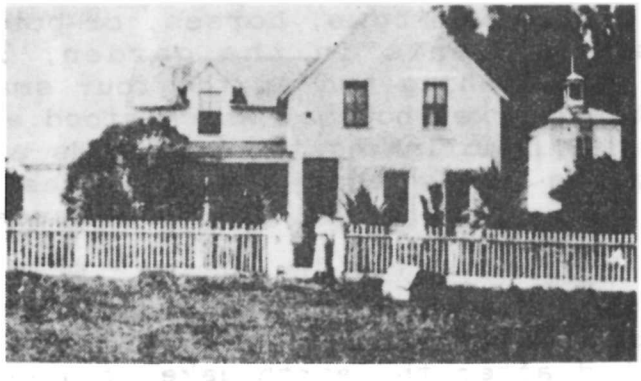


Figure 32 - The earthquake of 1906 knocked down at least the part of the front porch which stood east of the front door and the front parlor. The portion of the porch east of the dining room either survived the earthquake, or was soon rebuilt. The above view shows the front of the house during Joseph Mendoza's lease of the property, probably about 1916.

HISTORICAL 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 county "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 in San Francisco markets 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 would be termed a "gourmet" market), Goldberg, Bowen & 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 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 regional 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 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 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 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 central California 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.

NOTES

1. Except where citations refer to other sources, this history section is based upon Anna Coxe Toogood, A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore (Denver: National Park Service, 1980), Vol. 1, pp. 130-197, Vol. 2, 229-234.

2. Point Reyes Light, July 24, 1985.

3. California Emigrant Union, California As A Home, p. 10

4. J. P. Munro-Fraser, History of Marin County, California (Oakland: Alley Bowens & Co., 1880: reprint, Petaluma, Charmaine Burder Verunda, 1972) pp. 297-300.

5. Fred A. Stindt, The Northwestern Pacific Railroad; Redwood Empire Route. (Redwood City: published by the author, 1978). The North Pacific Coast Railroad was incorporated December 19, 1871 and proceeded to build a narrow gauge railroad from Sausalito to the Russian River. During construction the railroad hauled a locomotive from Sausalito by scow to Tomales Bay and opened a second construction front. The company completed construction between Sausalito and Tomales in December 1874, operating the first train on January 7, 1875, providing thereafter a rail link for Pierce Ranch to the San Francisco markets via a railroad ferry across San Francisco Bay from Sausalito. The railroad completed a line northward from Tomales to the Russian River in October, 1876, and other construction later. In 1902 other interests purchased the North Pacific Coast and effective March 7, 1902, it was renamed the North Shore Railroad Company. In a complex series of corporate moves, the Southern Pacific Company and the Atchison, Topeka & Santa Fe Railroad jointly purchased the North Shore Railroad and effect January 8, 1907, it became a part of the Northwestern Pacific Railroad. The narrow gauge north of Point Reyes Station was abandoned on March 30, 1930, and the railroad into Point Reyes Station was abandoned August 1, 1933, after which the ranches in the Point Reyes region had to ship to market by motor truck.

6. Marin County Journal, May 3, 1883, p. 3.

7. 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 the NPS to copy.

8. By the turn of the centuries, 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, pp. 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.

9. The South San Francisco Packing and Provision Company, in which Charles Nonnemann and Henry Mohr were the 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. 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 slaughter house at 4th Avenue South 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.

10. The history of the Tomales Point Gun Club appears scattered in various places in the writings of Marin County historian Jack Mason. See Earthquake Bay, pp. 24, 25, 57-59, 154, and the Point Reyes Historian, Vol. 1, No. 3 (Winter, 1976), pp. 78-84, 91.

11. Don B. Marshall, California Shipwrecks; Footsteps in the Sea, pp. 117, 118, 121; Mason, Point Reyes; The Solemn Land, p. 131. Published accounts of this tragedy vary considerably, and it was extensively covered in the San Francisco newspapers.

12. Independent-Journal (San Rafael, California), Saturday, November 15, 1969, P. M11, quoting an issue of the Marin Journal published shortly after the earthquake. This article by Florence Donnelly, "A History of the Point Reyes Township," contains some rather puzzling information regarding Pierce Ranch that simply does not fit in with other

information available. A Dorothea Cameron Johnston had written the author claiming that her father, Alexander Cameron Johnston, had leased Pierce Ranch about 1893. She recalled that her family lived on the "middle ranch" at Pierce Point; no other account mentions a "middle Pierce Ranch." Miss Johnston recalled the rental as $10,000 per year, the butter at the ranch when her father ran it still was pressed in molds which embossed it "SP" for "Solomon Pierce." She said that William S. Pierce liked her father and wanted him to buy the ranch for $100,000. Her father had two "splendid" Chinese cooks, and a governess who taught the children. Alexander Johnston had a big stable of horses and 500 milk cows. Many years later, Alexander Johnston took his daughter to the ranch for an overnight visit as guests of John McClure.

It is entirely possible that A.C. Johnston was one of the lessees, but the dates don't check with other sources. Clearly more research is needed on this aspect of Pierce Ranch history.

13. 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. Mrs. Hobson is now deceased. Another view of some ranch history during the Mendoza lease is to be found in Jack Mason, "The Man from Pierce Ranch," Point Reyes Historian, Vol. I, No. 3, Winter 1976, pp. 78-84, 91. The man in question, Hamilton Martins, had emigrated from the Azores in 1908 to join his sister, Zena, who was Joseph Mendoza's wife. Joe thought Ham was lazy; twelve years old, he was supposed to work in the beet patch and the hog pen, but more often could be found down on Tomales Bay spending his time with the Smiths. In October 1919 he married Mary Smith, and with Trajano Machado, the Martins bought D Ranch with $57,500 of borrowed money from John Rapp. Most of Martins' reminiscences deal with the Tomales Point Gun Club and operation of the D Ranch.

14. Mason, Point Reyes; the Solemn Land, p. 58.

15. 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 Hobson interviews were recorded on tape, Mrs. McClure did not wish to be recorded, so interviews with her were written up in the form of typed notes by Miss Skiles.

16. "Pierce Point" is an obsolete term for Tomales Point, which helps to explain why the ranch once was known as the "Upper Pierce Point Ranch."

ARCHEOLOGY

ARCHEOLOGICAL RESOURCES OF PIERCE POINT RANCH

For many years, Point Reyes peninsula has been recognized as containing an unusually rich historical and archeological heritage, beginning with the native Coast Miwok peoples who settled the area as early as several thousand years ago and extending to the operating ranches of the mid-20th Century. Within the Seashore, about ninety known prehistoric archeological sites have been recorded and described as properties likely eligible for the National Register of Historic Places. Archeological evidence of non-Native American land uses and events are plentiful also but have not been formally recorded to the same extent. These resources of 19th and 20th Century occupations include maritime materials such as shipwrecks and piers, evidence of ranching operations from Mexican-era land grants to post-World War II diaries, military occupation, the fishing industry, and residential land uses.

Upper Pierce Point Ranch as a historic locality in the northern portion of the Seashore contains fifteen standing buildings relating to dairy and cattle ranching from the 1860s to 1970, a concrete foundation, a massive brick chimney, two prehistoric sites, and a collection of historic objects and historic inscriptions left by former residents. The specific historical and prehistoric archeological resources are described below.

Two small exposures of prehistoric occupation midden have been observed in the Upper Pierce Point Ranch locality (4-Mrn-252 and 4-Mrn-4xx). To the east of the ranch compound, on a slope of a drainage entering White Gulch and Tomales Bay and along an historic road leading to the historic ranch pier landing, a site measuring 20 x 30 meters has been observed as an exposure of dark sandy midden soil containing shell fragments. Site 4-Mrn-4xx was observed about 100 meters north of the existing parking lot and trail to McClure's Beach, on dunes overlooking the beach. A small campsite, measuring 7 x 10 meters of exposed scatters of shell, animal bone, and historic glass were observed in 1973 but may be covered by windblown sands. The sheltered White Gulch and similar drainages supported prehistoric and early 20th Century camps of Coast Miwok peoples but only site 4-Mrn-4xx has been noted for the exposed ridge top of Tomales Point, including the location of the Upper Pierce Point Ranch.

Remnant architectural features include a large red brick fireplace near the former ranch landing pier. The visible fireplace is 6 1/2 feet high, five feet wide, and slightly over 3 feet deep, with a large hearth area. It was the fireplace for a private hunt club, housed in a large frame residence from the turn-of-the-century to the 1950s. An accumulation of refuse relating to the seasonal use of the building has been noted near the standing chimney. A poured concrete foundation (45 x 10 feet), feeding trough and paved pen area is located east of the ranch reservoir. Hog raising was a secondary activity of the ranch from the 1890s to the 1940s. During stabilization and

rehabilitation of the main ranch house, bunkhouses, school house, privy, wash house, old and new dairy houses, blacksmith shop and garage, and hay/cattle barn, a large number of historic artifacts have been recovered for preservation and inclusion in park collections. These objects range from paper items to a child's shoe and various fragmentary tools. These objects have been found beneath wooden floors, along basal wall siding and driplines, and occasionally as backing for wallpaper. Historic inscriptions within the bunkhouse, washhouse, and barns are useful and informative insights into ranch daily life, the ethnic affiliation of ranch hands, recreation activities, and personal identification through names and dates. In some cases, the inscribed dates are evidence of structure ages. Inscriptions have been recorded and some photographed. At least in one location, barnyards were paved with sandstone blocks. Buried sidewalk features also exist.

Following NPS policy and regulation, ground disturbing activities such as burial of discarded lumber and removal of accumulated soils from building perimeters have been accomplished after archeological inspection and clearance. Most of the ranch compound has been covered by archeological clearance inspections of ground surfaces. Further terrain changes such as trenching may proceed but all such excavations will halt upon discovery of historic or prehistoric materials until determination and evaluation by an NPS archeologist. Clearance inspections would be needed for the southeastern portion of the ranch compound and any activity in the vicinity of prehistoric sites and remnant architecture as described above.

ARCHITECTURE

ARCHITECTURE SECTION

DESCRIPTION OF COMPLEX:

The Pierce Point Ranch is an Historic Ranch Complex consisting of 26 structures, 19 of which are listed on the National Park Service's inventory of historic structures, the List of Classified Structures. It includes 18 buildings of wood frame construction, and 8 other structures, of which three are roads.

The complex is located in the north-west corner of Point Reyes National Seashore. To the north-east of the complex is Tomales Bay and to the west lies the Pacific Ocean.

Road access is provided by a paved, two-lane county road. Electricity and telephone service are provided by overhead lines. The ranch is surrounded by designated Wilderness and the Tule Elk Range.

Figure 33. Looking north at Upper Pierce Point Ranch. Note: The buildings shown in this photograph have either been stabilized or are in the process of being stabilized.

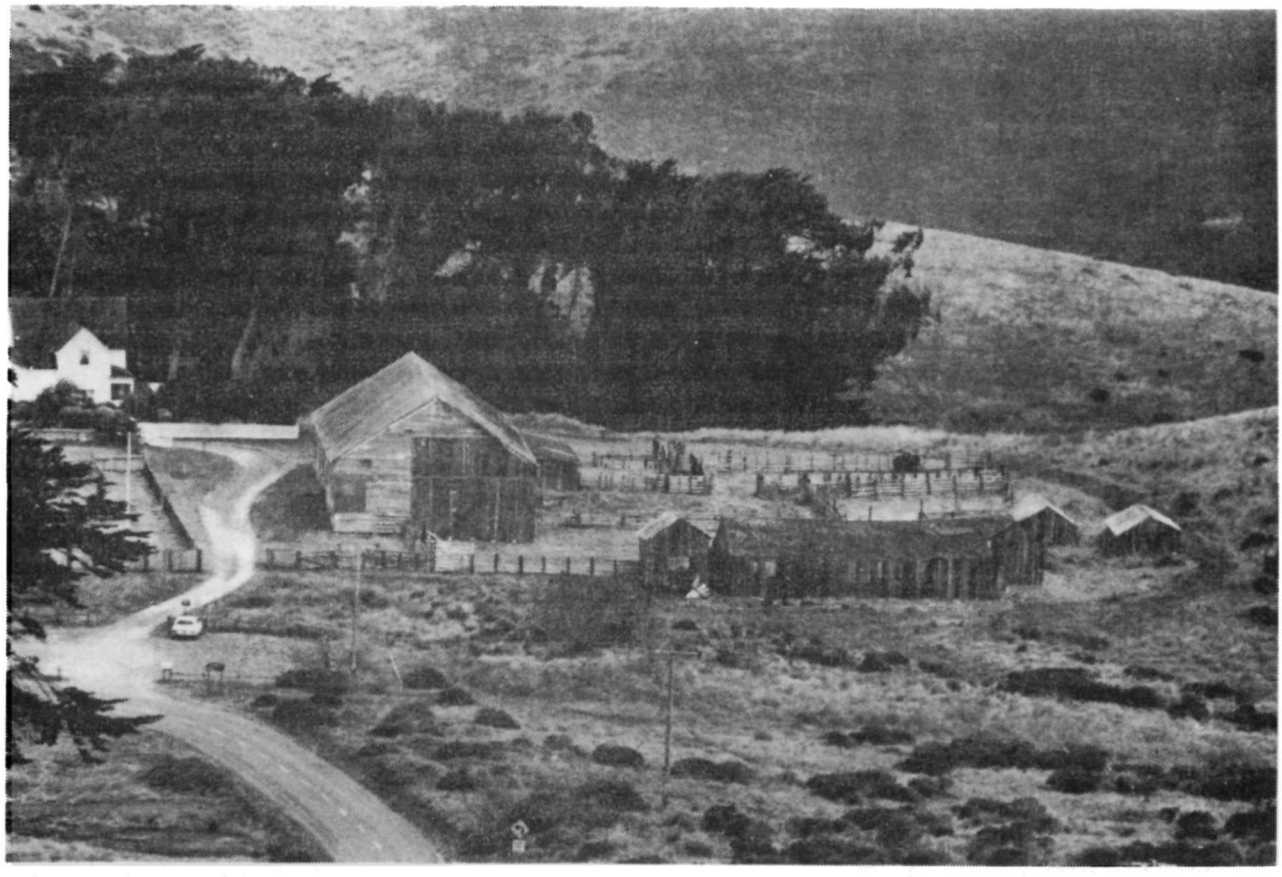


Figure 34: Looking north at Upper Pierce Point Ranch. Buildings shown are east of those in Figure 1. Reference the Main House in the upper left of this photo to locate these buildings in relation to those shown in that Figure. Note: The buildings shown in this photograph require the greatest amount of stabilization work.

Elements of Character to be Retained

- The functional appearance of all ranch buildings.
- Ranch Equipment and "Furniture"
    - Claw footed bathtub (water trough) near Chicken House B.
    - Retention pen, east of the Old Dairy house.
    - Cattle feeder in the barnyard north of the Hay barn.
    - Gas pump, located east of the West Garage.
- Farm Grounds
    - Gravel pathways (ca. 1900 appearance)
    - Vegetation control
    - "Working Farm" appearance
- Overhead electrical supply
- All fences, gates, chutes, and related structures.

DESCRIPTION OF INDIVIDUAL STRUCTURES

Main House (WR-LCS # PR-180; WASO LCS # 09241)

The Main House appears today much as it did during the ca. 1900 period with two notable differences. The three chimneys and the large front porch are now gone, toppled during the 1906 earthquake. The present front porch, on the east exterior elevation off the dining room, occupies the same location as a portion of the original porch but comparative examination of the photographs from that period with present day construction indicate that it may not be the original. The roof slope has been changed and the column supports on the east elevation are in different locations. The present porch may well be constructed, however, of materials from the original.

The existing house is two houses back to back. According to Mrs. Dorothy McClure, a long time, 20th century, resident of the ranch, the western portion of the house is considered to be the original or older ranch home. In 1869, Abram Pierce built a new house, wnich is believed to be the larger section of the existing house that is east-facing. A 1979 article in th Point Reyes Light suggests that the west-facing house was built in 1856 by

Figure 35. Looking northwest at Main House. Note: Stabilization was completed by December 1984.

Figure 36. Main House looking northeast. Note: Photo showing pre-stabilization asbestos shingle roof. Door in foreground would present the best handicapped access. Asbestos siding should be removed and original wood siding underneath revealed and repaired. The smaller portion of the house is foreground is the original home.

Spanish settlers of the Mexican grant of Rancho Punta de los Reyes Sobrante. However there is little evidence of this assertion.

The house is a two-story frame structure of irregular shape and overall dimensions of 50 by 60 feet. It has various additions and currently has ten major rooms, as well as closets, entries, attics and baths. The gable roofs are of moderate pitch and until May of 1982 were clad with faded red asbestos shingles. The exterior walls have three finishes. On the larger portion of the house, that attributed to Abram Pierce, the original narrow horizontal lap siding is in evidence. The older, smaller portion of the house has both the narrow lap siding on the east elevation, apparently added to blend with the new addition, and an older channel lock horizontal siding with a larger width of siding board. Covering the original siding on several the elevations is a concrete asbestos shingle added at a later date.

Most of the original wood sash windows remain in place. These are predominantly the two over two double hung sash in the Abram Pierce portion of the house and six over six double hung sash in the older portion. There are, however, several sliding aluminum window replacements. A major architectural interest is the recessed front door, it has a pair of paneled pilasters on either side and the over-door transom is a single fan lite. Until 1980 the door was obscured on the exterior by narrow horizontal lap siding. The main floor plan contains two dining rooms, a kitchen, the utility room, a bath, bedroom and the living room. The second floor has three bedrooms, a work room, a bath and two attic spaces.

In August, 1980 the National Park Service initiated preservation maintenance work on the building and the work continued into February, 1981. Work included major structural system repairs: the kitchen floor was replaced, the wall between the kitchen and dining room was rebuilt, the downstairs bathroom floor was replaced, the pantry floor was repaired, and the dining room wall on the exterior side was repaired including the installation of new foundations and repair or replacement of floor framing. Doors, porches, gutters and downspouts were repaired. Windows were repaired, the over growth of vegetation near the structure was trimmed back, the second floor bathroom was rehabilitated, the house exterior was painted, the front door was reopened, the kitchen was rehabilitated to modern standards, the house was fumigated, and interior plaster walls were repaired and new wall paper added. The mechanical systems were upgraded with new forced air heating, new electrical wiring, and a new sewage line installed. Most of the work was replacement in kind with the exception of the foundation where modern foundation pads were installed where lacking or where existing support needed replacement.

In 1982 the non-historic asbestos roofing was replaced with a new wood shingle roof to return the historic appearance. New skirting was installed at the crawl space that year as well.

In December 1984 the structure was put to use as NPS Quarters. The ranch house is now considered to be in good condition.

Main House Potential Usage

The Main house is the most usable structure in the complex because it is the only fully serviced structure at Pierce Ranch. Electricity, plumbing and mechanical systems were upgraded in the recent past and all new systems are functioning well.

The house has ten major rooms as well as five closets, two baths, two full height attic spaces, two enclosed porches, one hall, one pantry, an entry, and an upstairs hall. The bathrooms and kitchen were completely upgraded and new fixtures added in 1981. Although some finish material was replaced in the interiors during the rehabilitation, the wall framing is

basically intact as first installed. New usage of the house should respect the existing room divisions.

The building is not now accessible to the mobility impaired. However, entrances on less conspicuous elevations can be used to create barrier-free access.

Elements of Character to be Retained

-Exterior Appearance
- Windows
- Wood siding (after removal of asbestos shingle siding)
- Porches
- Steps
- Electrical equipment where attached to west elevation
- Doors

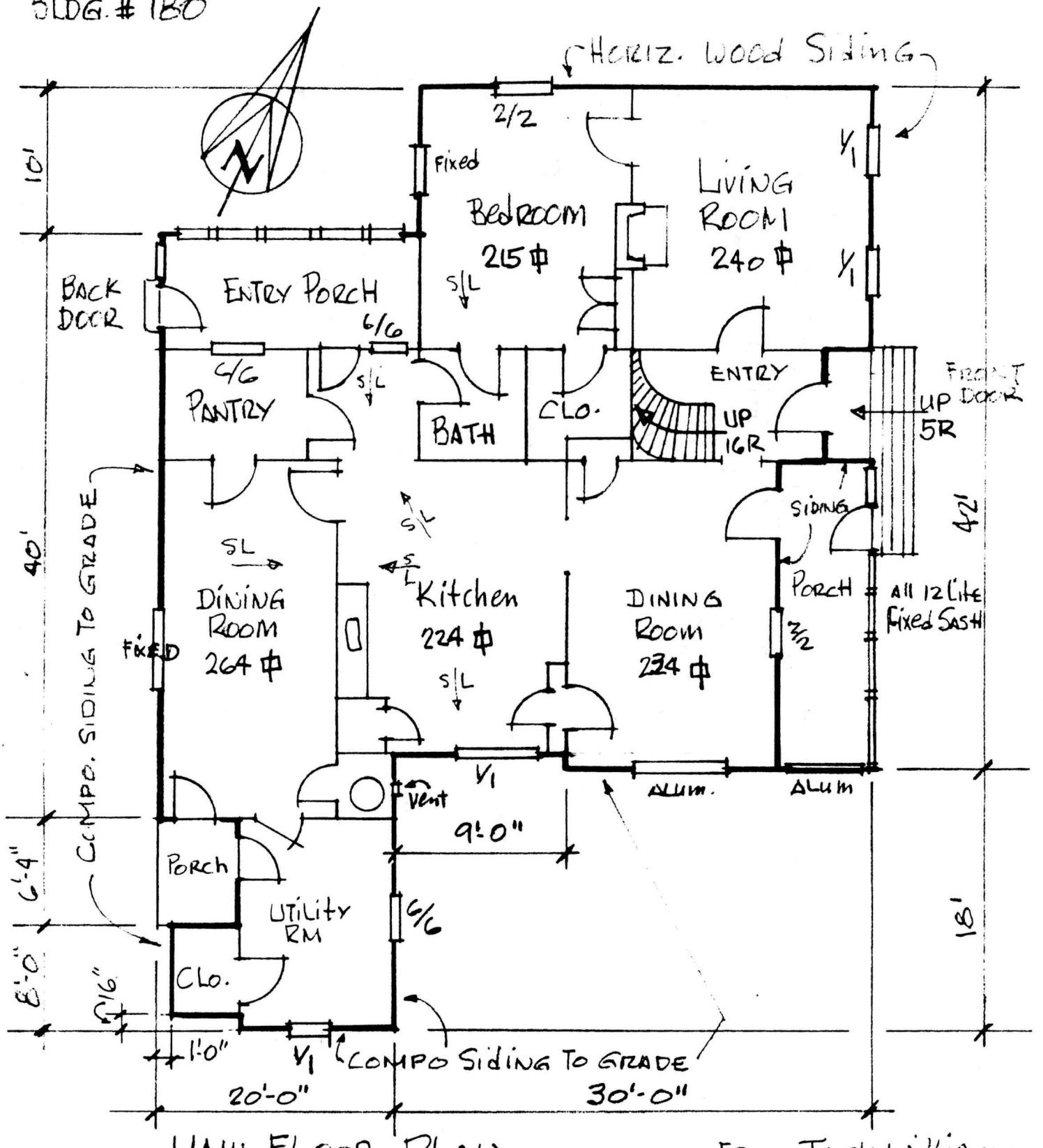
-Interior Appearance
- Existing wall divisions and openings
- Historic materials

EXTERIOR — PARK Pt. Reyes.

BLDG. NAME	REMARKS: DATE 26April 80.
Main Bldg. House.	I.C.P.P. Ranch Floors over much of House Seem to have Settled -
FOUNDATION	
MATERIALS	Horz 6" Sldng Lap Board Skirting to grade
CONSTRUCTION	Cedar Post & Stone Foundation -
FINISH	Cast Victorian Crawl Space Vents used -
COLOR	Mud Foundation Flooring should be
REMARKS	Removed -
WALLS	
MATERIAL	Wood Frame - Horizontal Lap Siding 4" in
CONSTRUCTION	front -
FINISH	Asbestos Shakes over remainder of House -
COLOR	Said to be Bd. & Batten Vertical on walls
REMARKS	Of Back Side -
ROOF	
CONSTRUCTION	Diamond Pattern Compo. Red Roofing - Faded
UNDERLAYMENT	Seems to be in good Condition -
ROOFING-TYPE	
COLOR/FINISH	
REMARKS	Some wood Gutters
TRIM	Gutters & Downspouts are full & with
MATERIAL	grown Coming out the Top.
FINISH	
COLOR	Aluminum Sash + 6 over 6 D H Wood -
REMARKS	Plus Fixed Plate - plus 1 over 1 DH Wood -
	Plus 2 over 2 DH Wood -
	(over)

MAIN HOUSE - UPPER PIERCE POINT RANCH
POINT REYES N.S.

BLDG. # 180



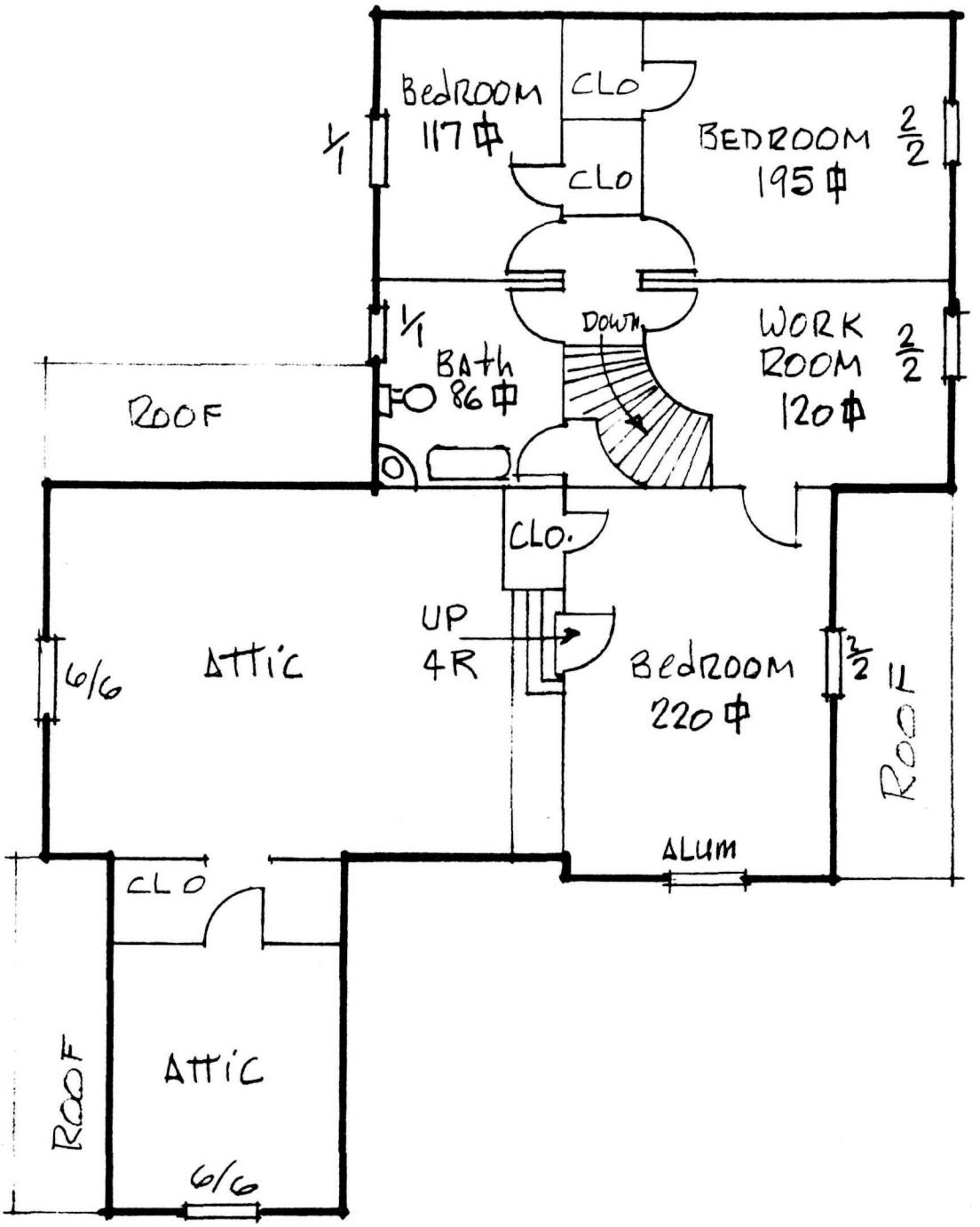
MAIN FLOOR PLAN—

1/8" = 1'-0"

From Jack Williams

MAIN HOUSE - UPPER PIERCE POINT RANCH
POINT REYES N.S.

BLDG. # 180



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

Washhouse (WR-LCS # PR-181; WASO-LCS # 09242)

Other names: Washroom (NPS-1980).

The building is a small wooden frame structure, 15 by 27 feet, constructed in two sections. The east portion is the larger, and may be the older section of the building. This portion is sided with the same horizontal channel lock as the smaller portion of the Main House, possibly dating these two buildings to the same period of construction. The west or smaller portion of the building is sided with the same narrow horizontal lap siding of the larger portion of the Main House. Each of the two sections of the building form a separate room with no communication between the two and access is provided to each by exterior doors in the south elevation.

The east room is finished inside with wood walls, and may have been insulated. This room may have been used for food storage at one time. Mrs. Dorothy McClure, a former resident, has indicated that the east side was used during her occupacy as a wash house and the west side as a storeroom. The west side

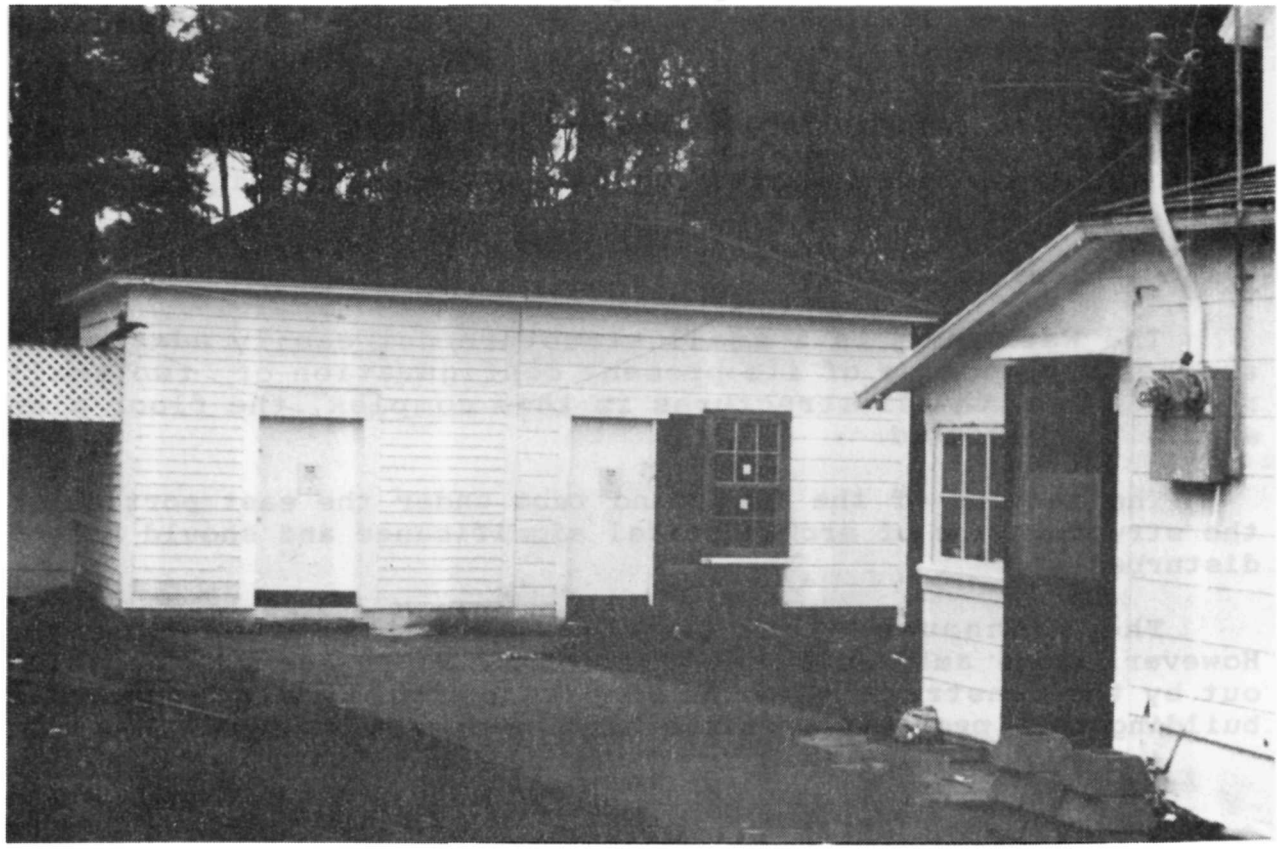


Figure 37. Looking north at the washhouse. This picture was taken in November of 1982 and shows the completion of stabilization work on the building.

originally had a tower, belfry, and bell on top. When the large bell cracked, the McClures removed both the tower and the belfry. The tower had at least one window in the west elevation which appears to have a double hung wood sash similar to the window in the front. The function of the tower has not been determined but similar towers on other ranches in Northern California housed water tanks, elevated to provide head pressure for the water supply. The existing roof is finished with wood shingles, is of a moderate pitch, and is hipped. Windows in the front elevation are six-over-six double hung wood sash. The finish floor and exterior grade elevations very nearly coincide.

In 1982, May to November, the NPS replaced the wooden shingle roof, installed new window sash on the south side, stabilized the foundation, painted the exterior, and replaced some siding in the south elevation. During the foundation and floor work, a metal tub was found under the floor joists of the east room. Circling on the outside of the metal tub are the remains of a larger circular redwood tub. The original wood floor was reinstalled and was scribed to indicate the circumference of the redwood tub. Although the purpose of the tub is not known, it is possible that this may be a remnant of a gas generation system which was used for lighting on the ranch. Oral history information gathered from Mrs. Katie Bates, formerly Moltzen, indicates that lighting at the turn of the century in the Main House was by gas jets. Piping for a gas system was found during the preservation work, entering the Main House from the back porch directly adjacent to the Washhouse. it seems likely, given the remote location of the ranch, that gas for lighting was generated on site and certainly such systems were commonplace in other remote locations dating to this period of time.

Washhouse Potential Usage

The Washhouse is a small structure not easily adapted to another use because of its present configuration of two small rooms. As with all structures in this complex, the floor plan should be respected.

The remains of the two round tubs under the east portion of the structure are of archeological significance and should not be disturbed.

The washhouse might possibly lend itself to storage. However, more ambitious rehabilitations would seem to be ruled out by the constraints of the structure. This is, however, one building that presents possible barrier-free access.

Elements of Character to be Retained

- Exterior Appearance
    - Windows
    - Doors
    - Siding
    - Wood roof
    - Electrical equipment (where attached to the south elevation)
- Interior
    - Archeological remains under east floor
    - Materials
    - Existing wall divisions

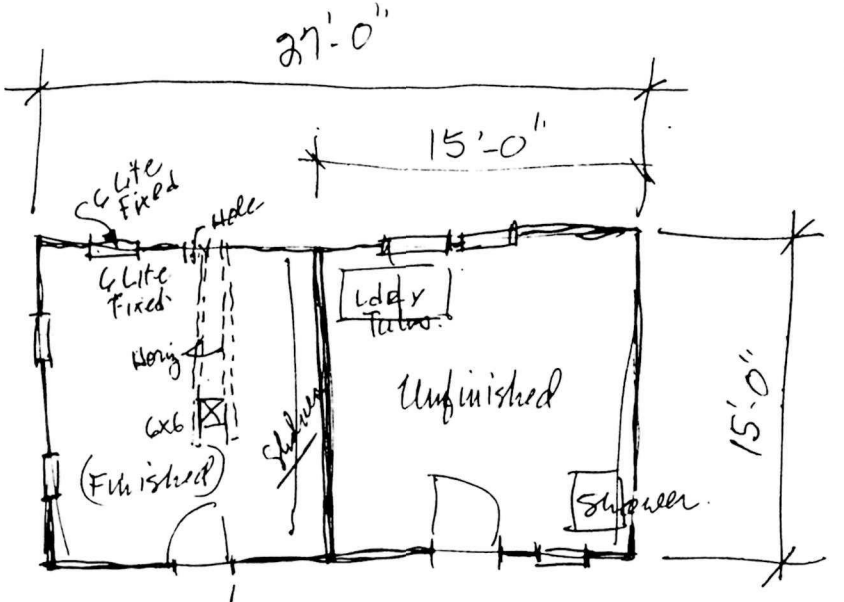
EXTERIOR

PARK Ft. Regis

BLDG. NAME	REMARKS: DATE 2 April 80 .
Bath Room (House) Bldg. 181	UPP Ranch. Said to Have Had a Cupola & Bell Some years ago - Removed by the Mrs. Donalds (?)
FOUNDATION	
MATERIALS	Skirt - Narrow meets grade -
CONSTRUCTION	Probably Wood on Stone Piers or Conc.
FINISH	
COLOR	Floor inside is shot -
REMARKS	
WALLS	
MATERIAL	2x4 Studs some at 8" OC.
CONSTRUCTION	Grown 6 D H Wood Sash - Front Sash
FINISH	are not visible because of Heavy growth
COLOR	
REMARKS	
ROOF	
CONSTRUCTION	Hipped Roof - w/wood Shingles - Box Eaves
UNDERLAYMENT	1x6 Strip Sheathing Spaced ± 9" OC to
ROOFING-TYPE	Carry Shingles
COLOR/FINISH	
REMARKS	
TRIM	
MATERIAL	Wood Trim -
FINISH	Painted White
COLOR	
REMARKS	Much growth surrounds Bldg - Ivy Growing inside

SCL FIELD NOTES

27
15
12



✓Shrubs
Electric
Plumbing
✓Fdtn.
✓Paint
✓Finishing

Finished Room - w/ sealed walls & ceil. (may be insulated)
Cool Room - Hang meat from Rack - stg. shelves.

27 x 15 = 405 SF

54
32
64

500
300
140
105
10

North Bunkhouse (WR-LCS # PR-182; WASO LCS # 09243)

The building is of wood frame construction, and is rectangular, 12 by 40 feet in size. It contains two sleeping rooms, an entry and a single bathroom. The west room is considerably larger than the east room and has a private exterior door. The roof is a medium pitched gable with wood shingles. Walls are narrow horizontal lap siding painted white. Window sash are six-over-six double hung constructed of wood. The date of construction is unknown; however, the building appears in several ca. 1900 photographs and contains graffiti with 1931 as the earliest date shown. It is thought that sometime between 1917 to 1938 John Rapp had the bathroom installed. The first heat was provided by a wood stove installed by the McClures after 1930.

In 1982, April to May, the NPS replaced the wooden shingle roof in kind, installed concrete foundation pads, added new support posts, repaired the sill plates, and installed a new floor. At the same time about ten percent of exterior siding on the south and five to ten percent on the north was replaced. New wood casement windows were installed and the exterior was repainted.

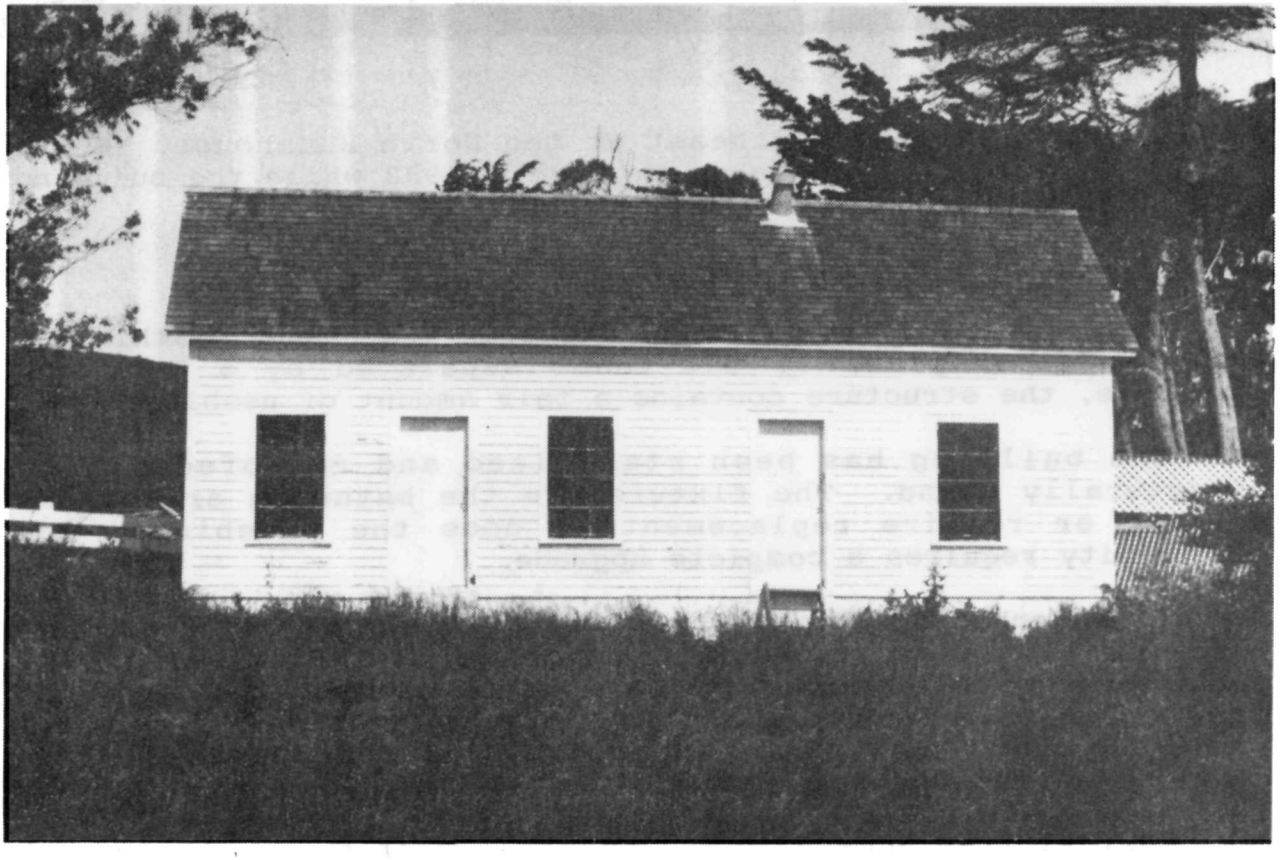


Figure 38. Looking north at the North Bunkhouse. Note: This building has been fully stabilized.

Figure 39. Looking southeast at the North Bunkhouse. Note: Photograph taken in July of 1982 while the building was being stabilized.

North Bunkhouse Potential Usage

This structure has potential for adaptive reuse. Within the existing floor plan, of two rooms separated by a bath and vestibule, the structure contains a fair amount of usable space.

The building has been stabilized and reroofed and is structurally sound. The fixtures in the bathroom are either missing or require replacement as does the plumbing. The electricity requires a complete upgrade.

If modern finishes are required on the building interior, these should be installed without damaging the existing wall surfaces: the new finish materials should be installed over the existing wall surfaces. However, it may be desired to retain and reuse the existing tongue and groove bead board siding which provides an adequate fire rating.

Barrier free access is not possible with this building. A function proposed for this building should be redundant to a function proposed in a building that is accessible.

The exterior of the structure should not be modified for the adaptive use. Stairs should be minimal and should take the existing form of one stair in front of each door. Full building length concrete or wood porches or decks should not be considered.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood Roof
    - Steps (1900)
    - Flue pipe
    - Electrical equipment (not necessarily functioning)
- Interior
    - Existing room divisions and openings
    - Interior finishes
    - remaining knob and tube electrical equipment (not necessarily functioning)
    - hardware on doors, windows, and walls

EXTERIOR CONSTRUCTION

21 April 1986

BLDG. NAME	NOTES
North Bunkhouse	Bldg. 182 Upper Rec. Camp Ranch.
FOUNDATIONS	
MATERIAL	Wood Posts sitting on Wood Pads -
CONSTRUCTION	Unknown - Has Horiz. Wood Skirting
FINISH	
COLOR	
REMARKS.	Studs Overgrowing Foundation -
WALLS	
MATERIAL	Horiz Lap Siding - 4½" To weather
CONSTRUCTION	Wood frame -
FINISH	
COLOR	Color gone - Was white - Needs Paint
REMARKS	Ivy Growing up Walls -
ROOF	
CONSTRUCTION	GABLE Roof - W/wood Shingles
UNDERLAYMENT	& Ridge Board - Clipped Eaves -
ROOFING	Needs New Roof -
TYPE	
COLOR/FINISH	Vertical Stack on Roof. Rusted
REMARKS	TV antenna on one end.
TRIM	
MATERIAL	
FINISH	
COLOR	6/6 Wood D.H Sash -
REMARKS	Some Glazing Missing
	Wood Steps 4 Risers - Need Replacing
	3 Riser " "
	Vertical Board Doors - 2 in front
	Both OK -
Needs:	
New Roof	
New Floor	
New Foundation	
Repaint -	
New Electrical	
new Plumbing	NOT Needed.
fumigate	

INTERIOR (All Gray Paint)

Clg 1x6 Wood Butt. Boards

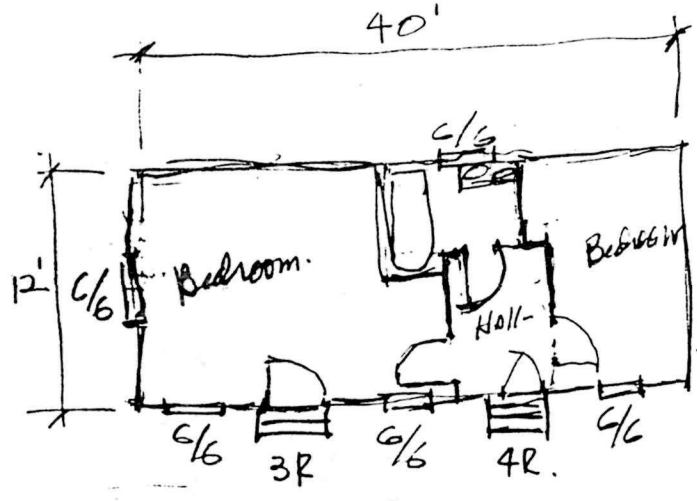
¼ Wood Floor - Slopes - Buckled in Mid.

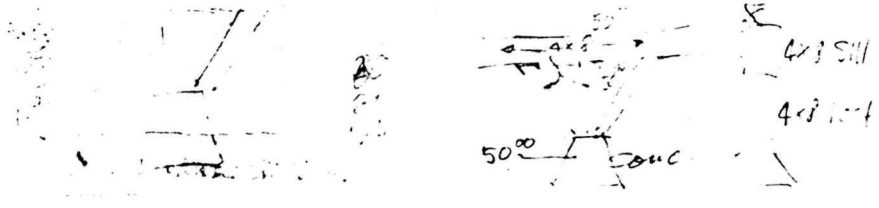
Walls - 1x6 Wood - Butt Boards - Horiz

Some 1x3 Wood Bead -

Floor needs to be Redone -

Knob & Tube elec.





School House (WR-LCS # PR-183; WASO-LCS # 09244)

The building is of wood frame construction, and is a rectangle, 12 by 36 feet in size. The floor plan consists of two rooms: classroom and coatroom. Both rooms have exterior doors opening to the front. The gable roof has a medium pitch and is finished with wood shingles and ridge boards. The narrow horizontal exterior wood siding is painted white. All of the window sash are six-over-six double hung. Local tradition dates the structure to the 1860's, but its first documented use as a schoolhouse was in 1878 when the Pierce School District was established. It appears prominently in several of the ca. 1900 photographs. The building has also been used for storage and for a while as a chicken house. Notably, a chimney which appears in the turn of the century photographs on the west elevation, no longer exists.

In 1977, the NPS completed structural repairs which included; installation of new concrete foundation pads, new beams and joints, a new floor, and fumigation. Some new horizontal wood siding was added, in the lower portions of exterior walls, replacing in kind, the historic siding which had deteriorated.

Figure 40. Looking north at the School House. Note: This building has been stabilized.

In April, 1983, damage was incurred when high winds blew a tree over onto the structure. The tree knocked the building off center, however, this damage has been repaired.

School House Potential Usage

The School House is potentially adaptable to another use. Again, the same restrictions apply as with the other structures of the complex. Interior fabric and room division should be respected in the rehabilitation. As with other buildings, it may be possible to retain and reuse the existing interior wood finish which provides an adequate fire rating.

Repairs completed in 1977 have made this a structurally sound building. There has never been plumbing and the electrical system requires a complete upgrade.

Barrier-free access is not possible in this building. A function proposed for this building should be redundant to a function proposed in a building that is accessible.

The exterior of the structure should not be modified for the adaptive use. Stairs should be minimal and should take the existing form of one stair in front of each door. Full building length concrete or wood porches or decks should not be considered.

Elements of Character to be Retained

- Exterior Apperance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood Roof
    - Steps (ca. 1900)
    - Electrical Equipment (not necessarily functioning)
- Interior
    - Existing room divisions and openings
    - Finish materials
    - Blackboard ghosts
    - Hardware on doors, windows, and walls (including flue openings)
    - Remaining knob and tube wiring (not necessarily functioning)

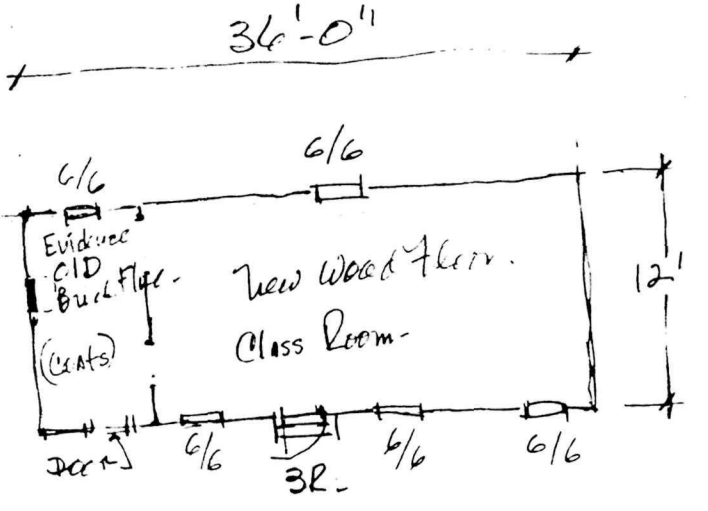
EXTERIOR CONSTRUCTION

Bldg. 183
21 April 1980

BLDG. NAME	NOTES
School House	Upper Pierce Point Ranch
FOUNDATIONS	
MATERIAL	New Conc. & Wood Post.
CONSTRUCTION	Horiz Wood Skirting To Grade.
FINISH	
COLOR	
REMARKS.	
WALLS	
MATERIAL	Horiz. Lap Siding. 4½" Exposure
CONSTRUCTION	Has Been Painted white –
FINISH	Plastic over Windows –
COLOR	
REMARKS	~~Siding~~ Bldg. Paper at Jambs – Needs Trim
ROOF	
CONSTRUCTION	New Wood Shingle & Ridge Board –
UNDERLAYMENT	
ROOFING	Unpainted –
TYPE	
COLOR/FINISH	
REMARKS	
TRIM	
MATERIAL	3 D/H Wood Sash 6/6 New to
FINISH	Be Partially Rebuilt –
COLOR	
REMARKS	

Needs –
Finish 3 Sash
Finish Exterior Trim – Windows & Doors –
Finish Interior Walls near Floor
Paint – Eave Board –
Patch Exterior Siding – One Board on end.

Clg. 1x4 wood Beads – White
Walls – 1x6 Hardwood Butt Edge –
Lower wall Boards missing inside
No evidence of electrical (ever)



Outhouse (School) (WR-LCS # PR-184; WASO-LCS # 20000)

This is a rectangular wood frame structure, 11 feet by 5 feet in size. It has a gable roof with wood shingles. Exterior siding is vertical board and batten. In 1980 the building was painted red. It has two small rooms with one seat each. Each room has its own door, side by side in the front elevation.

In July, 1982, the building, which had been laying on its side, was returned to an upright condition by the NPS. A new wood shingle roof was installed and board and batten siding was replaced where needed.

Outhouse Potential Usage

This structure does not lend itself to adaptive reuse except perhaps to house fire hydrants and hoses. The size of the structure is prohibitive. All original equipment still exists in this small building and should be retained. The building must be retained as a part of the complex.

Figure 41. Looking north at the Outhouse. Note: The building has been stabilized but no longer serves in its original function.

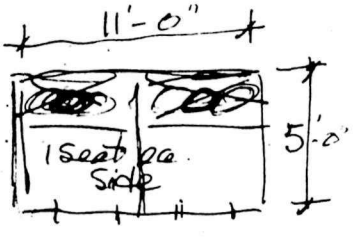
Elements of Character to be Retained

- Exterior Appearance
    - Siding
    - Color
    - Doors
    - Wood roof
- Interior
    - All original finishes and equipment

EXTERIOR CONSTRUCTION

Bldg. 184
21 April 1980

BLDG. NAME Out House -	NOTES.
FOUNDATIONS MATERIAL CONSTRUCTION FINISH COLOR REMARKS.	Wood - Has Rotted out - Bldg. on Side - Has been Put up on Props. above soil -
WALLS MATERIAL CONSTRUCTION FINISH COLOR REMARKS	Wood Vertical Board & Batten - Painted Red.
ROOF CONSTRUCTION UNDERLAYMENT ROOFING TYPE COLOR/FINISH REMARKS	GABLE - Wood Shingle - w/Wood Ridge Board -
TRIM MATERIAL FINISH COLOR REMARKS	



Open Front Shed (WR-LCS # PR-185; WASO-LCS # 09245)

The structure is rectangular in shape, 14 by 36 feet, with a tamped earth floor. The building has a shed roof, high in front and low in the back or west side. It is open on the front (east side) and enclosed on the remaining three sides. Notes from May of 1980, show that, at that time, the roof was wood shingles covered with corrugated sheet metal. In 1980 the wood frame consisted of wood posts forming three bays inside. The structure was used for storing firewood for many years.

Winter storms on December 3rd and 10th of 1983 caused extensive damage to the building. The roof and structural system failed. In March, 1984 the building was reconstructed using as much of the original materials as possible. New foundation pads were added, the frame was replaced totally, and a new wood shingle roof was installed. Soil was removed from the exterior walls where windblown accumulation, over a number of years, had resulted in drifts several feet deep.

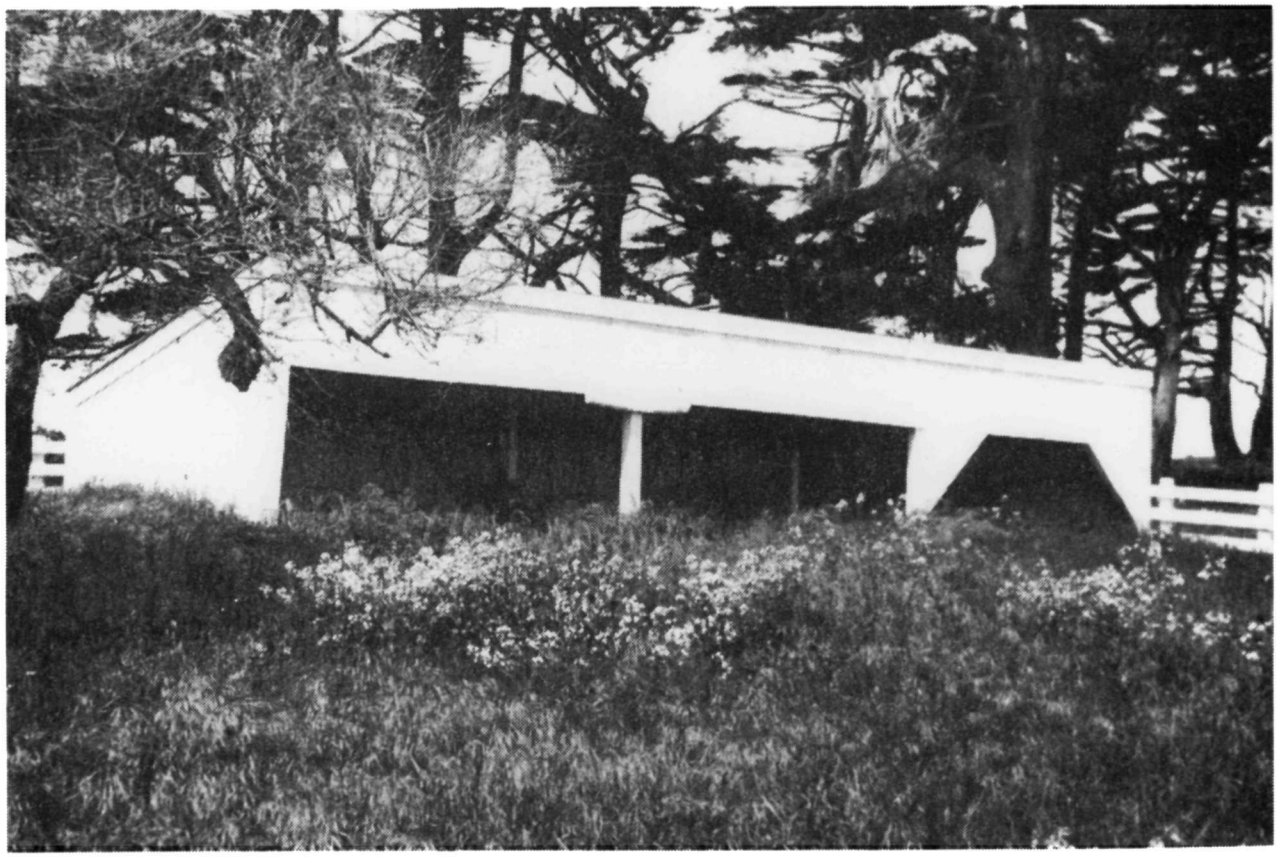


Figure 42. Looking northwest at the Open Front Shed. Note: This building was reconstructed using some of the original siding after severe storm damage in 1983.

Open Front Shed Potential Usage

The present structure is a reconstruction with original siding attached to a new frame. The roof is new as is the framing for the roof.

The openness of this building may negate the possibility of adaptive reuse. The interpretation of the complex will require that this structure remain exactly what it is, an open front shed for the storage of farm equipment.

The building must be retained as a part of the complex.

Elements of Character to be Retained

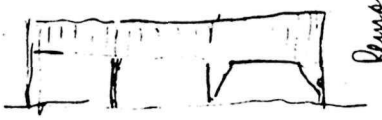
- Exterior Appearance
  - Siding
  - Wood Roof
  - Color

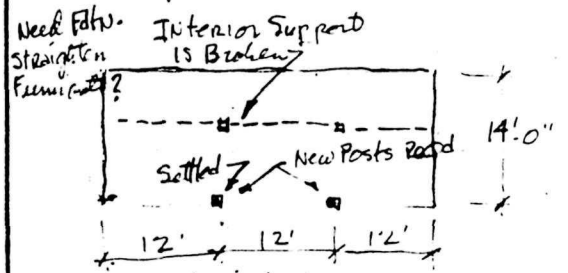
EXTERIOR CONSTRUCTION

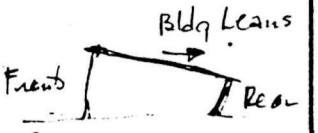
Upper Park Bench -

BLDG. NAME	NOTES.
Open Front Shed	Bldg 185 21 April 1980
FOUNDATIONS	
MATERIAL	Wood on dorth - much Rot.
CONSTRUCTION	Wood Frame
FINISH	White Wash -
COLOR	
REMARKS.	
WALLS	
MATERIAL	Wood. Vertical 1 x 6 Boards -
CONSTRUCTION	Frame
FINISH	Painted White - (White Wash)
COLOR	(near Collapse)
REMARKS	
ROOF	
CONSTRUCTION	Shed Roof -
UNDERLAYMENT	Horiz Nailers indicate earlier Wood Shingle Roof
ROOFING	Now Corrugated Sheet Metal
TYPE	
COLOR/FINISH	
REMARKS	
TRIM — none —	
MATERIAL	
FINISH	
COLOR	
REMARKS	

Remove Planking (West END & along Back Side -







(14' ht. ind):

West Bunkhouse (WR-LCS # PR-186; WASO-LCS # 09246)

Although now called the West Bunkhouse, the building was known at the turn of the century as the Carpentry shop. The steep wood frame stair that gave access to the attic of the building is gone and the elevated door to that space has been sealed. No attempt has been made by the National Park Service to open the attic or to examine its contents. Gone, as well, is a simple wood plank door that at one time covered the opening of what is now the recessed entry on the east elevation. This building, as with other buildings of the ranch may have served many functions during its history.

The building is wood frame and is a 12 x 24 foot rectangle. The front elevation has a recessed entry which provides separate access for each of the two rooms. The two rooms divide the building equally. On either side of the entry is a window with a six-over six-double hung wood sash. The roof is a moderately steep gable with wood shingles. The walls are finished with narrow horizontal lap siding which is painted white. The date of construction is not known, however, it appears in ca 1900 photographs and graffiti dates to 1932.

Figure 42. Looking west at the West Bunkhouse. Note: This building has been fully stabilized.

In 1982 the NPS replaced the shingle roof. The structure was damaged, however, during the winter storms of 1983 and in March, 1984 deteriorated wooden members were replaced and the roof was replaced, again. Foundations were added to the structure, at this time, to provide an adequate structural support system.

West Bunkhouse Potential Usage

This building lends itself to adaptive reuse. Although small, the space contained in this structure is adequate for some usages such as offices or a single guest room.

There has never been plumbing in the structure and the electrical system requires a complete upgrade. The building received structural work in 1984 and is sound and servicable.

The two room floor plan and the interior finishes should be respected. Modifications to the structure should be made without loss of these elements. The interior wood finish provides an adequate fire rating and it may be desirable to reuse this rather than installing another material.

Barrier-free access is not possible in this building. A function proposed for this building should be redundant to a function proposed in a building that is accessible.

The structure has a covered porch but stairs should be compatible with the historic site. The exterior of the structure should not be modified for the adaptive reuse.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood roof
    - Porch and steps
- Interior
    - Existing room divisions and openings
    - Interior finishes
    - Remaining knob and tube electrical equipment (not necessarily functioning)
    - Hardware on doors, windows, and walls.

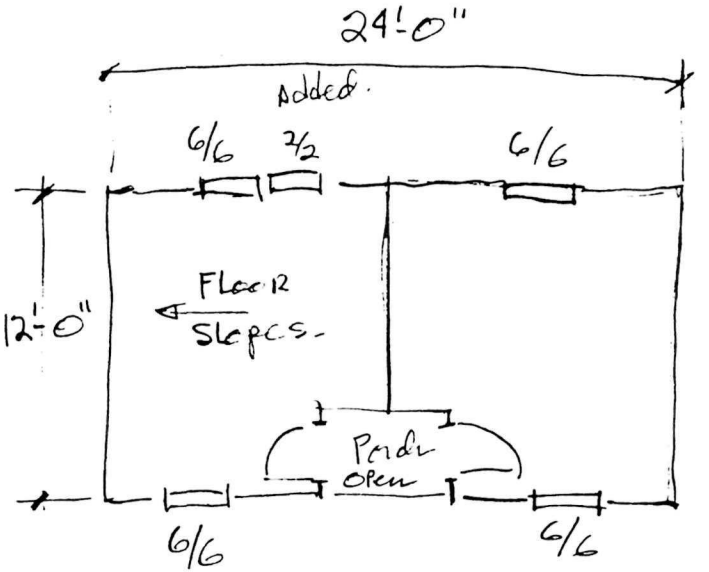
Exterior Construction

Park: Upp. Pond

BLDG. NAME	NOTES.
West Bunk House -	Bldg. 186 21 April 1980
FOUNDATIONS	
MATERIAL	Wood - Water Table - No Sign of Conc.
CONSTRUCTION	Probably wood to Grade -
FINISH	
COLOR	
REMARKS.	
WALLS	
MATERIAL	Horiz. 1"x6" Siding 4½" To weather
CONSTRUCTION	wood frame
FINISH	Painted white - needs Paint -
COLOR	
REMARKS	Remove grass from Base of Bldg.
ROOF	
CONSTRUCTION	Wood Shingle w/Ridge Board -
UNDERLAYMENT	Lots of Lichen - Roof may be OK Still -
ROOFING	Steep Gable w/Loft Door one end.
TYPE	
COLOR/FINISH	
REMARKS	
TRIM	
MATERIAL	wood 1x4 Trim - Some needs Replacmt
FINISH	DH Sash - 6/6 - Reputty etc -
COLOR	
REMARKS	Knob & Tube Wiring inside.

Needs: Foundation
New Skirting
½ New Floor
New Exterior Paint
4 Sash Re-Built
New Electrical
New Roofing 2 yrs or less.

Walls & Utlg. - 1x3 Bevel Siding Unpainted
Floor - 1x4 Butt edge Wood - "
Doors - Vertical Batt - Ledged & Braced
Porch Floor Missing - No Step



West Storage Shed (WR-LCS # PR-187; WASO-LCS # 09247)

The building is of wood frame construction, 12 by 36 feet, with board and batten walls. A track and two sliding doors have been added to the front or east elevation since 1900. A small projection on the rear permits vehicle parking with the garage doors closed in a building that would otherwise be too short to accommodate full car length. The building has a shed roof with wood shingles which is pitched high in front to low in back. On the inside, a single partition separates the parking from a storage room. The exterior walls are, for the most part, vertical random width butt boards with some board and batten in the rear (west). All siding is painted white. The building was originally a wagon shed and blacksmith shop.

West Storage Shed Potential Use

This building does not lend itself easily to adaptive reuse. The interior partition and remnants of cupboards and equipment from the original blacksmith shop should be retained making a change in use difficult at best. The structure has a dirt floor with no provision for the introduction of a finished floor.

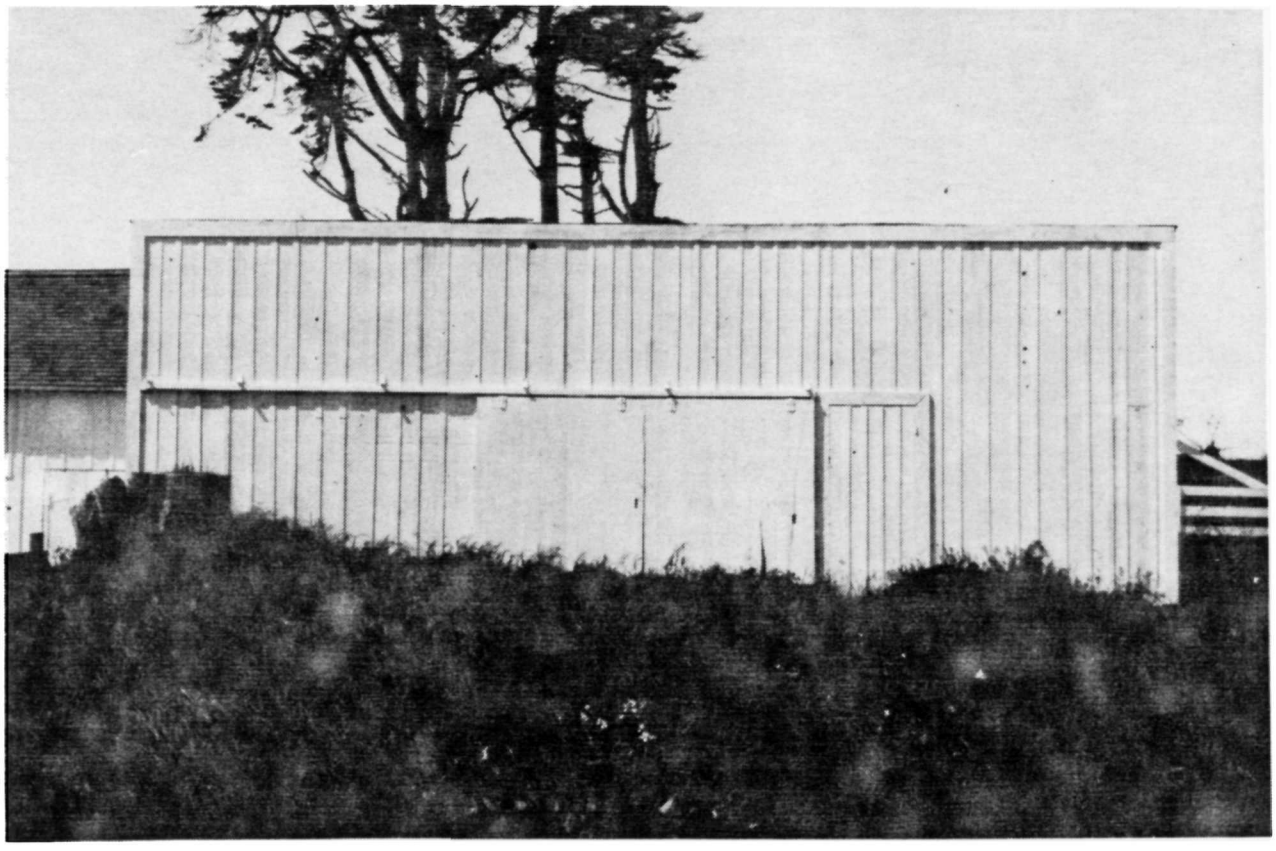


Figure 44. Looking west at the West Storage Shed. Note: The building has been fully stabilized.

The building must be retained and maintained as a part of the Pierce Ranch complex. The exterior should not be altered if the complex is adaptively reused.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood Roof
- Interior
    - "Furniture" (built-ins) relating to historic use

Note: Dirt floors can only be dug in the presence of an archeologist.

Exterior Construction

PARK: Upper Roads

BLDG. NAME	NOTES.
West Garage	Bldg # 187 21 April 1980

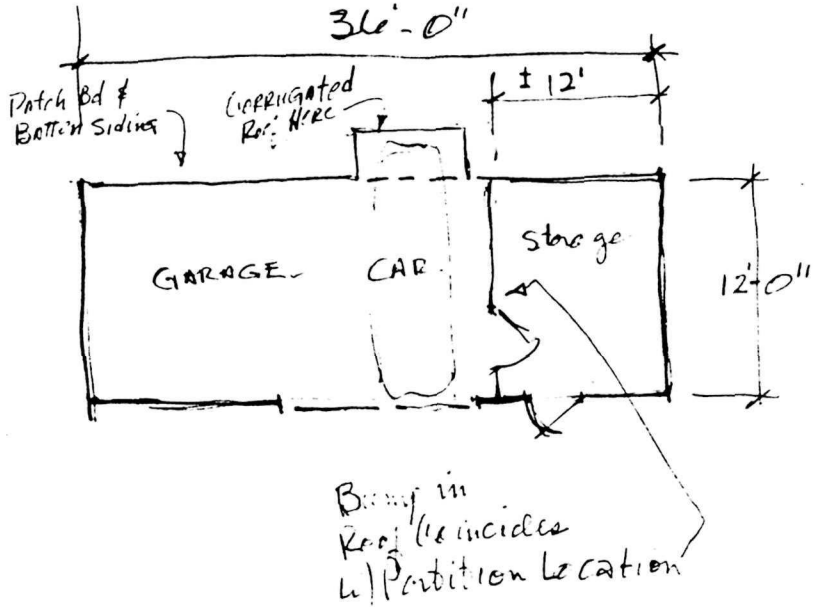
FOUNDATIONS
MATERIAL — Wood To Grade
CONSTRUCTION — Shows Severe settlement -
FINISH
COLOR
REMARKS.

WALLS
MATERIAL — Vertical Random Width Butt Boards.
CONSTRUCTION — Wood Frame -
FINISH — White - (White Wash)?
COLOR — Some Bd & Batten end wall & in Rear.
REMARKS

ROOF
CONSTRUCTION — Steep Shed Roof -
UNDERLAYMENT — Wood Frame w/ Wood Shingles -
ROOFING — Filler Siding in Δ Cut made to Patch wall Openings Caused By Settlement
TYPE — 1×6 Spaced Nailers for Shingles.
COLOR/FINISH — Corrugated & Slit Metal on Block Bump for Co
REMARKS

TRIM
MATERIAL — None -
FINISH — Horizontal Metal Track for Sliding Door on Front -
COLOR — Knob & Tube Show inside -
REMARKS

Needs - New Electric
- New Roof - Don't Try to Remove Bump.
- Foundation - all Posts
- New Paint -
- Fumigate(?)



Calf Shed (WR-LCS # PR-188; WASO-LCS # 09248)

This building was originally part of the Old Dairy House. It was a separate wing adjacent to what is now the Garage (PR-197) oriented parallel to the Old Dairy House (PR-196) with the roof ridge running in the north-south direction. The building appears clearly in ca. 1900 photographs and the narrow horizontal lap siding is still in evidence on some of the elevations. The three buildings together formed an "H" with this building forming the west leg of that form. An 1880s description of the dairy process indicates that this building may have been one of two dairy rooms which alternated in the production of butter with one room allowed to air while the other was in production. However, this cannot be substantiated and by the turn of the century the building functioned as a bunkhouse for male employees. The building was moved to its present site by the McClures.

This structure was also damaged during the winter storms of December, 1983. Repairs in March 1984, included the replacement of wood structural members, the addition of foundations, and the replacement of the wood shingle roof.

Figure 45. Looking west at the Calf Shed. This building was fully stabilized in 1984 after severe storm damage the previous winter.

Calf Shed Potential Usage

The building does not lend itself easily to adaptive reuse. The remnants of the stalls and feeding trough should be retained. Working around this original fabric would make adaptive reuse difficult even though a wood floor exists in the majority of the structure.

Barrier-free access is not possible in this building.

The building must be retained and maintained as a part of the Pierce Ranch complex. The exterior should not be altered if the complex is adaptively reused.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood Roof

EXTERIOR CONSTRUCTION

PARK: UPP Ranch

BLDG. NAME	NOTES:
West GARAGE	Bldg # 187 21 April 1980

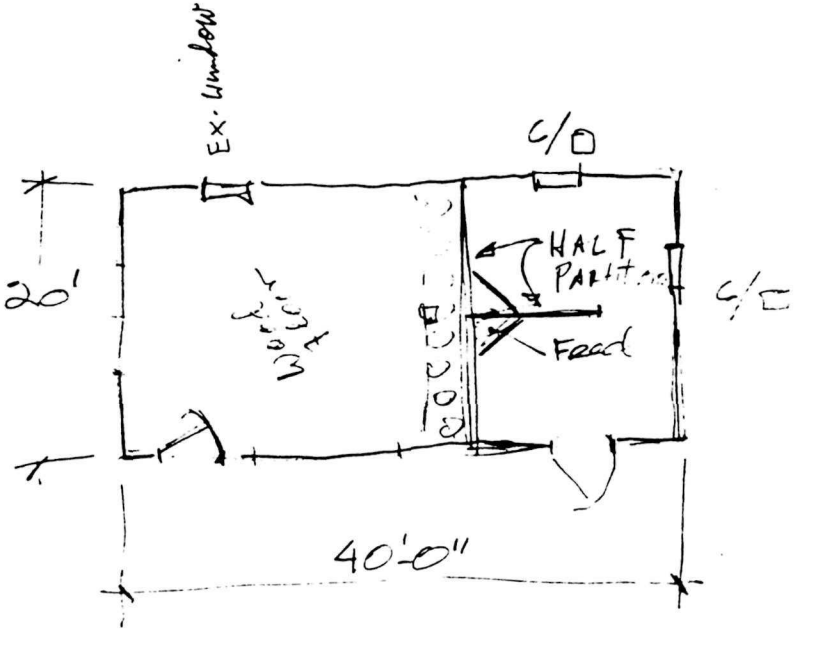
FOUNDATIONS
MATERIAL — Wood TO GRADE
CONSTRUCTION — Shows Severe settlement -
FINISH
COLOR
REMARKS.

WALLS
MATERIAL — Vertical Random Width Butt Boards.
CONSTRUCTION — wood frame -
FINISH — white - (white wash)?
COLOR — Some Bd & Batten end wall & in Rear.
REMARKS

ROOF
CONSTRUCTION — Steep Shed Roof -
UNDERLAYMENT — wood frame w/ wood Shingles -
ROOFING — Filler Siding in Δ Cut made to Patch
TYPE — wall Openings Caused By Settlement
COLOR/FINISH — 1 × 6 Spaced Nailers for Shingles.
REMARKS — Corrugated & Slit Metal on Block Bump for Cor

TRIM
MATERIAL — None -
FINISH — Horizontal Metal Track for Sliding Door
COLOR — on Front -
REMARKS — Knob & Tube Shaw inside -

Needs - New Electric
- New Roof - Don't Try to Remove Bump.
- Foundation - all Parts
- New Paint -
- Fumigate (?)



Hay Barn (WR-LCS # PR-189; WASO-LCS # 09249)

The hay barn is the largest building on the property, measuring 65 by 180 feet. The barn is wood frame with vertical board siding, painted white. The roof is a wood shingled gable of medium pitch. There are central gabled dormers at each of the main doors, located at the mid-points of each long side. The interior is a single space divided into five aisles by the structural bay system. It has a foundation of 15 transverse stone masonry walls and a continuous masonry perimeter wall. The exact date of construction is not known; however, it appears in the ca. 1900 photographs. Early on the building was used as a dairy barn with 300 stalls for milk cows, however, by 1930 it was in use as a hay barn.

The hay barn was damaged in the winter storms of December 3 and 10, 1983. Sections of the wood shingle roof were blown off the north side. The north section was reroofed in March, 1984, for about 70 squares of replacement roofing. The 1985 preservation work included stabilization to the east one-third of building including the structural system with reinforcing added to the foundation, walls and structural members for seismic loading.

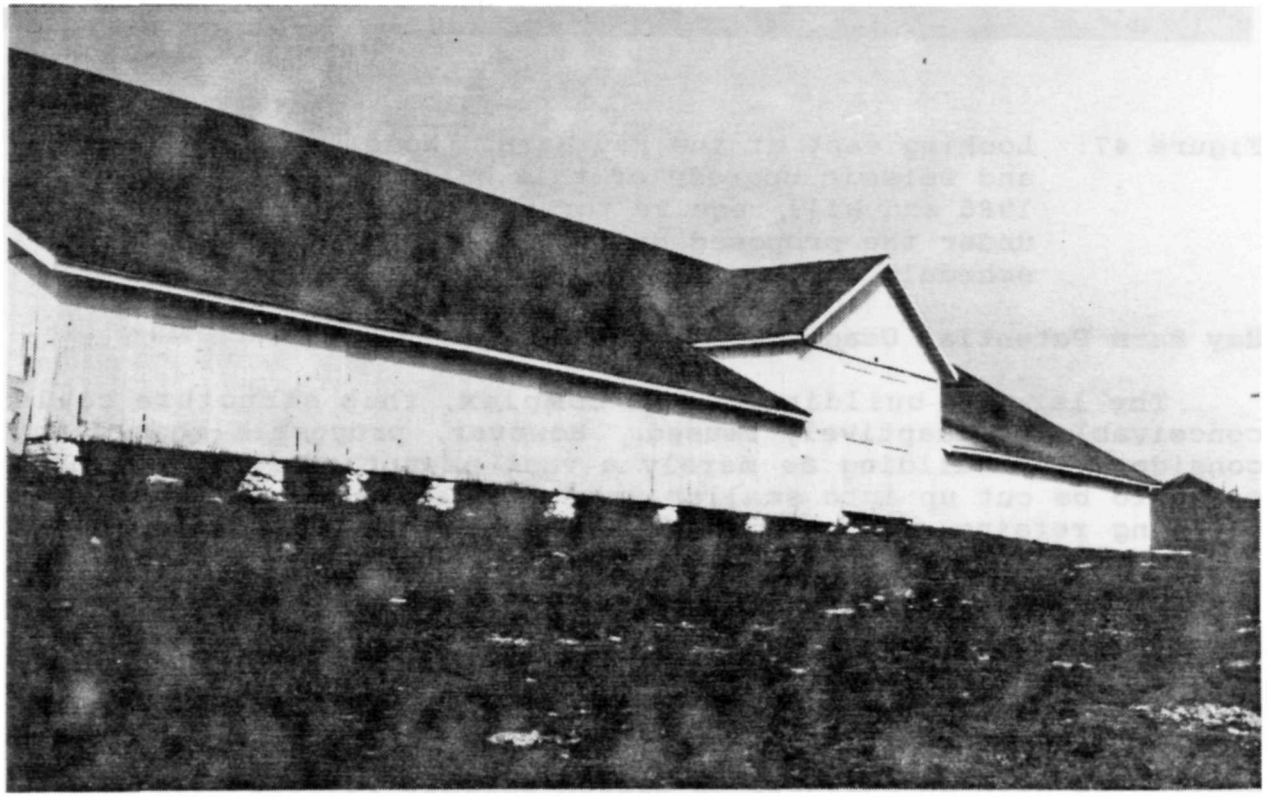


Figure 46: Looking northeast at the Hay Barn. This photograph was taken during the winter months when foliage is at a minimum and the pier foundation can be seen.

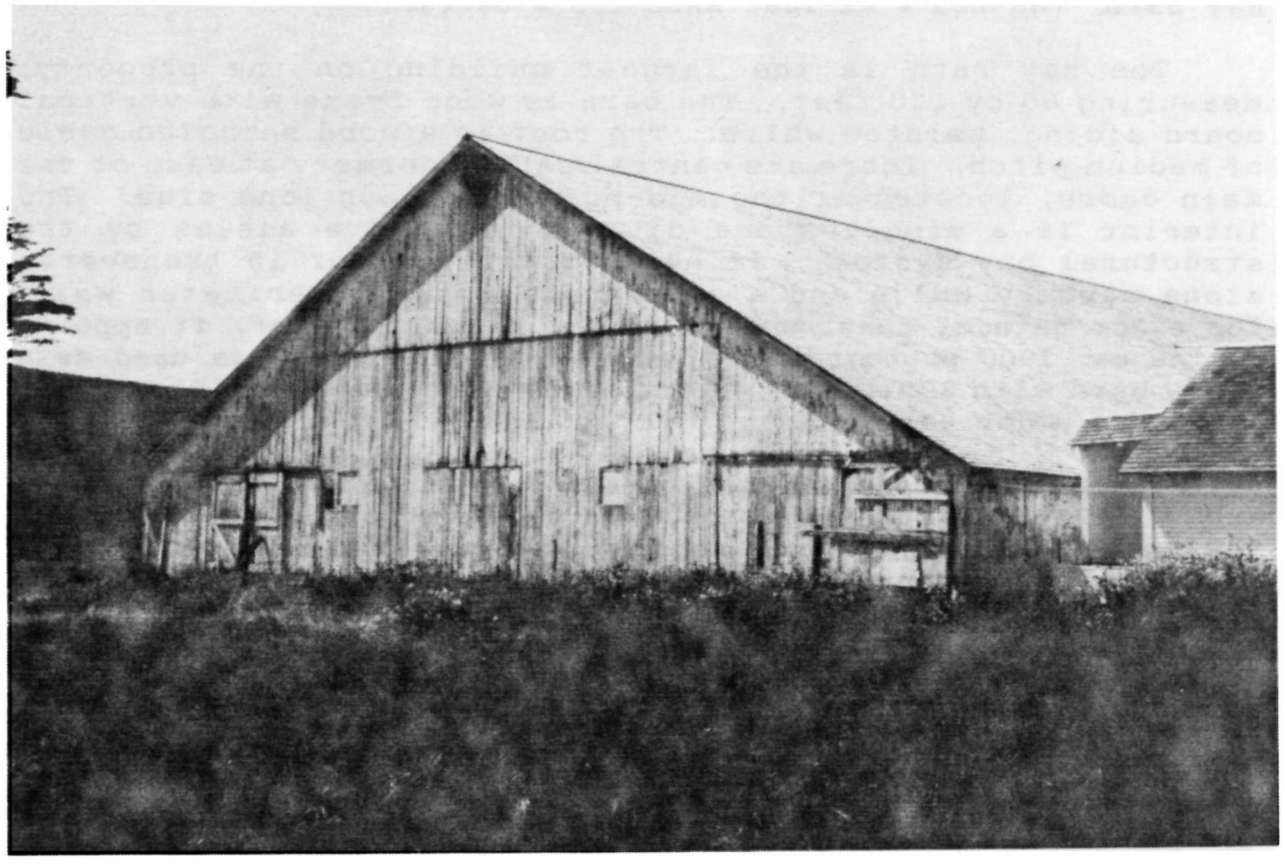


Figure 47: Looking east at the Hay Barn. Note: Stabilization and seismic upgrade of this building was begun in 1985 and will require three more years to complete under the proposed National Park Service work schedule.

Hay Barn Potential Usage

The largest building in the complex, this structure could conceivably be adaptively reused. However, proposals should not consider this building as merely a vast amount of interior space ready to be cut up into smaller more usable areas. This historic building retains great integrity both on the exterior and on the interior. In fact the greatest character defining details of this structure may well be on the interior.

The truly character defining elements of the Hay Barn are the vast enclosure of interior space and the exposed structural systems used to enclose the space. In fact, the structural system is so important that the National Park Service recently contracted with an engineer to design seismic retrofit compatible with this system. The retrofit, which was started in 1985 and will be phased over three years, blends into and is supplemental to the existing structural system. Any proposals to reuse the Hay Barn should meet this level of sensitivity.

Standard number two of the Secretary of the Interior's Standards for Rehabilitation is applicable. This standard states the requirement that "distinguishing original qualities or character of a building, structure, or site" be retained. At the Hay Barn the major elements to be retained will include the vast openness of the barn interior and the exposed wood structural system. A major contributor to the feeling of openess in the Hay Barn is the three-story central bay which spans the full length of the barn with the upper two stories free of any bracing. This element must be retained.

As will be seen in a later section of this report, retaining the vast open space of the barn may present the need for a fire suppression system. Since the exposed wood structural system is a character defining element the members should not be sheathed in fire rated materials. This would result in the loss of character. A fire suppression system may present a problem given the limited water supply at the site.

Another character defining detail of the building is the large expanse of uninterrupted exterior surfaces. The walls are virtually featureless except for the doorways and even those all

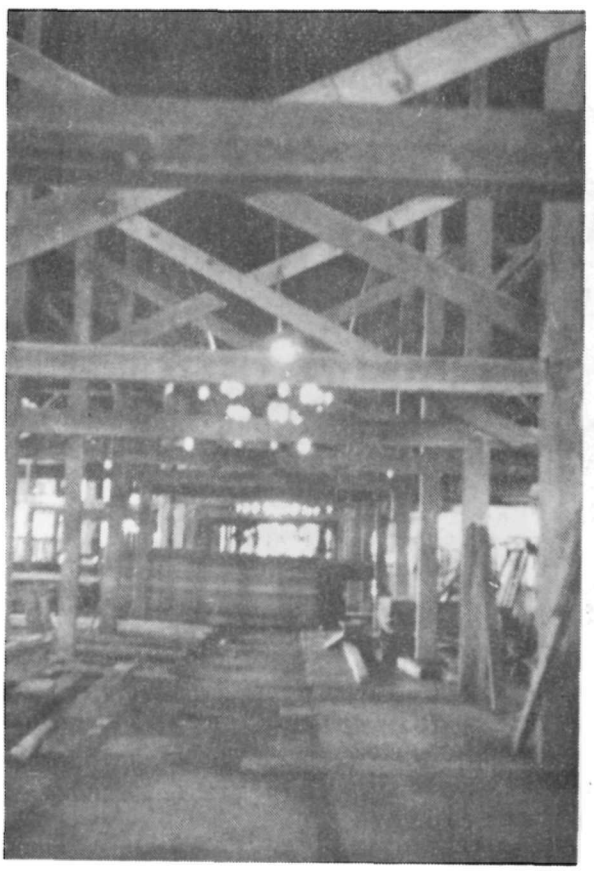


Figure 48: Interior of the Hay Barn looking west. Note: x-bracing will be removed during the present seismic upgrade. The vast interior space and exposed structural system are important character defining elements. The wooden trough in the center of the floor is only one part of the interior details relating to the dairy barn usage, which remain in place.

but disappear when fully closed. The roof surfaces are even more featureless with only the interruption of the dormers over the north and south doorways. A diamond shape vent high in the gable end of each of the west and east elevations are the only openings that break these wall surfaces.

Introducing window openings into the walls or dormers onto the roof would not be compatible with the historic character of the structure and should not be considered. This may limit the proposed use for the building and may prove even more limiting for any proposal to install a second floor into the structure (if not already limited by the need to retain the openness of the interior).

The preservation work which the park is performing on the Hay Barn this year not only includes the seismic retrofit but includes stabilization of sill plates, joists, and foundation. The project will not be completed this year due to the size of the building and funding limitation. The work will be phased over three years.

National Park Service work also includes a new wood shingle roof on the north half of the building. The work was precipitated by storm damage and was funded from emergency sources. Emergency funding only covered the damaged portion of the building and thus only half the roof was completed. The south half of the roof requires replacement in the immediate future but NPS funding does not exist for this project.

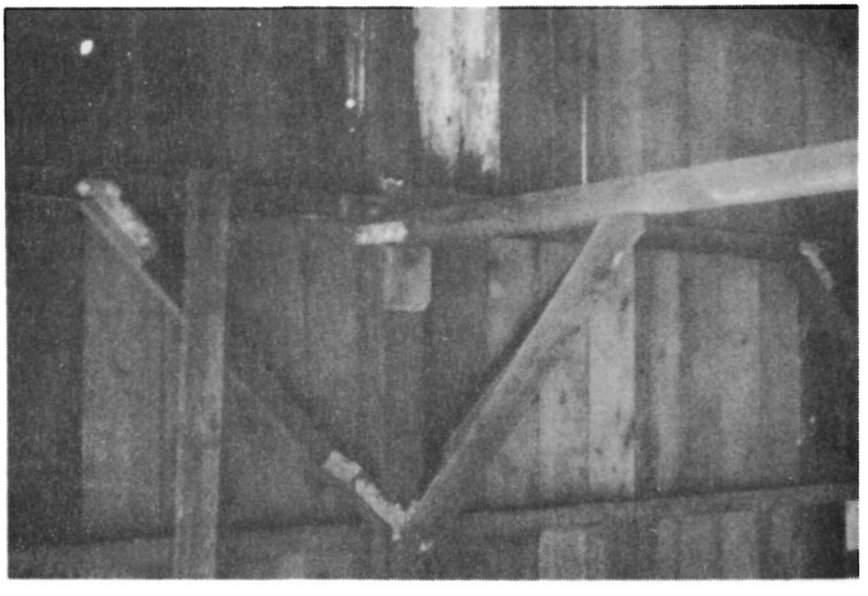


Figure 49: Looking northwest into Hay Barn Interior. Note: new seismic bracing has been designed and installed in a sensitive manner to be compatible with the historic interior. Braces are nominal size redwood and plates are galvanized steel.

There has never been plumbing in this structure and the electrical system is far below code. What electricity was introduced into the structure was related to the specific functions of a dairy barn. The present locations of fixtures and outlets may not be reusable for a new function. All mechanical systems require upgrade to code and to the specific use proposal.

There are a great deal of original equipment, building systems, and other historic details remaining in the structure. The best method of preservation for these items is retention in place. Historic graffiti on walls should be retained. Stalls, feed troughs, and clean-out gutters built into the floors are still in place and tell the story of the dairy business.

The building already has barrier-free access. the first floor of the building is at ground level.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood roof without dormers
    - Sliding shutter window openings
    - Diamond shaped vents in east and west gables
- Interior
    - Open space
    - Exposed structural system
    - "Furniture" (built-ins) relating to historic use
        - floor gutters
        - feeding troughs
        - lofts
    - Equipment from previous systems
        - knob and tube electrical equipment (not necessarily functioning)
        - Gas lines

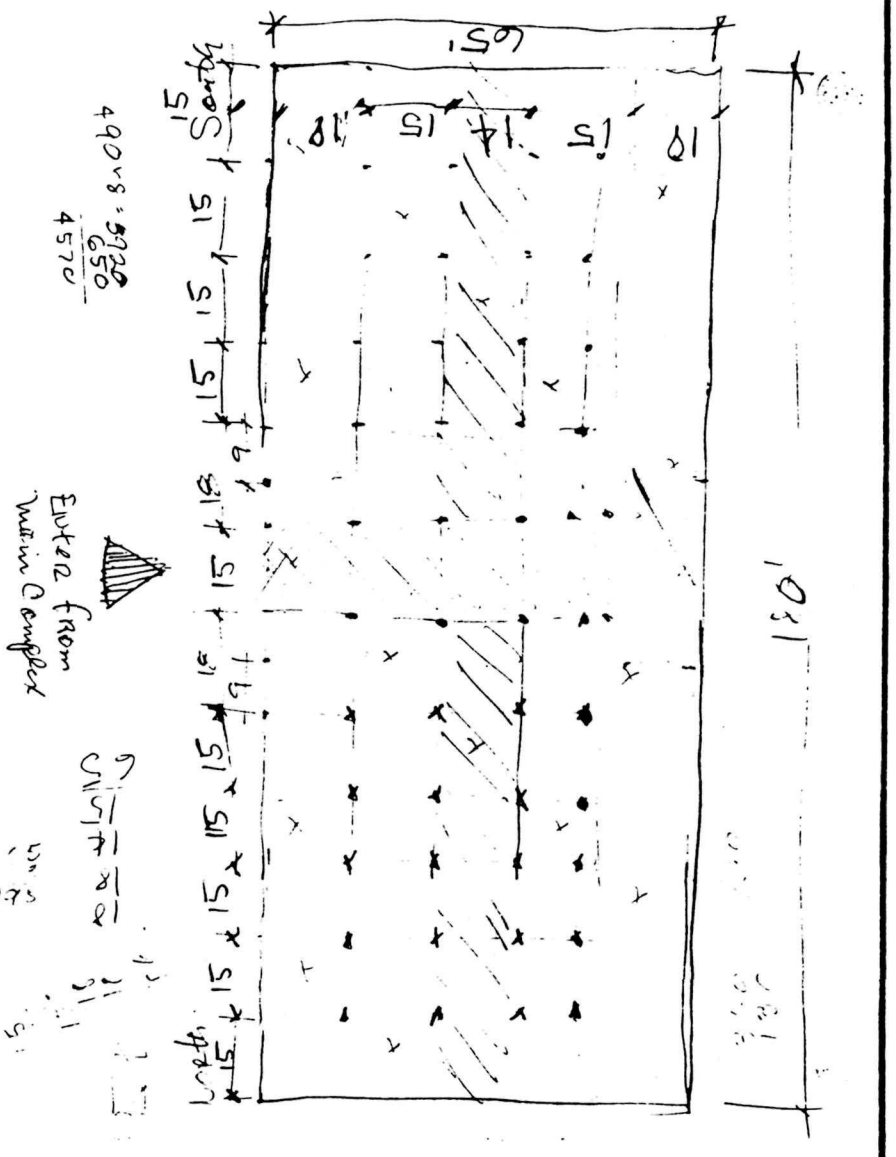
EXTERIOR CONSTRUCTION

PARK: Lipp Ranch

Bldg 189
21 April 1980

BLDG. NAME HAY BARN	NOTES.
FOUNDATIONS	
MATERIAL	Heavy Timber Wood - On Grade -
CONSTRUCTION	Frame
FINISH	Settlement at North East Corner of Bldg
COLOR	Wood Floor is shot -
REMARKS.	
WALLS	
MATERIAL	Vertical Wood - Random Width Butt edge Boards -
CONSTRUCTION	White - Painted (or) White Wash -
FINISH	Powder Post Beetle Evidence in Structure -
COLOR	
REMARKS	
ROOF	
CONSTRUCTION	Wood Frame wood Shingles
UNDERLAYMENT	Shingles on Spaced Nailers
ROOFING	Finish appears good - GABBLE
TYPE	Roof Does not sag.
COLOR/FINISH	adaption for Milking Stalls has weakened Structure -
REMARKS	Replace uprights to Strengthen -
TRIM	
MATERIAL	None -
FINISH	Horiz. Sliding Stock Windows -
COLOR	& Horiz Slide Doors.
REMARKS	

Needs:
- Foundation
- Replace Structure at Milking Stalls -
- Fumigate
- Replace Floor.
- Replace Some Timbers
- Repaint - New Roof -
- Re-wire -


150'
South
15
15
15

New Dairy House (WR-LCS # PR-190; WASO-LCS # 09250)

The wood frame building is a rectangle in shape and measures 20 by 30 feet. Walls are white horizontal lap siding. A medium pitched gable roof has wood shingles. Windows are six lite, fixed or pivot hinged. Inside there are two rooms. The smaller room at the front door, is unfinished, the larger room has smooth unpainted plaster on wood lath. All floors and foundations are of reinforced concrete. The building was constructed by James McClure in 1933 and is the newest structure at the ranch.

In March 1984, following storm damage, the wooden shingle roof was replaced along with deteriorated wood members.

New Dairy House Potential Usage

This building received preservation in 1984. It is structurally sound and could conceivably be adaptively reused. Built low to the ground, barrier-free access could be provided with a minimum of retrofit.

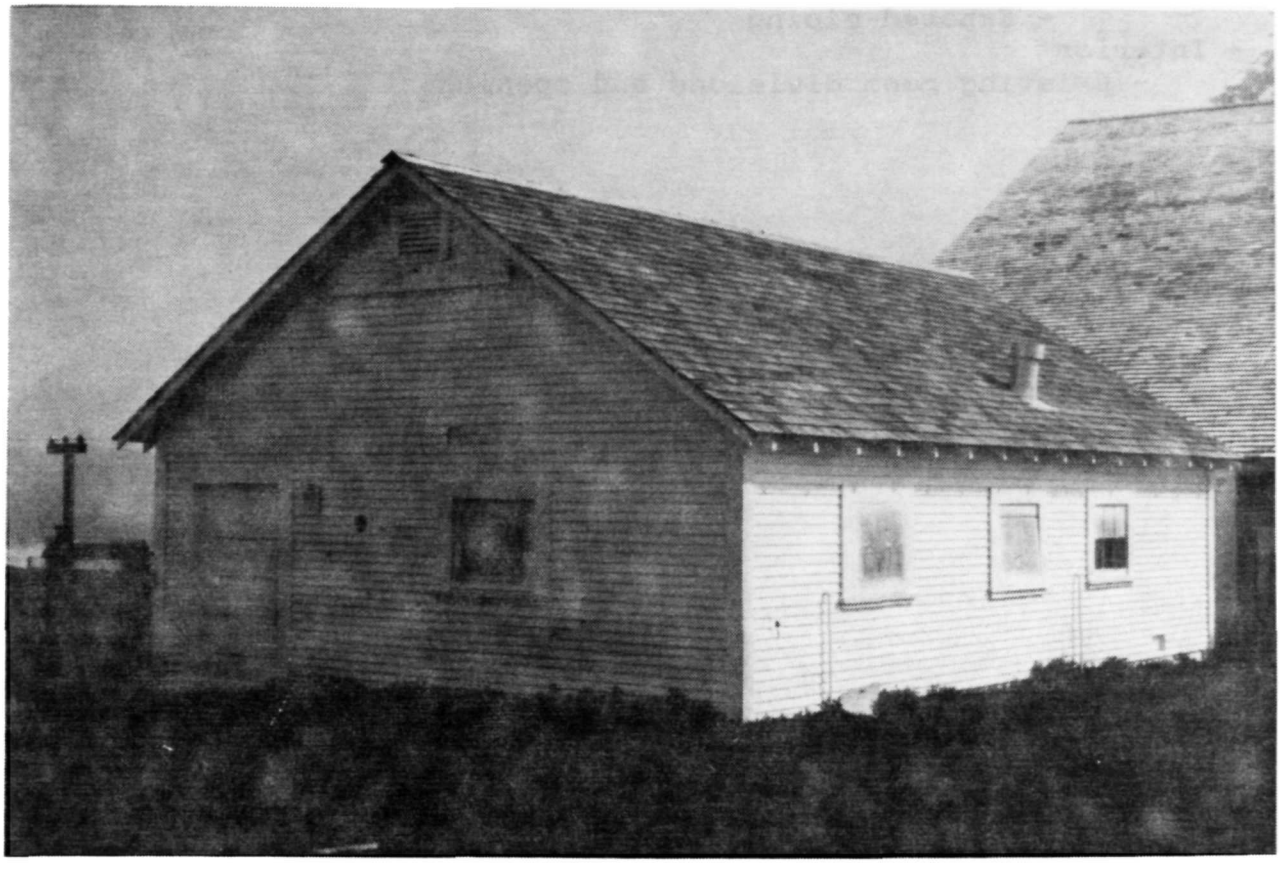


Figure 50: Looking southeast at the New Dairy House. Note: This building is in good condition and was reroofed in 1984.

The building has always been wired for electricity but has never been plumbed. New services must respect the old fabric and must be sensitively installed.

Inserting a new use in this structure would not require a great deal of work. The new use must, as with all other structures in the complex, not change the exterior appearance of the building or impact the significant interior fabric. It should not change the interior room divisions and should retain the existing finish materials where present.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Vents
    - Siding
    - Wood roof
    - Equipment
        - Electrical equipment (not necessarily functioning)
        - Exposed piping
- Interior
    - Existing room divisions and openings.

Exterior Construction

PARK: Upp Ranch

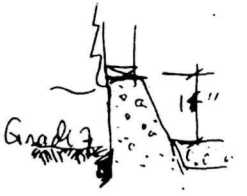
Bldg. No. 190

21 April 1980

BLDG. NAME: NEW DAIRY House

NOTES.

FOUNDATIONS
MATERIAL
CONSTRUCTION — Reinf. Conc. Fdtn. Conc. Slab Floor.
FINISH
COLOR
REMARKS.

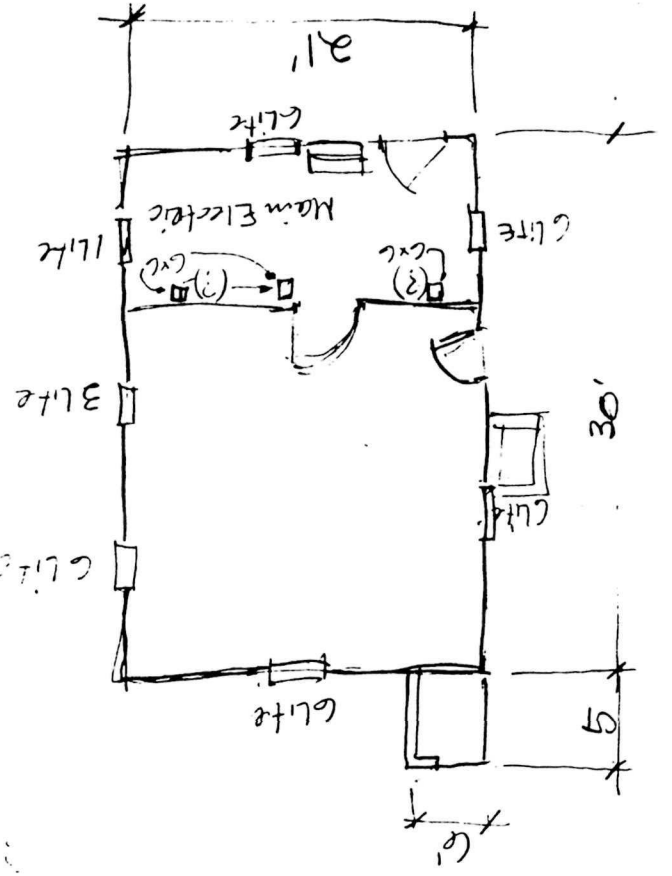


WALLS
MATERIAL — Horiz. Lap Siding - 3" Exposure
CONSTRUCTION — Rounded edge Siding
FINISH — Wood Frame - Plaster Walls & Clg.
COLOR
REMARKS

ROOF
CONSTRUCTION — GABLE - Wood FRAME
UNDERLAYMENT — Wood Slumpfes in Reasonable Condit
ROOFING — Wood Gutters - Need To Be Cleaned
TYPE
COLOR/FINISH
REMARKS

TRIM
MATERIAL — 1 x 6 Trim - 6 Lite Fixed Sash or Pivot Sash.
FINISH — 5 Panel Doors -
COLOR
REMARKS — Knob & Tube Wiring.

needs:
- new electrical
- Work on Sash.
- Paint Exterior
- new Roof in 5 years
- Clean Gutters.
- Clean Grass away from Bldg.



Old Horse Barn (WR-LCS # PR-191; WASO-LCS # 09251)

The building is of rectangular shape measuring 115 by 50 feet. On the east side at the north corner there is another rectangle, this one a shed roofed addition measuring 45 by 15 feet. The barn is wood framed and the primary exterior finish is horizontal lap siding, painted white. The roof is of medium pitch with wood shingles. The building is located on a slight slope so that at the low corner the structure is two stories in height and has a group of 4 open stock stalls cut into the hill under the main floor. The interior is divided into a number of spaces and loft areas. The date of construction is not known, but graffiti in the structure contains dates back to December 17, 1884. It appears in several of the ca. 1900 photographs. It seems likely that the building dates from no later than 1884 and possibly earlier. The shed-roofed addition on the north end of

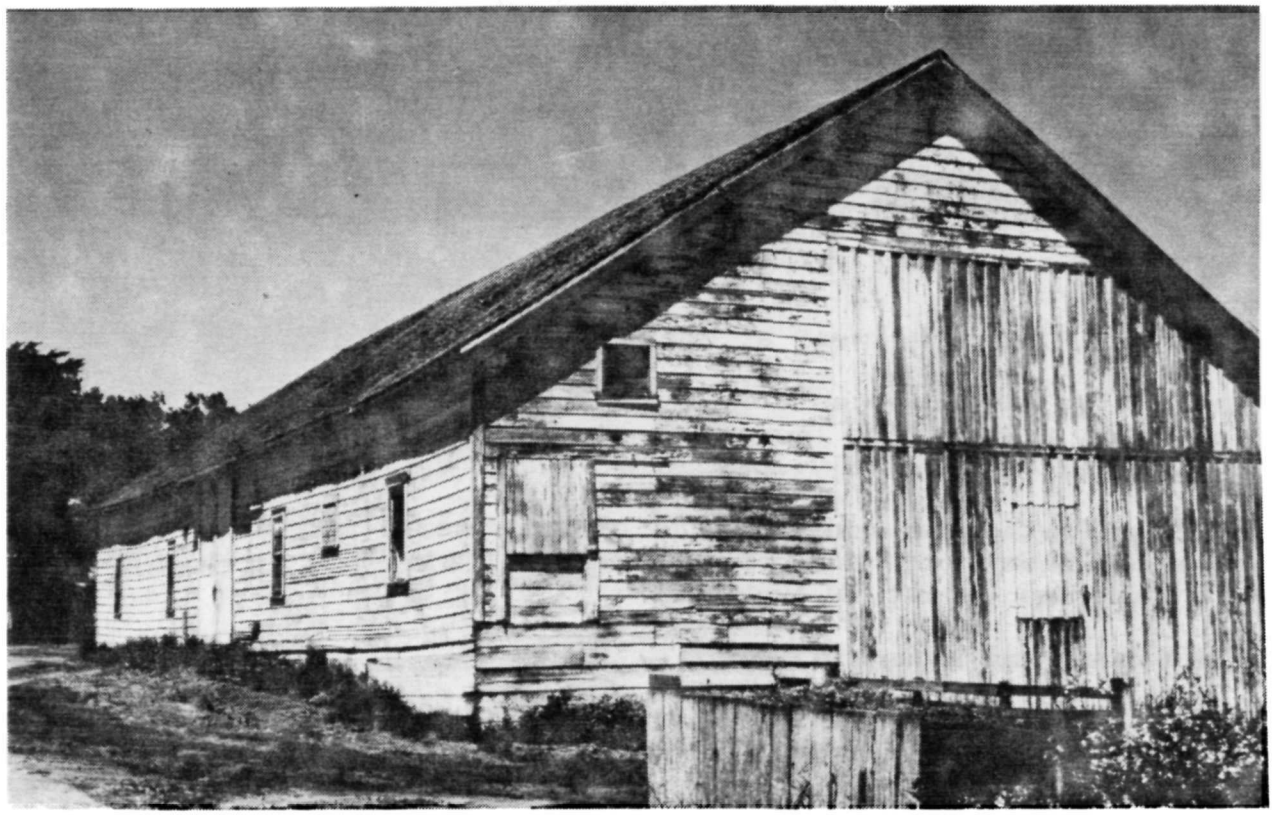


Figure 51: Looking north at the Old Horse Barn. Note: The roof requires replacement and no stabilization work has been completed to date. Work in other site structures indicates that the majority of work required will be sills, joists, and flooring in the north end. The building must be cleaned of years of accumulated debris after inspection by an archeologist.

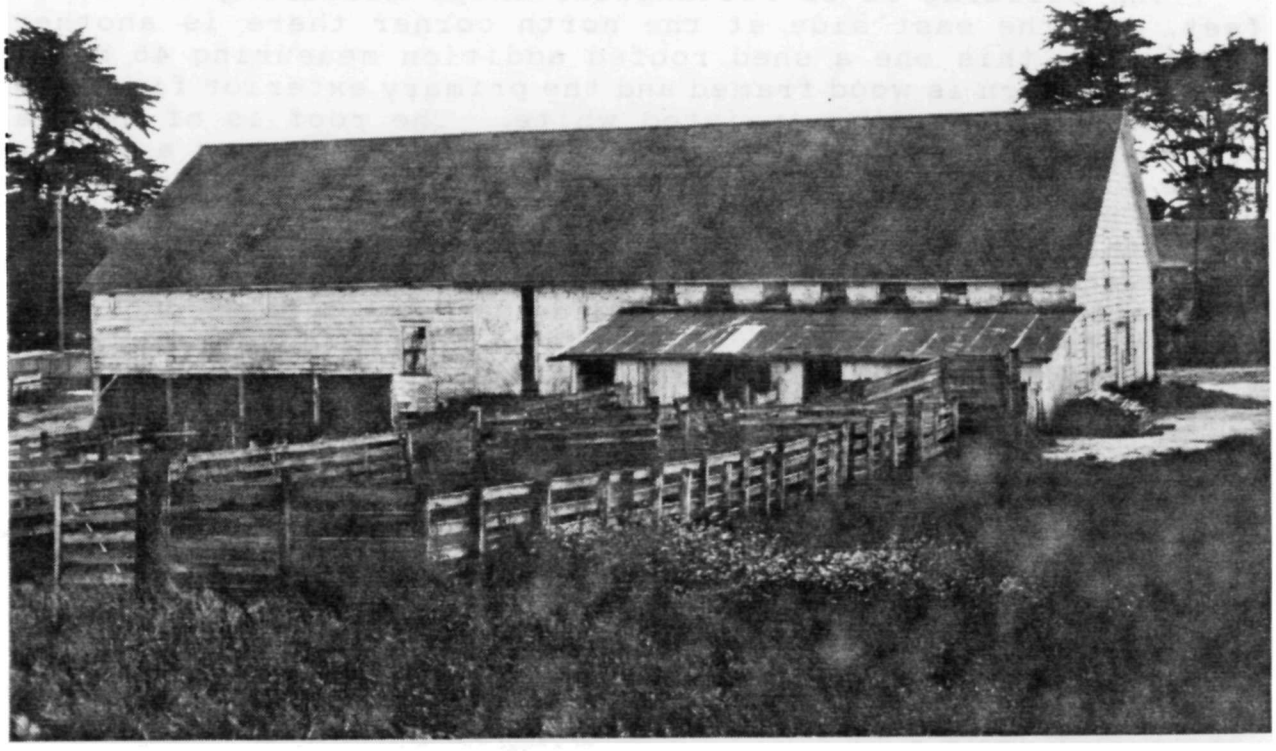


Figure 52: Looking west at the Old Horse Barn.

the east elevation was constructed by the McClures. The south elevation of the barn has board and batten siding which replaced earlier material likely lost in a storm.

Following the winter storm of December 3 and 10, 1983, wood shingles blown off the roof on the west side were replaced with new shingles (about 10 squares).

Old Horse Barn Potential Usage

The Old Horse Barn is a large structure which contains a great deal of equipment and original fabric from the historic use. Adaptive use could possible disturb or destroy a great deal of historic fabric and is not recommended. Reusing the building in its historic capacity is, however, a possibility.

The structure must be retained as a part of the historic Pierce Ranch complex and must be preserved. To date no preservation work has been performed on the Old Horse Barn. There has never been plumbing and the electrical system requires upgrade. A great deal of work will be required to bring this structure up to a maintainable state. The building is, however, already handicapped accessible on the ground floor.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood roof without dormers
    - Vents
    - Electrical equipment (not necessarily functioning)
- Interior
    - Open space
    - Exposed structural system
    - "Furniture" (built-ins) relating to historic use
        - Feedings troughs
        - Lofts
        - Holding pens
        - Floor gutters
    - Equipment from previous systems
        - knob and tube electrical equipment (not necessarily functioning)
        - Gas lines

EXTERIOR CONSTRUCTION

PARK: Ft. Peck

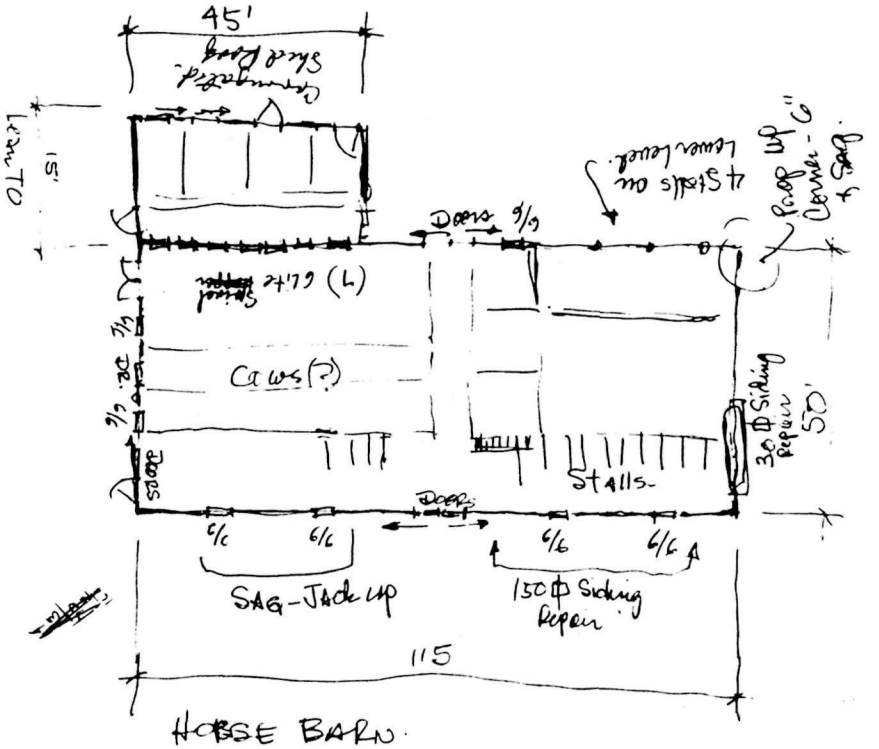
5 May 80

BLDG. NAME	NOTES
BARN (Horse)	U.P.P. Ranch – Bldg 191
FOUNDATIONS	
MATERIAL	2 Story on Ft Side – dn Post –
CONSTRUCTION	Wood TO Grade · on Square Conc Pads
FINISH	Painted white
COLOR	
REMARKS.	
WALLS	
MATERIAL	Wood Frame – Drop Siding
CONSTRUCTION	Painted White
FINISH	dn Good Condition ·
COLOR	
REMARKS	
ROOF	
CONSTRUCTION	Wood Frame
UNDERLAYMENT	Wood Shingle ·
ROOFING	dn fair Condition · W/ moss etc
TYPE	
COLOR/FINISH	
REMARKS	
TRIM	
MATERIAL	Windows – Wood –
FINISH	6 over 6 DH Sash ·
COLOR	
REMARKS	Inside – Wood floor
	Lofts on Two Sides –

Needs:
- Repaint –
- Replace Shiplaps – 50%
- ✓ Clean Gutters –
- Re Wire –
- Repair Doors – Remove Paint from Sash

Repair Siding on end & Putty Sash –

16.6
6425
8225



Old Garage (WR-LCS # PR-192; WASO-LCS # 09252)

This wood frame building measures 15 by 18 feet with vertical 1 by 12 butt siding, painted white. The roof is gabled and has wood shingles. At the north a pair of garage doors swing out rather than in to allow access to the building.

During the winter storms of December 1983 the south garage door was blown off its hinges and building siding was blown loose or off. This damage was repaired in April 1984.

Old Garage Potential Usage

This structure has not received stabilization work. It is in poor condition but must be preserved and maintained as a part of the historic Pierce Ranch complex.

An adaptive reuse could conceivably be considered for the structure. Bringing the structure up to a usable condition will require a major amount of work. The building could readily be made accessible to the handicapped.

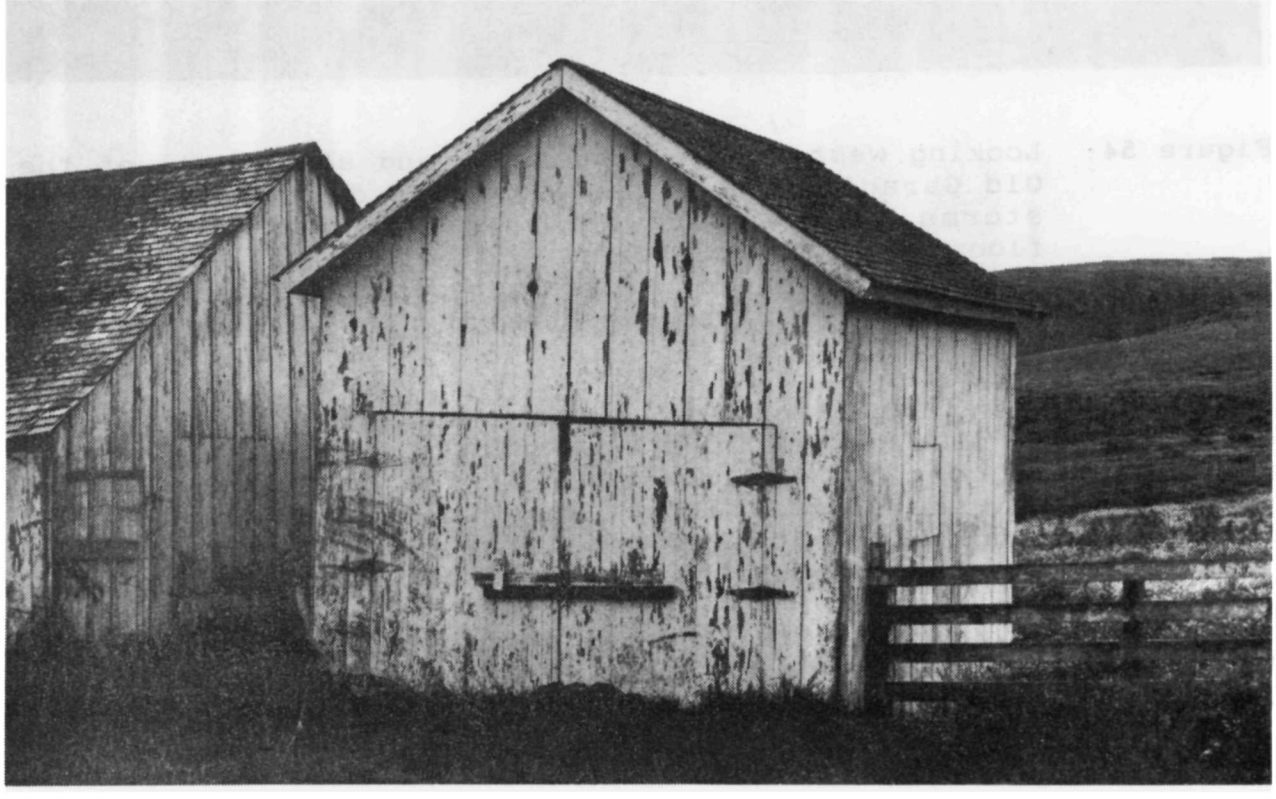


Figure 53: Looking south at the Old Garage.

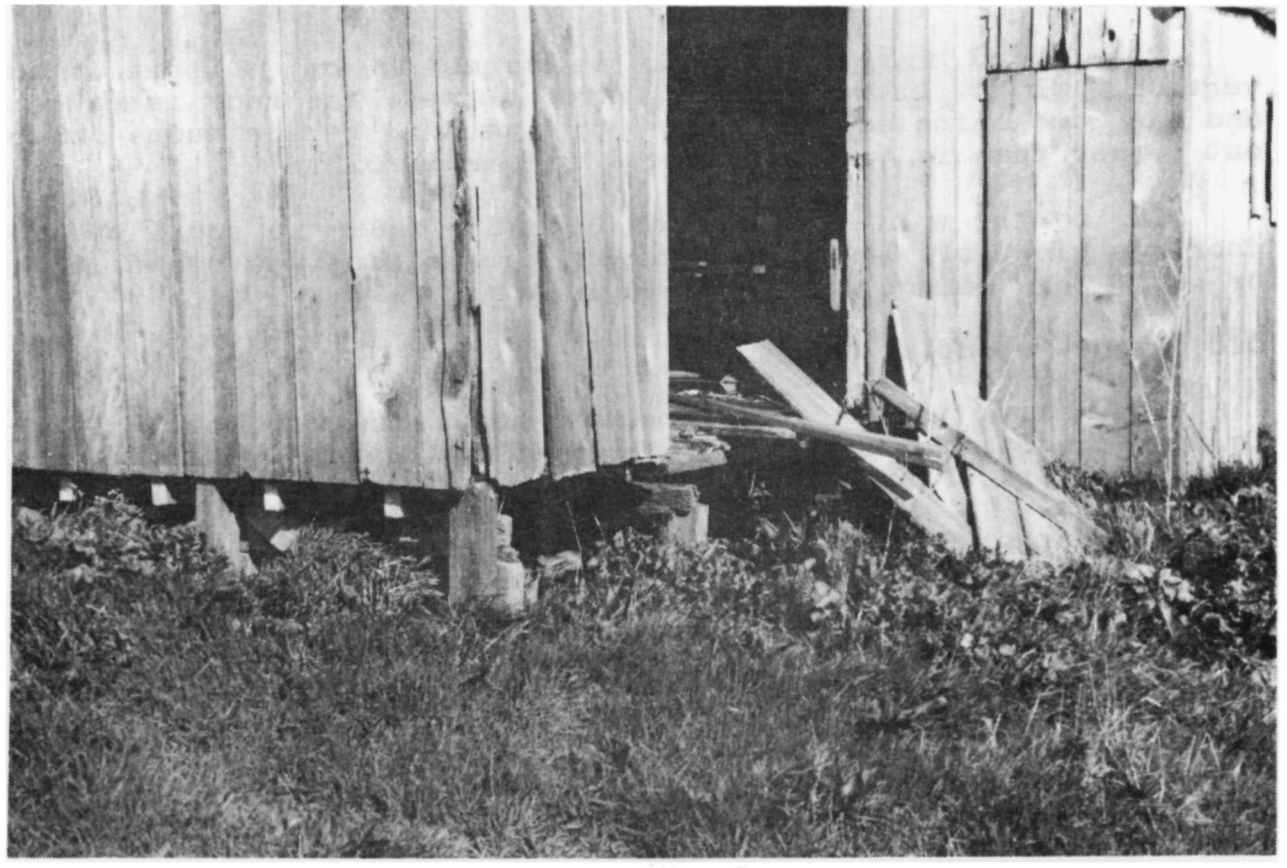


Figure 54: Looking west at the foundation and south wall of the Old Garage. Note: The door was destroyed in 1983 storms. The foundation, wood piers, joists, and floor require replacement. Studs require augmenting with "sister studs" at the bottoms and approx. 25% of the siding requires replacement.

The building has never been plumbed and inspection shows no evidence that it ever received electricity. This evidence is not, however, conclusive since most of the structures at the ranch complex were electrified at one time. The fact that the building may not have received electrical service in the past does not negate the possibility of future service.

As with all other structures in the complex the exterior of this building must not be altered. Interior fabric is minimal but must still be treated sensitively.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood roof
    - Hardware

Exterior Construction — Pt. Reyes

BLDG. NAME: Old GARAGE - Bldg 192 — NOTES: [redacted] 8 May 80 — UPP Ranch

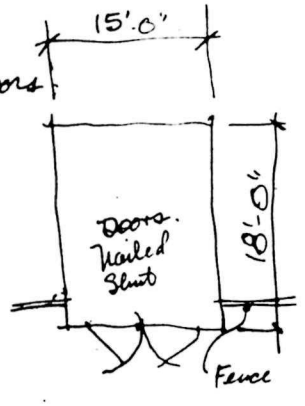
192
60

FOUNDATIONS
- MATERIAL: Wood to Grade -
- CONSTRUCTION: Bldg. Has Settled toward the Ocean-
- FINISH: Ces Wood Post on Rock (Slipped off)
- COLOR
- REMARKS.

WALLS
- MATERIAL: Wood FRAME
- CONSTRUCTION: Vertical 1X12 Wood Siding Butt edge
- FINISH: White Wash (Some woodpecker holes)
- COLOR
- REMARKS

ROOF
- CONSTRUCTION: Wood Frame - Rafters
- UNDERLAYMENT: Spaced nailers w/wood Shingles
- ROOFING: Wood Shingles - needs to be re-done
- TYPE
- COLOR/FINISH
- REMARKS

TRIM
- MATERIAL: None -
- FINISH: 1 Pair Garage Doors
- COLOR
- REMARKS



Needs:
- New Foundation
- New Roof Covering
- Painting
- Fumigate

Old Wagon Shed (WR-LCS # PR-193; WASO-LCS # 09253)

This is a long rectangular structure which is actually two buildings connected at the roof. Overall measurements are 80 by 24 feet. The eastern section measures 14 by 18 feet and has a concrete floor and foundations. The western section has a wood foundation and floor. All exterior walls are vertical 12 inch butt boards which are painted white. The roof is two major intersecting wood shingled gables. The major gable roof runs on an east-west axis over the longer portion of the building. The second major gable is at the far east end of the building running on a north-south axis over the smaller section of the building. Examinations of the existing conditions indicates that the north-south wing was the first to be constructed. The east-west wing literally covered the west wall of this building leaving in place shingles and siding once fully exposed.

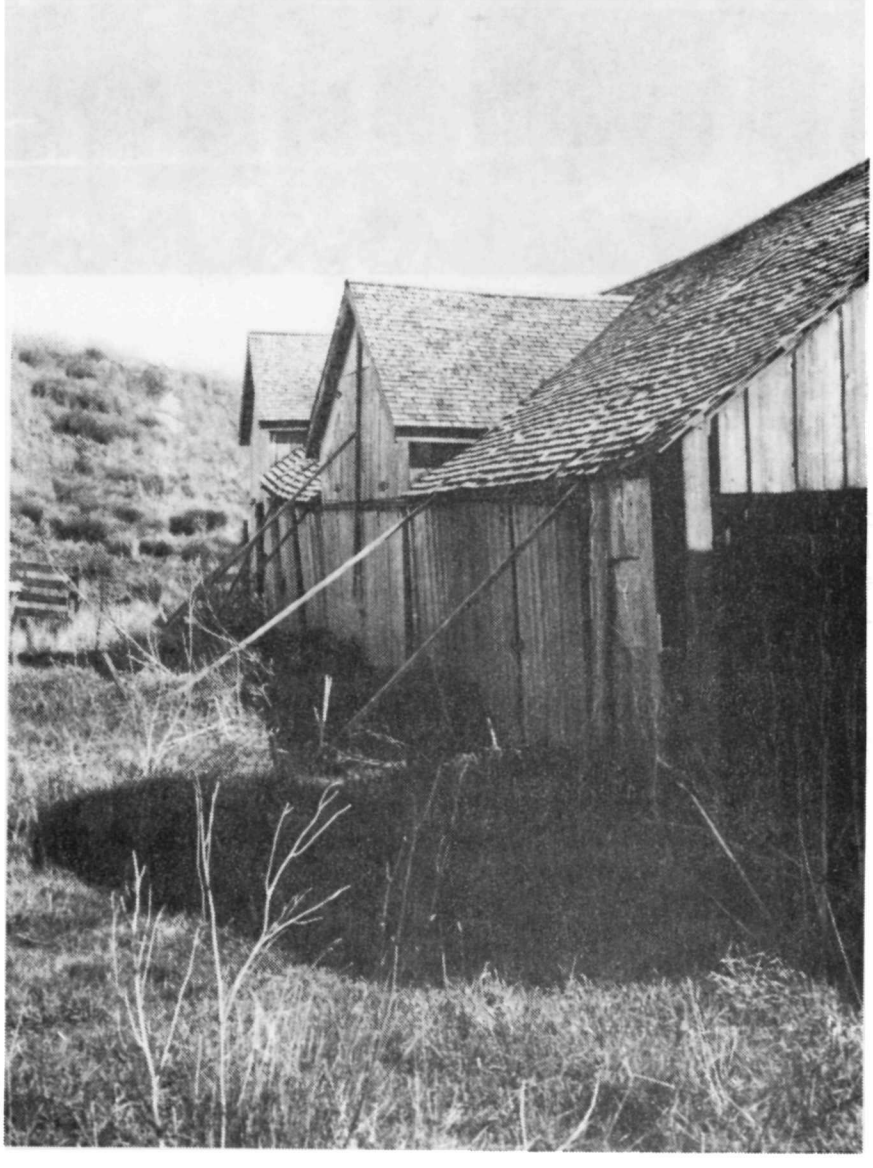


Figure 55: Looking east along the north elevation of the Old Wagon Shed. Note: Foundations, piers, sills, joists, and flooring require replacement. 40% of the siding requires replacement and the studs require the insertion of "sister studs" at the bases. All joints require strengthening and the roof requires replacement.

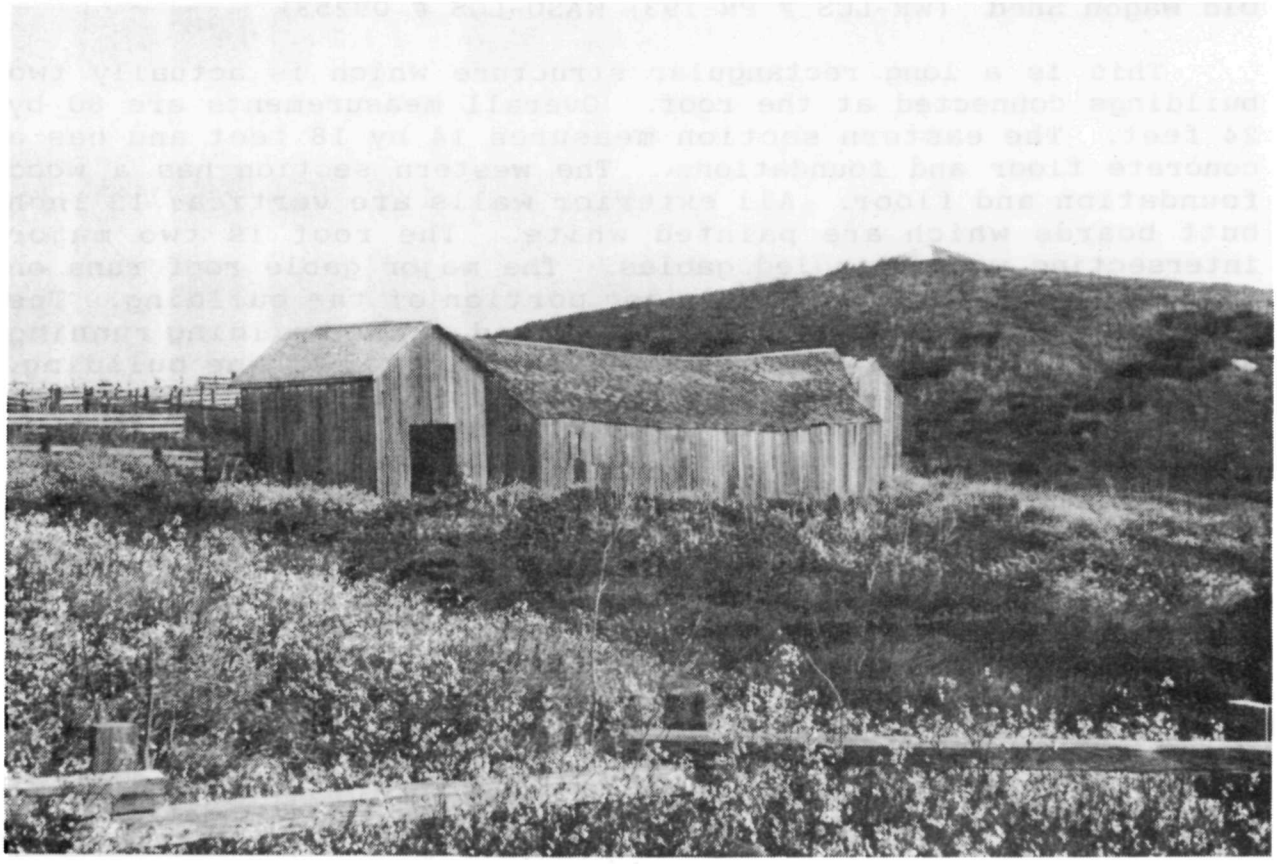


Figure 56: Looking northeast at the Old Garage and the Old Wagon Shed. This photo taken in April of 1984 shows the relationship of the two buildings as well as the importance of both these buildings in the complex. Both buildings are a major visual element on the east side of the entry road and create the south boundary of the east quadrangle. Note: The Cistern is on top of the hill in the background.

The main or north elevation has a slightly projecting pavilion near the center, with its own gabled dormer. The center projecting pavilion is constructed with two sets of doors, one above the other. The upper pair of doors are hinged and the verge boards have been cut to allow their outward swing. The lower doors slide open from the center. The front elevation has several horizontal sliding doors.

The long east-west portion of the building may be what remains of an earlier larger building that appears in the ca. 1900 photographs. The building took the form of a "T" or an "L" and the north-south wing which extended north to a point almost even with the south wall of the Old Horse Barn has long since disappeared. That portion of the building may have existed where the Old Garage (PR-192) now rests. At first glance the north

south wing appears to be located where the projecting pavilion now exists on the present roof. Examination of the historic photos shows this not to be the case. The ridge line of the former north-south wing is higher than that of the east-west wing; the pavilion ridge is lower and that ridge dies into the north slopes of the main roof. The location of the missing wing is closer to the Horse Barn than the dormer; this information comes from examining the shadow lines cast by that wing in the historic photograph. Wherever it was located, Mrs. Katie Bates has stated that this wing was devoted to the slaughter of hogs. The remaining structure which we now call the Old Wagon Shed may have served a related function at that time.

If the missing north-south wing is not the pavilion than that means that the pavilion was a later construction. Certainly the roof shown in the ca. 1900 photos is a different material than the existing. The exposure of the roofing in the historic photographs indicate that the roofing material may have been a long, sawn wood shake rather than a wood shingle. This is a common roofing material that appears on late 1800s barns over much of Northern California. The pavilion may have been added when the roofing material was changed to the present wood shingle.

Old Wagon Shed Potential Usage

The condition of the old wagon shed is similar to that of the old garage. The building is in poor condition but must be preserved and maintained as a part of the historic complex.

Again, this structure could conceivably be reused but a great deal of work will be required to bring the building up to a maintainable state. The National Park Service has not yet performed any preservation work on the structure beyond minimal emergency stabilization or remedial measures to prevent the loss of the structure.

The structure was never plumbed. The west or newer portion of the structure was wired for electricity.

Important elements to retain will be the graffiti on the walls and evidence of the electrical system. Several crudely fashioned implements have been attached to the walls. Often no more than scraps of metal or wood converted to a new use, the implements should be left in place on the walls.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood roof
    - Hardware
- Interior
    - Hardware
    - Knob and tube electrical equipment (not necessarily functioning

EXTERIOR CONSTRUCTION — Pt. Reyes

BLDG. NAME: Old Wagon Shed - Bldg. No. 193

NOTES: UPP Ranch, 8 May 1980

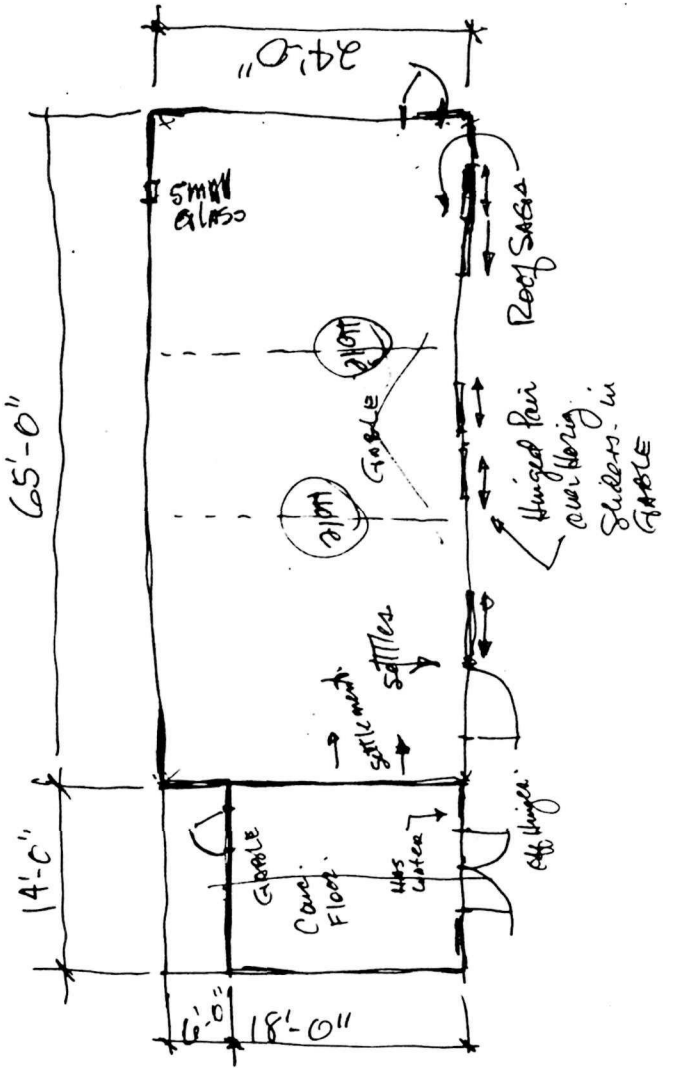
FOUNDATIONS
MATERIAL
CONSTRUCTION — major portion Wood Frame - on Rock - Some Settlement due to P.P. Beetles. Last Space has Conc. Ftn. & Slab. Wood Floor on Joists - Part Crawl Sp.
FINISH
COLOR
REMARKS.

WALLS
MATERIAL
CONSTRUCTION — Wood Frame [Random Width Vertical Boards -
FINISH — White Wash -
COLOR
REMARKS

ROOF
CONSTRUCTION — Wood Frame Trusses at 48" OC. Spaced Raiders - Comp Wood Shingles much Moss on Roof - Need New Roof
UNDERLAYMENT
ROOFING
TYPE
COLOR/FINISH
REMARKS

TRIM
MATERIAL — No Trim - Numerous Horiz. Sliding & Hinged Doors - To open Front of Shed. Some Sliders of Vertical 3" Bead Siding
FINISH
COLOR
REMARKS

Needs:
- New Foundation - Partly -
- ✓ Brace Roof Trusses -
- New Floor joists & Floor
- New Roof
- Paint - New Door Hardware
- ✓ Fumigate



Chicken House A (WR-LCS # PR-194; WASO-LCS # 09254)

The turn of the century photographs show buildings in this location and this may be one of the originals. At that time these buildings were used in raising hogs. The wood frame structure measures 12 by 18 feet with white vertical butted siding. The gable roof has a medium pitch and has wood shingles. The building has moved off its foundation and needs realignment.

Chicken House A Potential Usage

This is an extremely small building which requires a great deal of work to bring it to a maintainable state. It must, however, be retained as part of the historic complex. The small amount of interior space contained in the structure make this an unlikely candidate for adaptive reuse, though this possibility should not be ruled out.

Figure 57: Looking northeast at Chicken House A. Note: Foundations, piers, joists, sills, and floor require replacement. All studs require installation of "sister studs" at the base and 30% of the siding requires replacement. The roof must be replaced including the verge boards and all joints must be strengthened.

The building was electrified historically but was never plumbed. Evidence of the historic electrical system should be retained, in place, as well as all graffiti and crude implements now attached to the walls.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood Roof
    - Hardware

Exterior Construction — Pt. Reyes — 8 May 1980

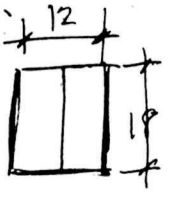
BLDG. NAME: Chicken House A - Bldg. 194 — NOTES: Upper P.P. Ranch

FOUNDATIONS
- MATERIAL
- CONSTRUCTION: Same as "B"
- FINISH
- COLOR
- REMARKS: Very Tippy - Could be Bucked up.

WALLS
- MATERIAL: Frame
- CONSTRUCTION: Vertical Wood Boards
- FINISH: White Washed -
- COLOR: Wood Floor -
- REMARKS

ROOF
- CONSTRUCTION: Wood Frame - Gable on Rafters
- UNDERLAYMENT: Spaced Nailers
- ROOFING: Wood Shingles - No Sag -
- TYPE: May be a tight Roof
- COLOR/FINISH
- REMARKS

TRIM
- MATERIAL: None -
- FINISH: One door - one 6 lite Sash in Place
- COLOR: One Screened Opening
- REMARKS: One Open Opening.



Needs:
- Fumigate
- New Foundation
- ✓ One 6 lite Sash
- ✓ Paint
- Roof in 5 years - no sooner.
- Weeds

Chicken House B (WR-LCS # PR-195; WASO-LCS # 09255)

As with Chicken House A,this building may be one of those appearing in the ca. 1900 photographs. The wood frame structure measures 15 by 21 feet with vertical butt siding, painted white. The roof is a low pitched gable with wood shingles. The single interior space has a wood floor.

Chicken House B Potential Usage

Another extremely small building, reuse of this structure is severely impaired by the low ceiling height. The interior of the structure is divided by a single partition that creates two rooms that may have functioned well for raising chickens but will be pronibitive to other uses.

This structure is in poor condition but must be retained as a part of the historic complex. A great deal of work will be required to bring this building to a maintainable state.

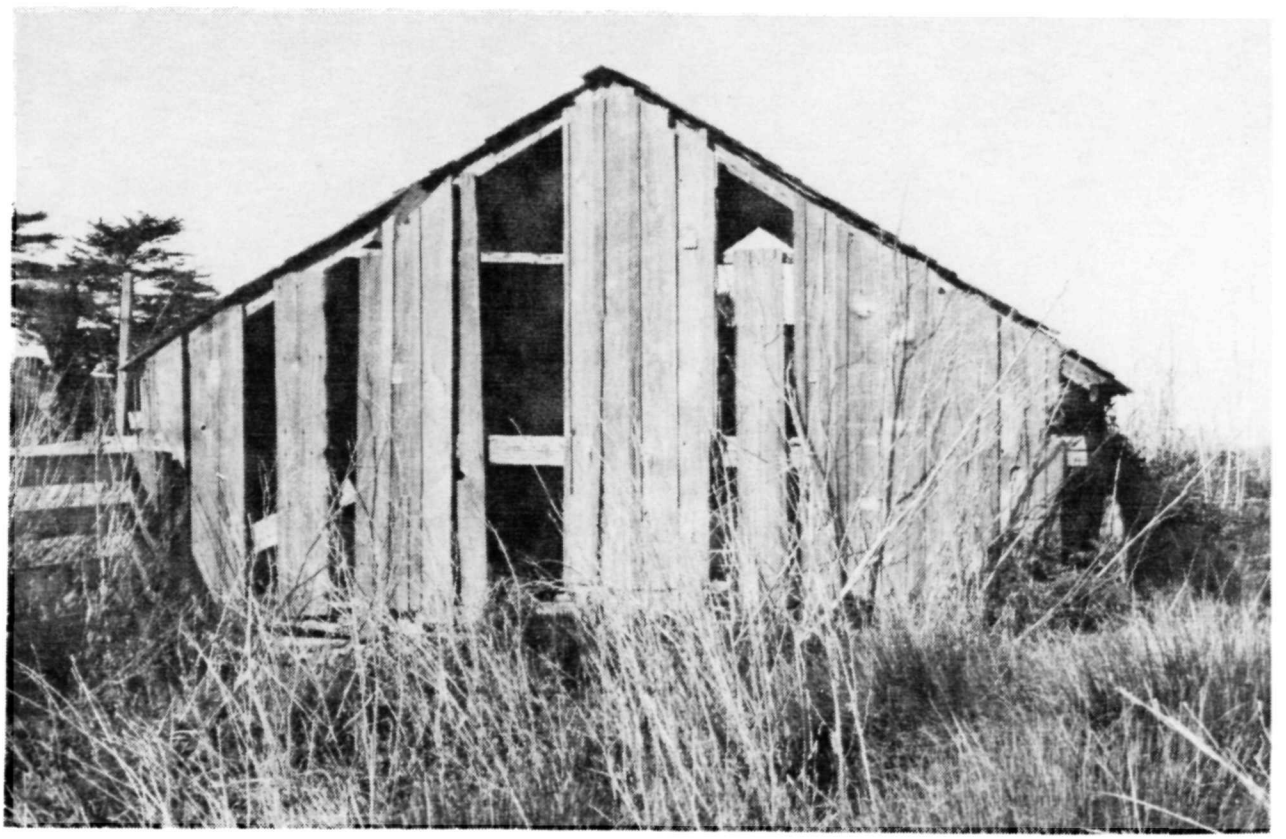


Figure 58: Looking north at Chicken House B. Note: Foundations, piers, joists, sills, and floor require replacement. All studs require the installation of "sister studs" at the bases and 60% of the siding requires replacement. The roof must be replaced and all joints must be strengthened.

The building was never plumbed and does not show evidence of an electrical system. This structure was constructed for a single use and was apparently always used in that simple function.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Doors
    - Siding
    - Wood roof
    - Hardware

- Exterior Construction

Pt. Reyes
P May '80

BLDG. NAME: Chicken House A - Bldg 194

NOTES: upper P.P. Ranch

FOUNDATIONS
MATERIAL: Wood TO GRADE
CONSTRUCTION: Frame -
FINISH:
COLOR:
REMARKS: Very Settled —

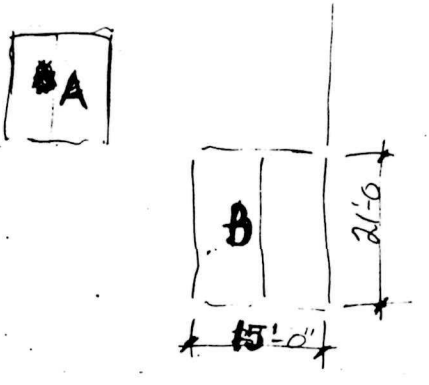
576
75

WALLS
MATERIAL: Vertical Wood Boards —
CONSTRUCTION: Frame
FINISH: White Wash -
COLOR:
REMARKS: Wood floor

ROOF
CONSTRUCTION: GABLE - Wood Frame
UNDERLAYMENT: On Rafters - Spaced Nailers
ROOFING TYPE: Shingles
COLOR/FINISH: Unpainted
REMARKS:

76?

TRIM
MATERIAL: None -
FINISH:
COLOR:
REMARKS:



Needs -
✓ New Foundation
✓ Framing
✓ New Roof
Some New Frame
✓ New Floor
Cut Thistles —

Old Dairy House (WR-LCS # PR-196; WASO-LCS # 09256)

Along with the New Garage (PR197) and the Calf Shed (PR-188) this building formed the original Diary House described in the 1880 article quoted earlier in this report. This building formed the east leg of the "H" shaped Dairy House and has changed very little since the turn of the century. The major change in this building is the loss of the skylights which were in the east slope of the roof near the eave. The historic photographs indicate that these skylights were similar in size and location to those that are still part of the roof of the New Garage.

The building is a rectangular shape measuring 36 by 25 feet with a smaller addition, 10 by 17 feet, added on the back. The main structure is raised about two feet above grade and sits on a brick foundation. There is a partial basement with brick walls. The exterior wall finish is narrow lap siding painted white. The gable roof is of medium pitch with wood shingles. The roof has a square cupola, louvered on four sides. Window sash are wood, six-over-six double hung. The floor plan contains three rooms, two in the front of the structure, each with a concrete floor However, the floor of the main room is partially constructed of

Figure 59: Looking south east at the New Garage and the Old Dairy House. Note: Those buildings have been fully stabilized. The buildings form two parts of the original "H" shaped Dairy House.

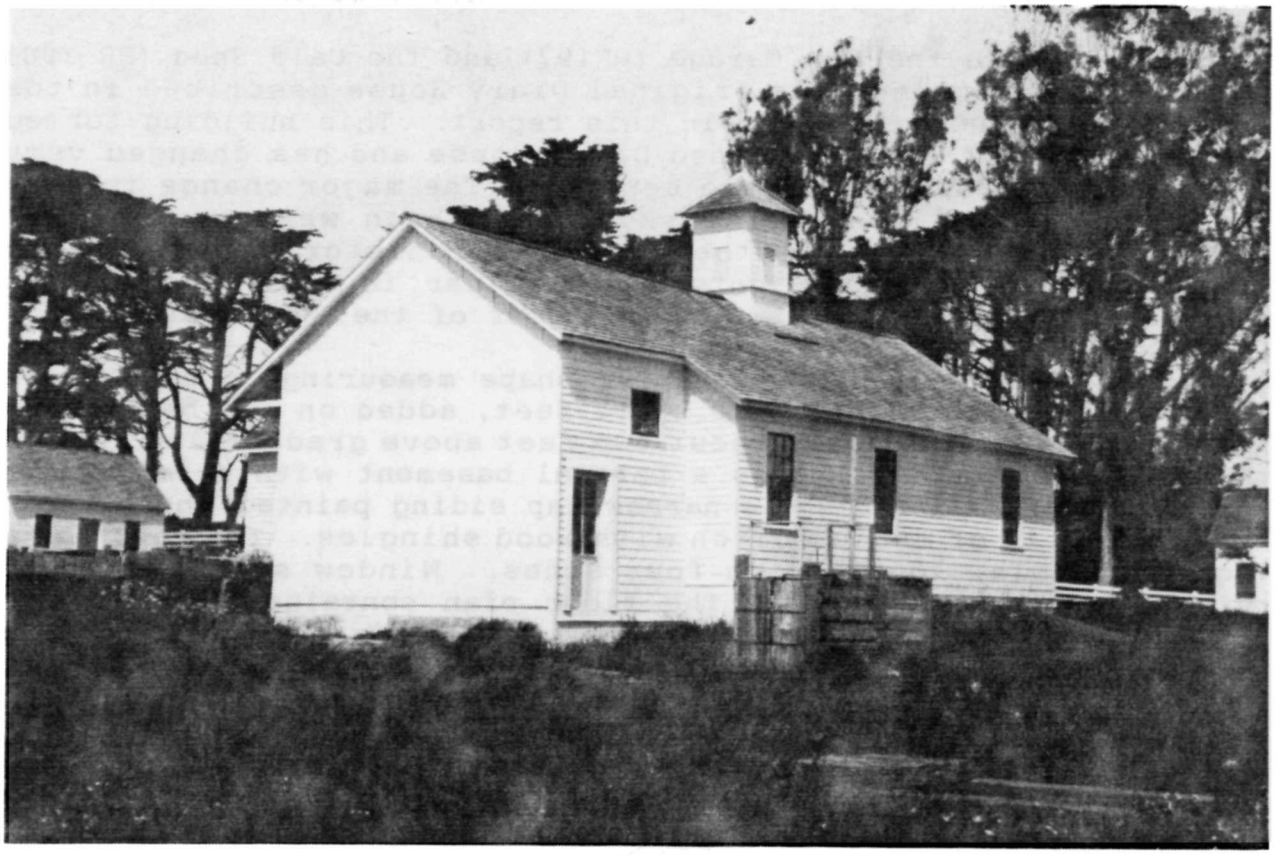


Figure 60: Looking northwest at the Old Dairy House.

wood. The main room is finished with lath and plaster. The back addition has a concrete slab on grade and is otherwise unfinished, as is the small front room where one enters the building. Constructed before 1880, the building was outdated in 1933. The basement was once used to store butter.

In 1983 the National Park Service installed new floor beams, joists, and wood flooring and repointed the brick walls. Other walls were stabilized with new concrete pad footings. In the same year the wood shingles were replaced.

Old Dairy House Potential Usage

This structure can be adaptively reused without damaging great amounts of significant fabric. The large amount of space contained within the building makes this a prime subject.

The building has never been plumbed and the electrical system requires a complete upgrade. It was stabilized in 1982 and is in excellent condition.

Barrier-free access is not possible in this building. A function proposed for this building should be redundant to a function proposed in a building that is accessible.

There is a basement which is only accessible from the exterior of the building. This space would not appear to be adaptable to another use. There are few windows and the walls are exposed concrete stone and brick. The best use for this portion of the Old Dairy House would be storage or equipment.

Again, interior modifications should not change the exterior appearance of the structure. The addition of large porches or decks should not be considered.

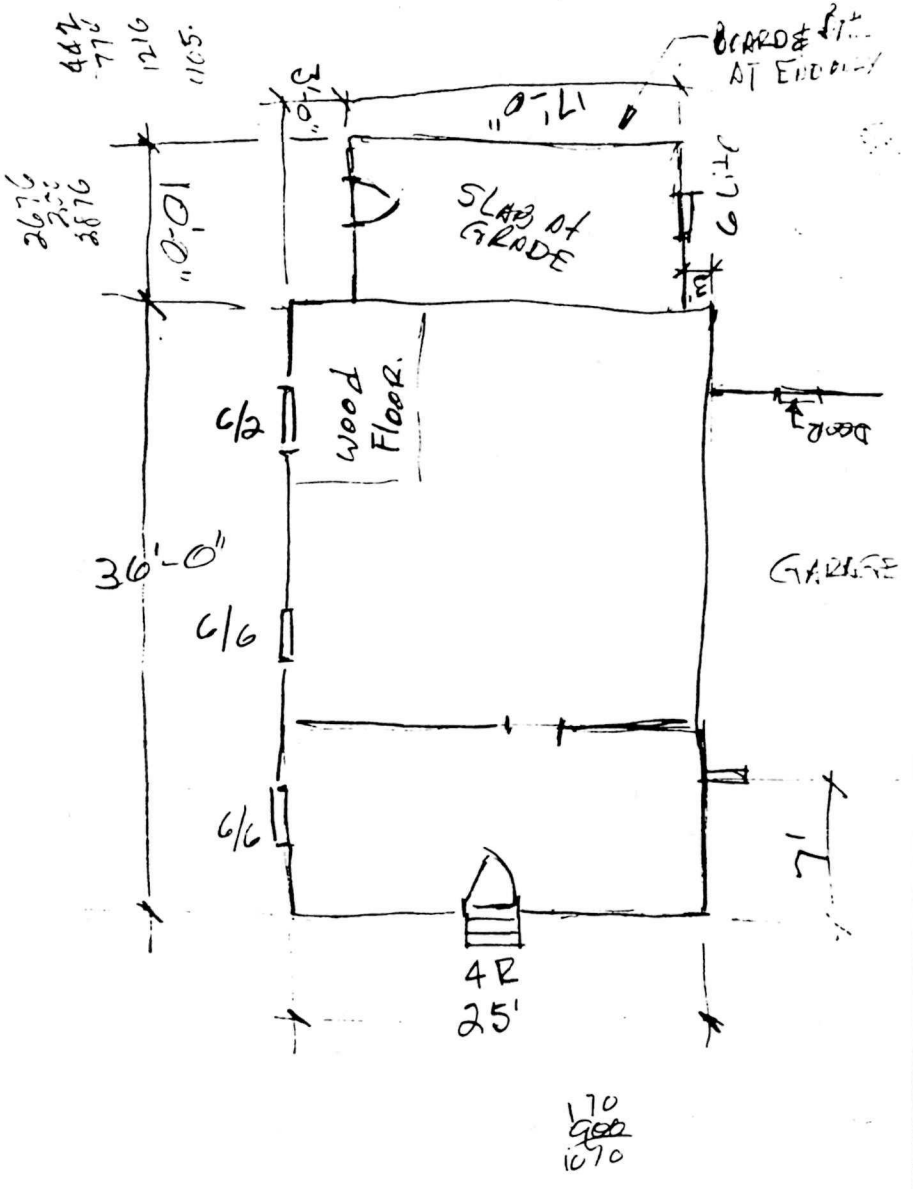
Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood roof
    - Cupola
- Interior
    - Existing room divisions and openings
    - Hardware

Exterior Construction

PARK: Upper Ranch

BLDG. NAME	NOTES.
Old Dairy House -	Bldg. No. 198 21 April 1980
FOUNDATIONS MATERIAL CONSTRUCTION FINISH COLOR REMARKS.	Bldg. Connected to New GARAGE on North Brick Foundation - Conc. floor in Panels - Bldg. has Basement - w/ Brick Walls Under ½ Bldg.
WALLS MATERIAL CONSTRUCTION FINISH COLOR REMARKS	Horiz. Lap Siding - 4½" Exposure Wood Frame - Painted White - (was Red Earlier) Knob & Tube Wiring - Wood Lath & Plaster Interior - in Bad Repair - ⅓ Gone Walls & Clg.
ROOF CONSTRUCTION UNDERLAYMENT ROOFING TYPE COLOR/FINISH REMARKS	GABLE Roof - Spaced Nailers for Wood Shingles Square Cupola on Roof - Needs Repair & new Roof on it - Has Wood Shingles Roof Surface is OK - But Shows SAG -
TRIM MATERIAL FINISH COLOR REMARKS	Front Door is 4 Panel. Wood Trim Remail - 4 R. To Main Floor Level - Wood 6/6 D/H Sash -
Needs: New Electrical New Paint Cupola Repair Repair all Sash Replaster Interior Remove Bushes on Sides	Repair Siding - 150 SF (or Replace)



New Garage (WR-LCS # 197; WASO-LCS #NONE YET)

The WASO-LCS number could not be located in LCS printout of 1/4/83 and WASO has been asked to check into the matter.

This building was the bar of the "H" shaped Dairy House described in previous sections. The east-west gable roof of this building connected into the north-south gabled roof of the Old Dairy House (PC-196) and the (now moved) Calf Shed (PC-188). The front or north eave of the roof stops much where it did at the turn of the century, however, at that time a low sloped porch roof extended from this point northward to a point even with the north walls of the other two buildings. This roof enclosed a porch which had a board floor nailed to sleepers which were in turn laid directly in the dirt. Three steps and a standard door, located about 18 inches west of the wall of the Old Dairy, gave access from the porch to the building interior. The steps indicate that the building had a finish floor equal in height to the two other buildings. This floor has long since been removed to make room for the garage function. One step and a standard door gave access from the porch to the west wing now moved.

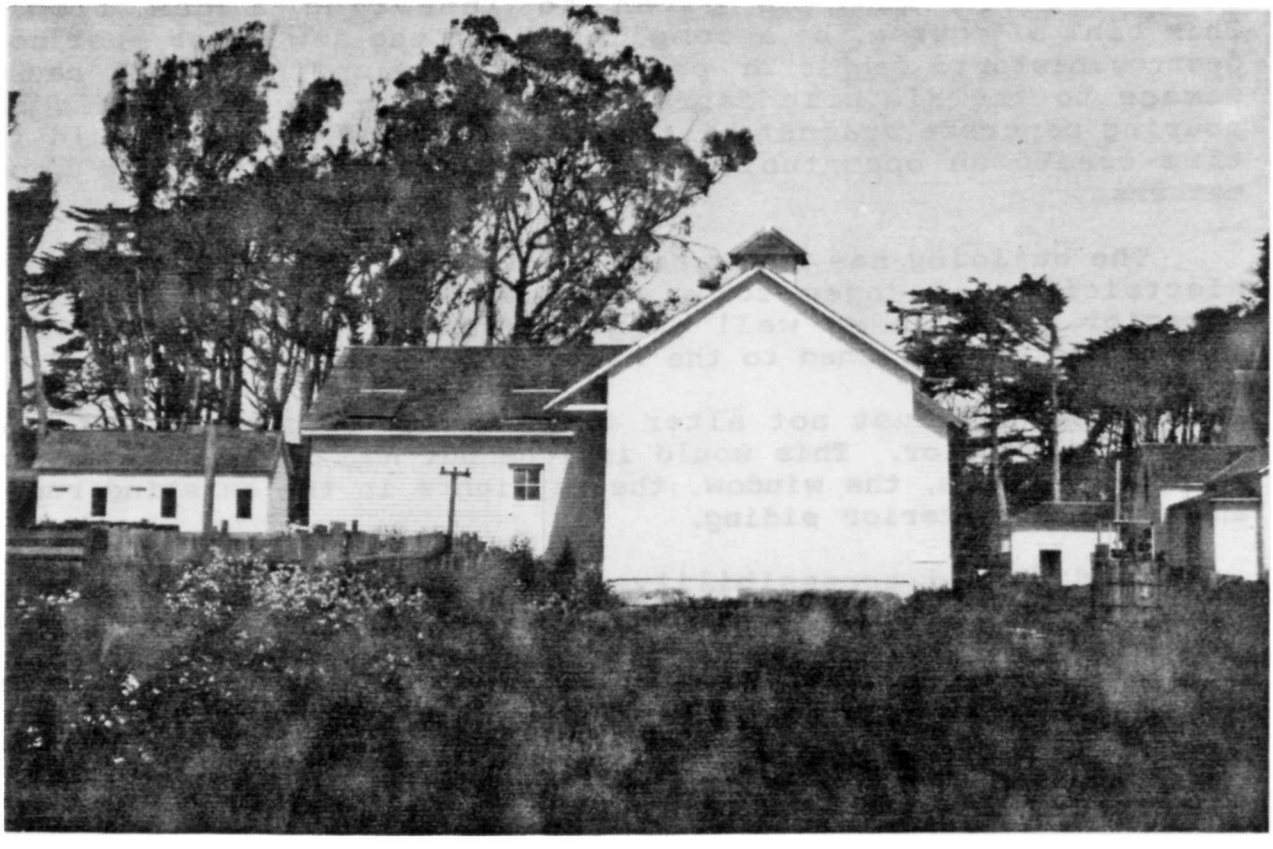


Figure 61: Looking north at the New Garage (left) and the Old Dairy House (right). Note: Both buildings have been fully stabilized. The roof of the New Garage shows openings that were originally skylights used for light and ventilation in the dairy process..

The wood frame building is 21 feet square. The exterior walls are of horizontal medium-width lap siding, painted white. The front or north elevation now has a pair of large garage type (single car) doors with a small column between them. The gable roof has wood shingles. The interior is a single space with a dirt floor that is somewhat above the exterior grade. Two of the interior walls have an unusual vertical wood interior wainscot. Two skylights still remain in the rear or south roof slope although they have long since been boarded over.

New Garage Potential Usage

The New Garage is connected to the Old Dairy House but no access exists between the two structures. The building is structurally sound having received preservation work in 1983.

This structure could be adaptively reused along with the Old Dairy House. Perhaps one of the best uses for this structure is as a garage in a site that has little space to hide modern equipment in the historic scene.

If a use other than this is inserted into the building, then consideration must be given to inserting a new floor. This can, of course, be accomplished but the new floor must not destroy historic fabric or present a situation that could cause damage to the historic fabric. An example of this would be pouring concrete against historic wood members which would in time create an opportunity for rot to develop in these wood members.

The building has never been plumbed but has been wired for electricity. Changes for a new use must respect existing interior finishes as well as graffiti and existing historic implements now attached to the walls.

A new use must not alter the historic appearance of the structure exterior. This would include but not be limited to the two garage doors, the window, the skylights in the existing roof, and existing exterior siding.

Handicapped accessibility to the structure is not now a problem. In fact, with the introduction of an opening between the New Garage and the Old Dairy house, the latter building could be made accessible without exterior modifications. The ramp or lift would be constructed on the interior of the New Garage.

Elements of Character to be Retained

- Exterior Appearance
    - Color
    - Windows
    - Doors
    - Siding
    - Wood roof
    - Skylight openings
- Interior
    - Materials

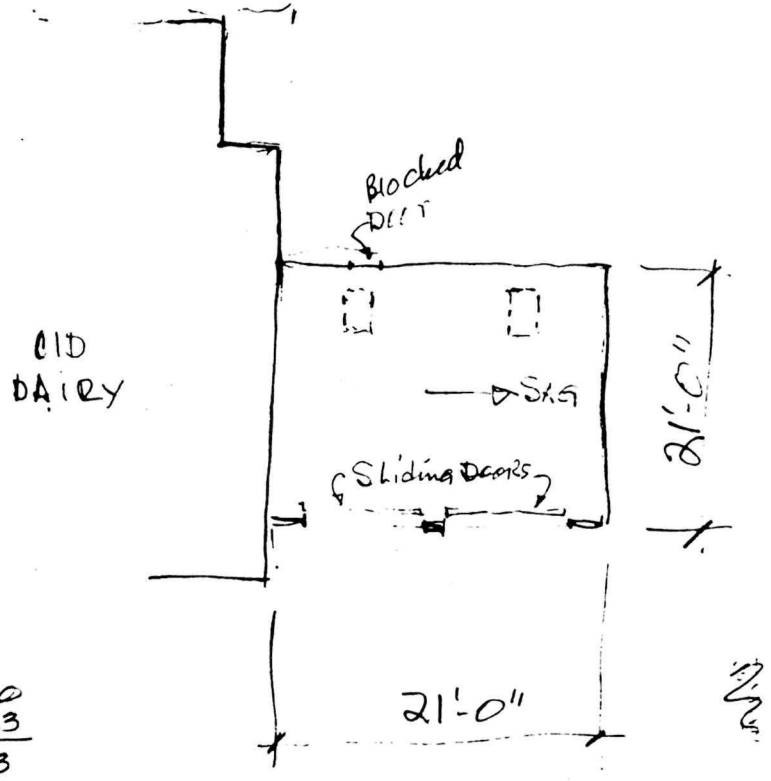
EXTERIOR CONSTRUCTION

PARK: Upper Ranch

BLDG. NAME	NOTES.
New GARAGE	Bldg 197 21 April 1980
FOUNDATIONS MATERIAL CONSTRUCTION FINISH COLOR REMARKS.	Wood On Grade Interior Dirt Floor has been Built Up
WALLS MATERIAL CONSTRUCTION FINISH COLOR REMARKS	Horiz Siding - Lap 4½" to 5" Exposure Sliding Pair Wood Doors
ROOF CONSTRUCTION UNDERLAYMENT ROOFING TYPE COLOR/FINISH REMARKS	GABLE Roof - attached to Dairy Dairy Form Discrim - Garage Has Rotted Caused Sag Has 2 Hatches on Back Side -
TRIM MATERIAL FINISH COLOR REMARKS	

Needs: New Fdtn - & Jacking up -
- ✓ Repainting - w/ white -
- ✓ Remove Grass from Base
- ✓ Re-nail Siding
- ✓ New Electrical

Inside Has Finished Flat Ceiling - Unpainted Walls - Partially Horiz - & Partial Vertical Wainscot
Has antique electrical wiring



CID DAIRY

630
63
693
210
903

Corrals and Fences (WR-LCS # PR-198; WASO-LCS # 09257)

The ranch complex has a number of different types of fences and other structures which are considered a single structural complex. These include:

Fences of upright planks solidly butted side by side on a wood frame.

A white picket fence around the garden to the front (south side) of the main house. This is surmounted by short posts reaching above the pickets from which horizontal stands of barbed wire were once attached to keep deer from leaning over the pickets to graze on the garden.

Fences of barbed wire, wide mesh wire, other kinds of wire, or a mixture of all of these.

A stock chute with ramp for loading stock.

Gates of various sizes and types.

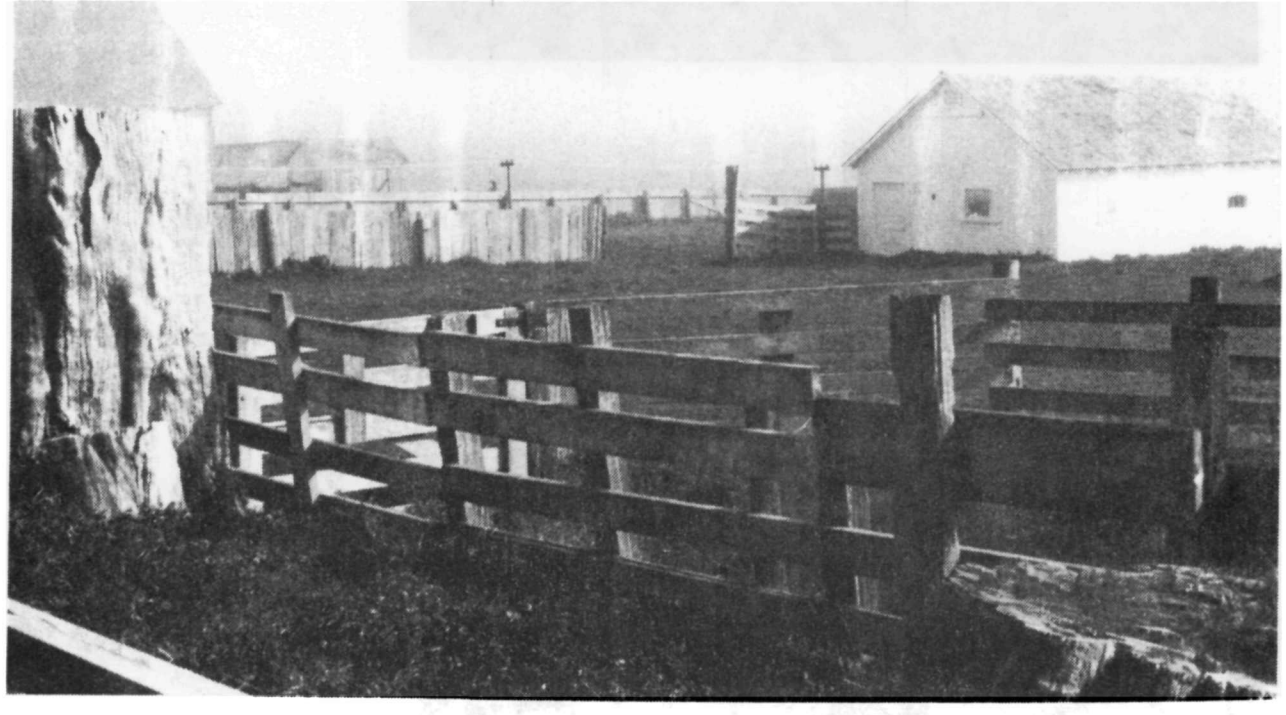


Figure 62: Looking south east from the West Garage over two different site fences. The New Dairy House is on the right hand side of this photo.

Some of the wooden elements on the fences have been renailed and other sections need to be straightened which are leaning over.

Corrals and Fences Potential Usage

These structures are not adaptable to a new use unless used as screens for new parking areas or as pedestrian routing devices. Continued use as holding pens would, however, be acceptable. The fences and corrals must be retained as part of

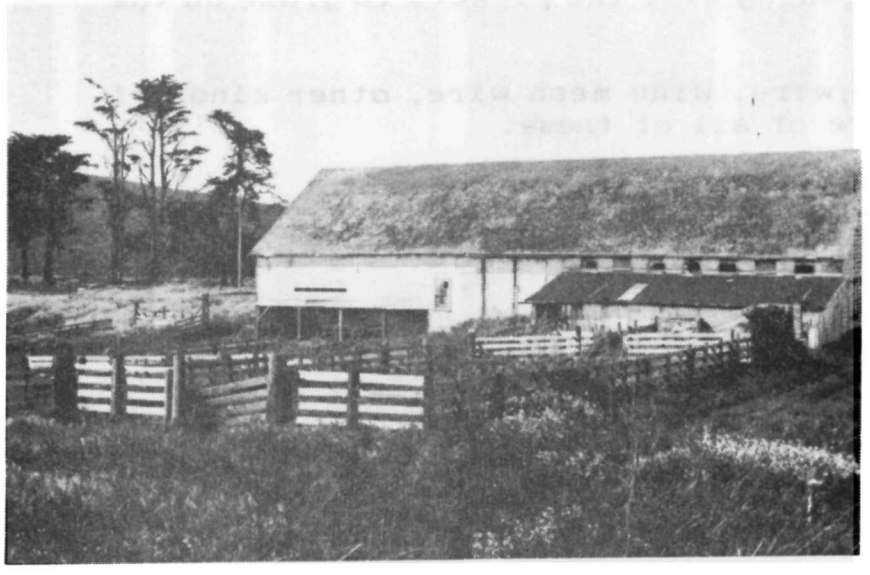


Figure 63: Horse Barn Corral Note: Renailing and some replacement of members required.

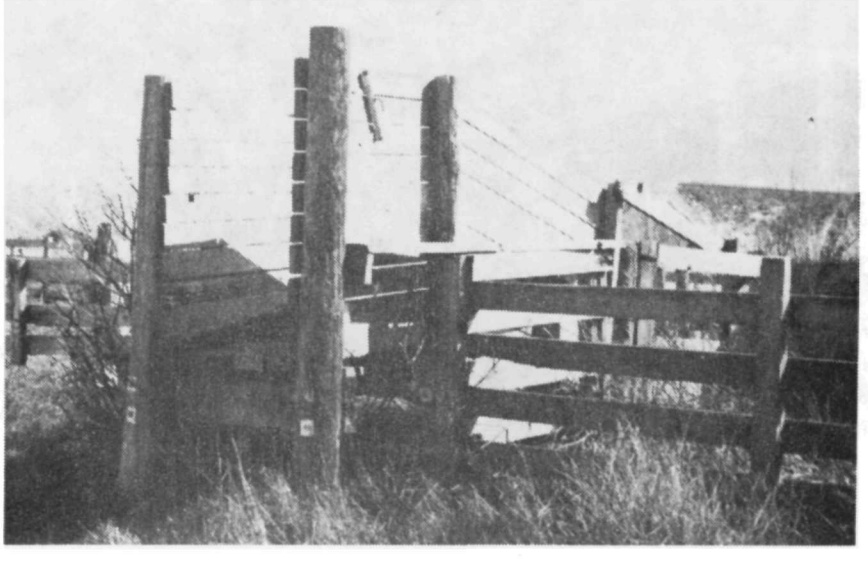


Figure 64: Chute in Horse Barn Corrals.

the character defining elements of the historic ranch complex. All fences and corrals require repairs, general preservation work, and vegetation removal.

Included in the fences are the gates. These for the most part, have a pintle in socket type hinge, a distinctive feature that must be retained.

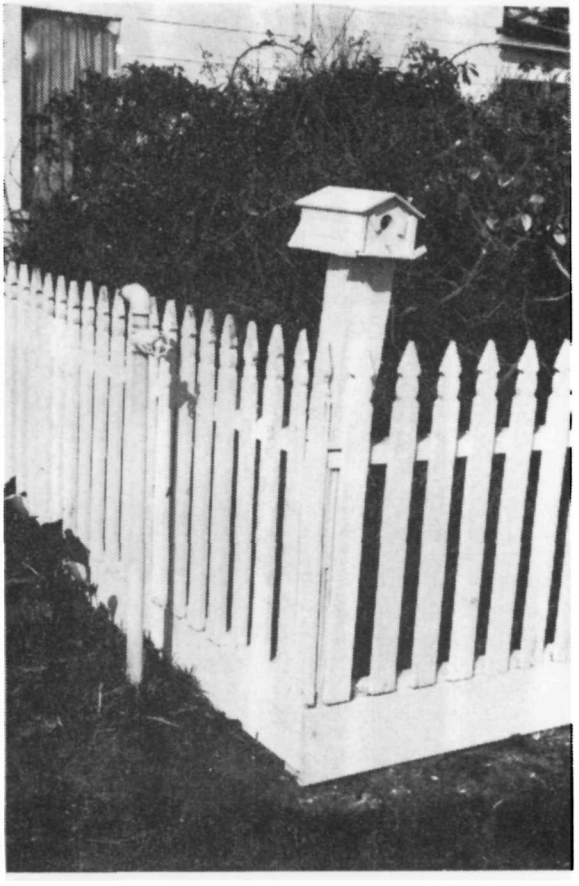


Figure 65: White Picket fence at Main House. Note: This fence was completely stabilized in 1984

Figure 66: Gate at the Old Horse Barn. Note: This gate is typical of several on the ranch site. All gates need work at the pintle hinge bottom and top. All gates require renailing and some member replacement.

Elements of Character to be Retained

- Exterior Appearance
    - Color (where applicable)
    - Configuration
    - Location
    - Size of members and material

Tank House (WR-LCS # PR-199; WASO-LCS # 09258)

This structure consists of a cistern of concrete buried in the summit of small hill located east of the Main House, surmounted by a wood framed pyramidal roof finished with wood shingles and ridge boards. One roof slope houses an access door of wood. The cistern is 17 feet 8 inches square, is 9 feet 11 inches deep, and holds about 20,000 gallons of water.

In August 1980, the NPS patched cracks in the concrete wall of the cistern, rebuilt the roof structure and installed a new shingle roof. A new float system was installed in the cistern. The water line down to the main barn area was replaced along with the water line to the main house.

Tank House Potential Usage

The Tank House roof was reconstructed in 1980. The tank has been lined, patched, and now serves as the water source for the ranch. Continued use of this structure is the acceptable alternative.

Figure 67: Looking east at the Tank House/Cistern. Note: This photo taken in September of 1980 shows a newly stabilized tank and a reconstructed pyramidal roof. The tank still supplies all the water to the ranch site.

Elements of Character to be Retained

- Exterior Appearance
    - Pyramidal wood roof

Pt. Reyes
8 May 80

BLDG. NAME: CISTERN

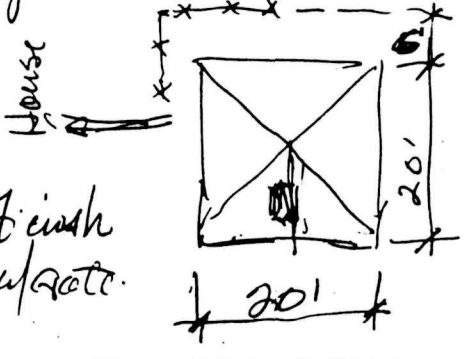
NOTES: Lepa P.P. Ranch.

FOUNDATIONS
MATERIAL: Concrete
CONSTRUCTION
FINISH
COLOR
REMARKS.

WALLS
MATERIAL: None
CONSTRUCTION
FINISH
COLOR
REMARKS

ROOF
CONSTRUCTION: Wood Frame
UNDERLAYMENT: Pyramid – w/Ridge Boards
ROOFING: Rafters
TYPE: Spaced nailers –
COLOR/FINISH: Wood Shingles –
REMARKS: Single Door.

TRIM
MATERIAL
FINISH
COLOR
REMARKS



Needs:
New Roof –
Structure & Finish
New Fence w/Gate.

Lath House (WR-LCS # PR-200)

Located between the Wash House and the North Bunk House is a lath latticework structure constructed by the McClures for flowers.

Lath House Potential Usage

Although not an old structure, the lath house should be retained. As a flower house and potting shed it is probably the only structure in the complex that is not strictly functional. Adaptive use does not seem applicable to this structure.

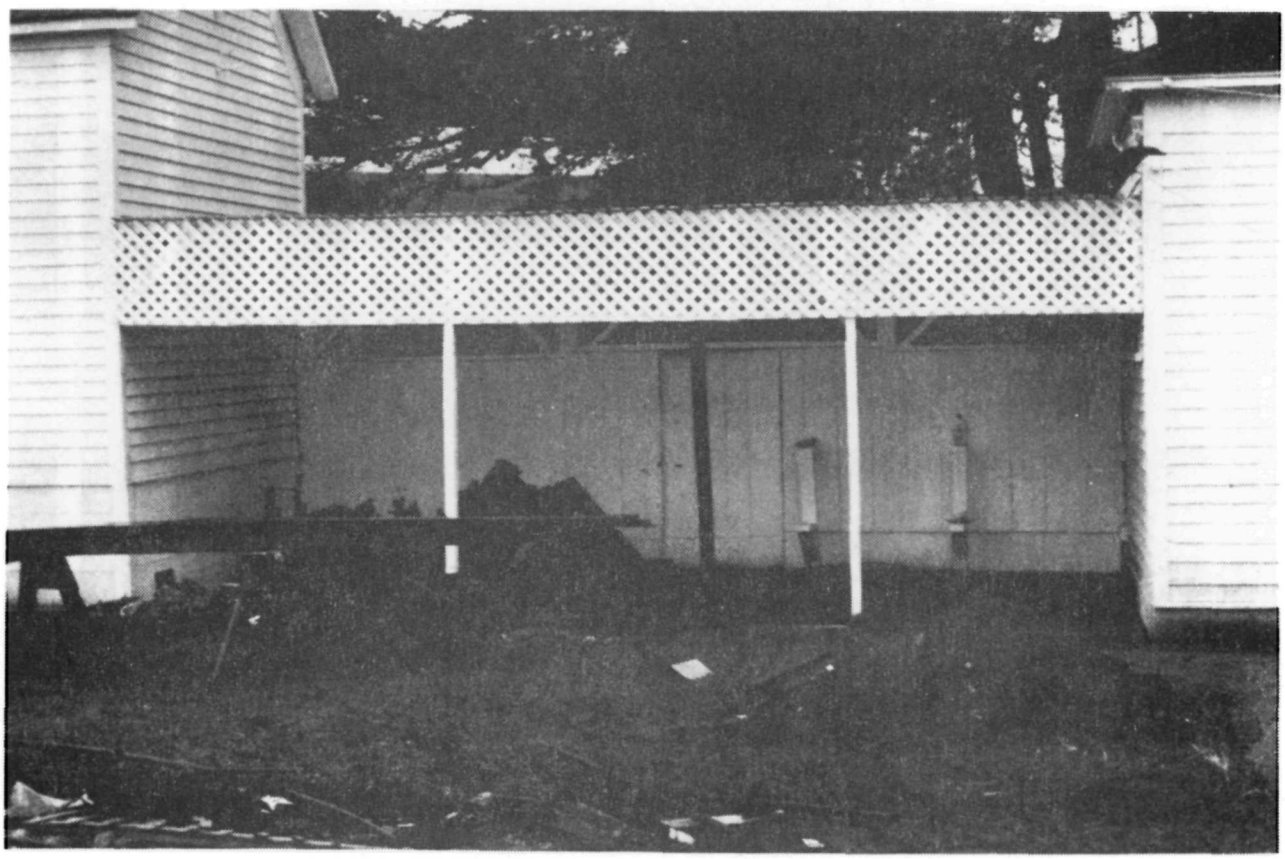


Figure 68: Looking north at the Lath House.

Road to Tomales Bay (WR-LCS # PR-201)

The dirt road departs eastward from just south of the main house, where it also joins the other roads. It curves north around the front of the main house, then curves back eastward down the gulch to the short end of Tomales Bay. The road turns north again to terminate at the ruins of the ranch pier, which is also considered an historic structure.

Road to Tomales Bay Potential Usage

No adaptive use should be considered for this structure. The wilderness area which surrounds Pierce Ranch precludes opening this road for more than occasional foot or horse traffic.

Road to former Lower Ranch (WR-LCS # PR-202)

The dirt road departs westward from just south of the main house where it joins the other roads, passes the West Bunkhouse and then turns north between rows of trees forming a windbreak. Passing beyond the north end of the windbreak, it turns westerly again, curving gradually north over the ridge toward the former lower ranch site. In 1974 following compliance and evaluation under the National Register Criteria the ruins of the Lower Ranch were removed.

Road to former Lower Ranch Potential Usage

No adaptive use should be considered for the structure. The wilderness area which surrounds Pierce Ranch precludes opening this road for more than occasional foot or horse traffic.

Entrance Road to Ranch (WR-LCS # PR-203)

The dirt road which departs northward from the point where the paved road turns west along the southern edge of the ranch complex. It runs north until it reaches the picket fence south of the main house where it meets the other two roads.

Entrance Road Potential Usage

The road should be reused in its present capacity.

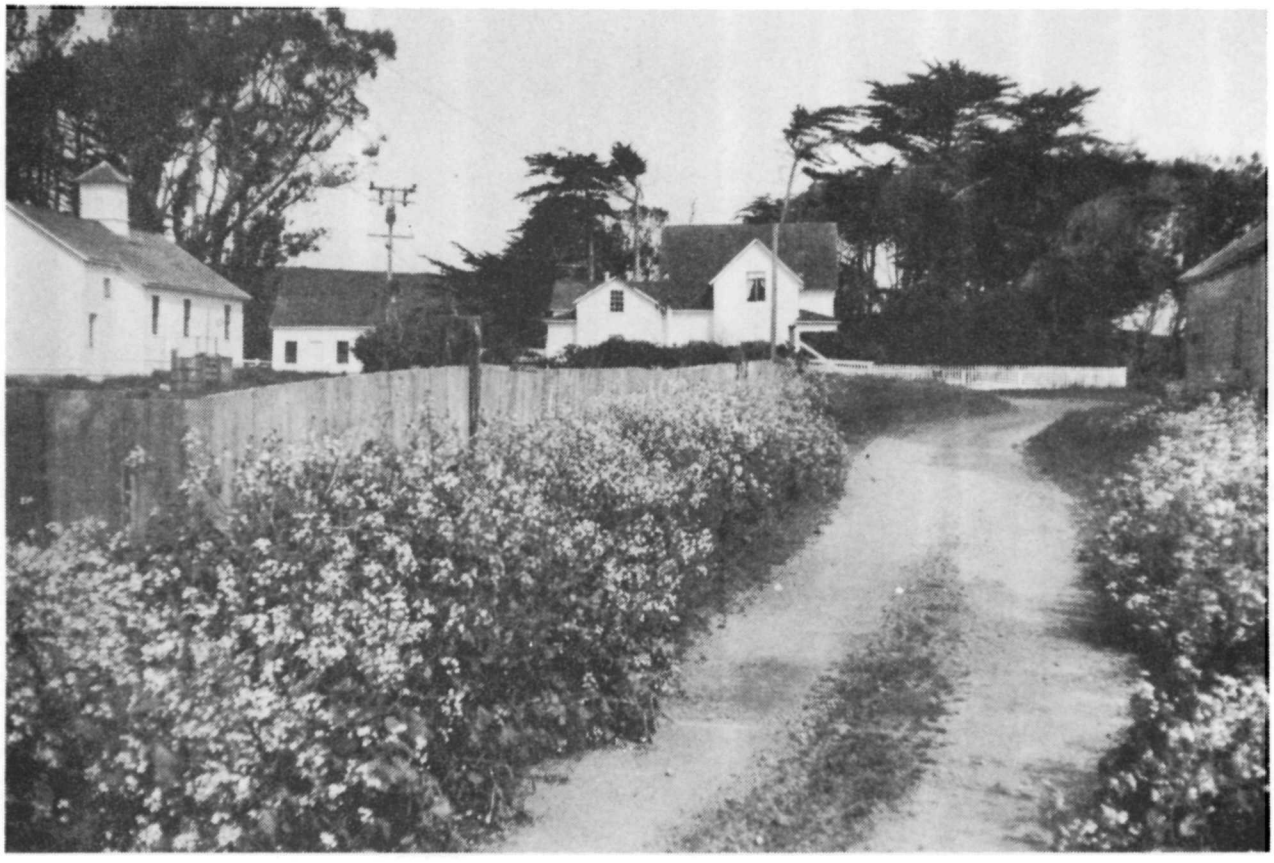


Figure 69: Looking north along the Entrance Road.

Cattle Guard (WR-LCS # PR-204)

Originally a wooden cattle guard, it's function was replaced with a metal cattle guard at a different location based on a safety inspection report.

Cattle Guard Potential Usage

This structure has been buried and no longer serves a function. The non-historic metal cattle guard should be retained in its present location and the wooden one should remain buried.

Figure 70: Looking south at the Cattle Guard.

Ruins of Hog Shed (WR-LCS #PR-205)

The ruins consist of the remains of a concrete foundation of a hog shed and feeding area which is located east of the tank house/cistern. The foundations are about 10 by 45 feet and have embedded bolts for framing.

Ruins of Hog Shed Potential Usage

The ruins should remain as they are. This structure makes an excellent "find" structure for people hiking or walking in the area.

Feed Storage House (WR-LCS # PR-208)

The structure is about 6 by 12 feet of wood frame construction with vertical tongue and groove siding. It has a medium pitch gable roof, a wood floor and a single interior space. The structure was originally used as a chicken coop on a ranch in Fallon, California and moved to the Pierce Ranch by the McClures and used for feed storage. It is located north (behind) of the Wash House and North Bunk House.

Feed Storage House Potential Usage

No adaptive use is seen for this structure.

Flagstone Road (Not yet on the LCS)

The Flagstone Road is located on the south side of the ranch site running from the Entrance Road in an east-west direction along the front of the fence and south elevation of the Hay Barn. It is constructed of large flagstones laid in the earth varying is size from approximately one foot square to three feet square. The road was discovered during preservation work in the summer of 1985 and its existence was not known before this time. At the date of this writing the full extent of the road has not yet been determined, however, test diggings indicate that the road is at least twenty feet wide and runs from the Entrance Road perhaps the full length of the Hay Barn.

Flagstone Road Potential Usage

No adaptive use is foreseen for the road. The road must be retained as a part of the historic ranch complex. The road shall remain buried rather than excavating this structure.

Figure 71: Looking southeast at a portion of the Flagstone Road.

OTHER SITE CONDITIONS AND WORK NOT RELATED TO SPECIFIC STRUCTURES

Other Conditions and Structures

Other structures associated with the Pierce Ranch but located outside of the main ranch complex include the Ruins of the Pierce Ranch Pier (LCS PR-205) and the Ruins of Quail Clubhouse (LCS PR-206).

Other Events and Actions

1980:

Five large trees were removed near the main house which would have damaged the structure if blown down in a storm. Overgrown vegetation was trimmed or removed near many of the structures in the complex.

In August, a new graded parking lot was constructed outside the historic district but near the entrance of the ranch for visitors.

In October, all structures number 180 through 190 were fumigated.

1981:

In September, three abandoned spring collection galleries (water system) were removed and the area returned to a natural state to meet EPA and State of California public health regulations.

1983:

A wind storm dropped a number of large trees along the west side of the road approaching the ranch to the south.

Winter storms with high winds occurring on December 3 and 10, damaged a number of structures and the damage was repaired.

EVALUATION OF THE IMPACT OF THE PROPOSED USE

The "Proposed Use" at Pierce Ranch is adaptive reuse of the site under the Historic Leasing program of the National Park Service. Under this program Request for Proposals will be advertised and prospective tenants of the ranch will submit proposals for usage of the complex. The proposals will be evaluated under many criteria including economic feasibility and most importantly, sensitivity to the historic character of the site.

Pierce Ranch complex has been determined eligible for the National Register of Historic Places at the regional level of significance as "the most notable of a number of ranches founded in the middle of the 19th Century on Point Reyes peninsula to supply dairy products". The Statement of Significance on the National Register form cites agriculture and industry and specifically the raising of crops, cows, cattle, hogs, and the production of dairy products, as the items that make this site significant.

The Register form also states that the reason for nominating the ranch is the high level of integrity of the site. Most of the structures from the history of the site, remain as a part of the existing complex. Structures include the Main House through various "out buildings", but also include fences, water troughs, and other farm "furniture". All of these elements contribute to the historic character of the site and are part of its significance.

The integrity of the Pierce Ranch complex must be respected. Any adaptive reuse of the ranch must not destroy the integrity or alter the character-defining qualities of the complex.

The General Management Plan for Point Reyes, approved in September of 1980, calls for the interpretation of Pierce Ranch with "special tours and programs." The interpretation of the site will continue even with the proposed use in residence. The Ranch will be interpreted for its part in the "Peninsula's initial growth into a dairying center." The appearance of the site as a "productive dairy ranch" must be respected by the proposed use.

The proposed use can enhance the character-defining qualities of the complex by merely inhabiting the structures and initiating daily preservation maintenance procedures. As the historic photos from the ca. 1900 period show, the inhabited site was well maintained with buildings freshly painted, fences intact, gravel walkways neatly placed, vegetation both controlled and (in some locations such as the Main House) precisely planted, and, in general, orderly in appearance. Although this report does not in any way propose to restore the ranch to its 1900's appearance, the level of preservation maintenance exhibited at the site was uniform throughout its history at least until the last decade when growing concern for the inclusion of the ranch

into the National Park Service allowed for the general deterioration of all structures. The impact of a new use at Pierce Ranch in terms of preservation of the site will certainly be positive.

The factors that must be closely watched in the choice of a new use from the submission of proposals through the RFP process are the size, scope, circulation patterns of the proposal and especially the treatments proposed for each of the individual structures. Proposals that greatly increase the occupancy of the site, propose too broad a usage, change or impair the present circulation pattern, or propose alterations to the existing buildings outside of the realm of preservation, may have an adverse impact on the site. It will be necessary to choose an adaptive reuse of the complex that is compatible and that requires minimal alteration of the site and structures.

The size of a proposed adaptive reuse is an important factor. Historically the site was inhabited by the ranching family and hired hands. The total number of people at the ranch was seldom greater than fifteen or sixteen people. Day use of the ranch included the operation of the school for children of the families of surrounding farms. This increased the occupancy at the ranch by about six or seven more people and certainly increased the activity around the school during recess. The numbers of people who will occupy the site under the proposed use must be a factor in determining the appropriateness of the usage. It may, of course, be possible to "hide" a greater number of people at the site, however, increasing the site occupancy will have an impact and allowing great numbers of people to occupy the site at one time will adversely impact the site. Accommodating large numbers of people on the site may require greatly modifying one or more of the structures which could adversely impact the site.

The scope of a proposed use is closely related to the size. The scope of a proposed use may encompass use of all of the ranch structures which, with preservation as the level of treatment, will have a positive impact on the site. If the scope of the proposal encompasses a broad range of usage of the structures, major modifications to the structures may be required to accommodate the use and thereby adversely impact the site. A broad scope may encompass large numbers of people and objects such as automobiles or buses. The introduction of these elements onto the site may again have an adverse impact on the site.

The historic circulation pattern at the ranch should be respected by a proposed adaptive reuse. The movement of people and vehicles in a proposed adaptive reuse may require change of the historic pattern. This will impact the way the ranch is viewed by the visitor. From the Historic Entrance Road to pathways around the individual structures, the circulation of people at the site is important to the character of the ranch.

Most importantly alterations proposed to the historic

structures at Pierce Ranch may adversely impact the historic qualities of the site. Preservation as the level of treatment at the ranch will be discussed in a later section of this report. Preservation, including stabilization of some structures, should be the ultimate level of treatment for all buildings at the Pierce Ranch. Attempts to restore the site or individual buildings to an earlier appearance or to modify the appearance of these buildings to accommodate a new use may have an adverse impact. Selection of a proposal submitted under the RFP must take into account the treatments indicated for each of the ranch structures.

Placing Pierce Ranch under the Historic Leasing Program presents the opportunity to preserve this important historic property. If a compatible adaptive reuse of the complex is selected, the impact will be positive. Careful review of the proposals and selection of the most appropriate adaptive reuse will insure that this important historic property is preserved for the benefit of the public.

STRUCTURAL ANALYSIS

General Conditions

The only building onsite to be analyzed by a structural engineer is the Hay Barn. The Historical Architect has looked at all other buildings for this portion of the report. Beyond the need for seismic upgrade, which will be covered in the following section, there were no problems detected that would require an analysis by a structural engineer.

The structures of the Upper Pierce Ranch are simple wood frame affairs with gable roofs. The major problem on the site is inadequate foundations coupled with deteriorated piers and sills. In some buildings, the joists are deteriorated along with some of the flooring which will require replacement.

Termites and other pests are evident on the site. Structures number 180 through 190 were fumigated in October of 1980. The remaining structures should be fumigated before occupying the site. Inspection for termites and pests should become a part of the cyclic maintenance program for the Upper Pierce Ranch.

The National Park Service has completed preservation of the structures to the west of the Entrance Road with the exception of the Hay Barn. Preservation of this structure began in 1985 but was not completed. The structures located on the east side of the Entrance Road require preservation.

Seismic Retrofit

Tomales Bay, just down the hill from Pierce Ranch, is on the San Andreus fault. However, a large portion of the ranch structures have ridden out large tremors up to and including the 1906 earthquake. The structures have, as well, withstood major coastal winds for the same period of time. In fact, the first recorded wind damage in years occurred in 1983 and was due to the deterioration of building members rather than inadequate construction. The point is that retrofit for seismic can be approached in a minimal manner.

The National Park Service contracted with a structural engineer, Bala and Strandgoard of California, to provide a design for upgrading the Hay Barn for seismic loading. Work to incorporate this design into the building is underway as this report is being written. The work will not, however, be completed in the 1985 working season.

The design is both sensitive to the historic structure and adequate in its approach to the problem. The designer proposed the introduction of knee braces, longitudinal bracing, and foundation ties, all in a manner that blends into the existing structure and involves minimal cutting or loss of historic

fabric. The new scheme repeats bracing that appears elsewhere in the structure. The new materials are nominal in size to differentiate between new and old construction. The truly great concept of the design is that the Hay Barn can be upgraded while leaving virtually untouched the character-defining, three-story central bay.

Rehabilitation of the Hay Barn must retain the historic character of the building interior. The Bala and Strandgoard approach to the seismic upgrade does this and, in fact, is the direction that the National Park Service recommends for proposals to rehabilitate all Pierce Ranch buildings. Seismic retrofit should be in concert with the existing structural systems, strengthening rather than bypassing existing support.

The wood frame construction of buildings at Pierce Ranch, is an asset. Upgrade for seismic loading is relatively simple in wood frame buildings as compared to upgrade for masonry construction. Retrofit at Pierce Ranch can be accomplished, most probably, without the introduction of plywood diaphragms or steel frames.

COMPLIANCE WITH CODES AND REGULATIONS

Barrier-free Access

Providing barrier-free access will be a part of the rehabilitation of the Upper Pierce Ranch structures. However, the approach to providing access will better be handled as a planning process rather than as an overall retrofit of all buildings. It is possible to provide access, at the ranch, with a minimum of changes to the historic buildings.

Eleven out of the eighteen buildings on the site are either accessible now or could be made accessible with minor retrofit. Of the eleven accessible buildings, two (the Hay Barn and the New Dairy House) are candidates for adaptive reuse.

At concessionaire-run, overnight facilities in several National Parks, the approach to barrier-free access is to center accessibility retrofits on those structures that are already accessible. The 1982 Uniform Building Code requires only one accessible unit for complexes that contain two to 99 guest rooms. This has reduced drastically the alterations required on historic structures and has increased the ability of the concessionaire to provide quality facilities for the handicapped person.

This approach is appropriate, as well, for Pierce Ranch. If a proposed usage includes repetitive functions, such as overnight accommodations, the structures that are already accessible should be used as handicapped facilities leaving alone the structures that present difficult accessibility problems.

A few buildings, of course, which are proposed for a function not repeated in other buildings, must be made accessible. Here again, planning will be the key to accessibility. Non-repetitive functions should be put into those structures which present the least retrofit problems.

The Main House, as the focal point of the Pierce Ranch complex, is an example of a structure that may be proposed for a non-repeated function. It is likely that under any adaptive reuse schemes, the Main House would be proposed for the centralized functions such as kitchen, dining room, check in, or lounge. For any or all of these functions, if not repeated in another structure, barrier-free access would be required.

Several structures at Pierce Ranch including the North Bunkhouse, the Schoolhouse, the West bunkhouse, the Calf Shed, and the New Dairy House, would be difficult, at best, to make accessible. These structures are on high foundations, whether of masonry or pier and pad construction, and the distance between the ground and the finish floor elevation is often three feet but is seldom less than two feet. Historically, access to these buildings was by narrow high riser, wood steps at each doorway. Porches or ramps were never attached to these buildings and would be intrusive if imposed on them now.

The solution to providing access at the Pierce Ranch should be solved by the planning process and not by proposing modifications to the five buildings mentioned above. Functions should be distributed over the site to provide adequate and even quality barrier-free access rather than attempting solutions to difficult problems which may not only impact the historic resource but would probably provide only minimal access.

Health and Safety Code Requirements
(As defined by the 1982 Uniform Building Code)

Rehabilitating the Pierce Ranch will undoubtedly require a change in use for most of the structures. This will invoke the need to upgrade these structures to conform to code requirements for the new occupancy. However, since the Pierce Ranch has been determined eligible for the National Register of Historic Places, Section 104 part (f) of the 1982 Uniform Building Code applies and "repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation or continued use [of the ranch structures] may be made without conformance to all the requirements of this code."

Section 104 of the Code need not be abused for rehabilitation of the Ranch structures since most code requirements can be met without damaging the historic fabric or intruding on the historic scene. However, Section 104 is quoted here to highlight the fact that where decisions may arise that involve compromise to historic fabric, a lesser solution can be sought.

Proposed occupancy for the ranch will most likely fall into the A-3, B-2, and R-1 categories defined respectively as assembly rooms with an occupant load of less that 300 without a stage, drinking and dining establishments, and hotel and apartment houses. The limitations of the site described elsewhere in this report will probably rule out any occupancy of greater size than defined in these three categories. The fire separation required by code between any of these occupancies is no more than a one-hour fire rating.

Code upgrade in terms of fire or life safety will involve the introduction of fire rated materials in some areas, fire suppression in others, a fire detection system, and provision for adequate exiting from all buildings. The codes in these areas will not be quoted here. Suffice it to say that providing for these necessary items within the existing structures must not involve work that will remove or impact significant historic fabric.

Some materials in the buildings already provide the needed one-hour fire rating. The plaster walls in the Main House provide an adequate fire separation. A one-hour rating for wood stud walls can be provided in other ranch buildings with the application of either plaster or gypsum wall board. These

materials can be attached to existing materials with a minimum of damage.

The Hay Barn and the Old Horse Barn are another matter. These two structures encompass the most interior space of any of the ranch buildings. If either structure is used for its original purpose, code compliance will not be a problem. Developing these spaces, however, may not be a simple matter. The historic fabric and character of these structures must be retained. The interiors of these structures have a high level of integrity. A development scheme, worked out around the Secretary' Standards, will still retain large open spaces with combustible materials everywhere. This large open area may qualify as an atrium and automatic sprinkler protection will be required along with smoke-control systems. The Secretary's Guidelines recommend against covering the historic fabric with fire rated materials which would result in the loss of character-defining elements in these important interiors.

Providing for fire detection is a simple matter. It is suggested here that new detection systems be "in-line" with the ranch electric system rather than installation of battery run detectors. A new system should tie into a central location and be connected to Point Reyes National Seashore headquarters. Although the distance is great between headquarters and the ranch, the notice of fire should be given immediately to park personnel.

Exit requirements may be simple to achieve but should be approached, as with other aspects of this project, in a planned manner. Most ranch structures are one story with adequate window and door exits for the small size of the building. If these structures fall short of code requirements for exiting, the installation of detection systems and fire rated materials should be adequate under Section 104 to qualify for upgrade rather than introducing additional exits.

The larger ranch buildings may again present more complicated exit needs. None the less, exits should be handled within the existing building openings. Introducing an exterior fire stair or additional exit doorways should not be considered.

The installation of signs, lighting, and panic hardware should receive the same attention as any other detail of the project. These items must not stand out blatantly in the historic scene. Connections of new equipment to historic fabric should be done with the least possible damage. Review of submitted materials on a proposal to rehabilitate the Pierce Ranch buildings will focus attention on these seemingly minor items to insure that all new materials added to the site are both compatible and sensitively installed.

In addition to the possible need for fire suppression in the two larger ranch buildings, site fire suppression will be required in the form of hydrants and fire houses. The Pierce

Ranch is a 30 minute drive from park headquarters and 20 minutes from the little town of Inverness. By the time a fire crew could be dispatched to the ranch, whatever building had caught fire would have burned to the ground. Provision must be made on-site to handle fires. The only likely possibility is to install hydrants and fire hoses at convenient locations. The nagging problem of whether the limited water supply at the ranch would be adequate to put out a fire is, of course, ever present.

Fire hydrants and hoses must be conspicuous and accessible but must, as well, be compatible with the historic scene. Hydrants and hoses would best be placed in some of the existing outbuildings not proposed for other use. If clearly marked, the equipment would be readily accessible without cluttering the historic scene. This is a good use for a structure that might otherwise sit vacant. If the hydrants cannot be placed in existing buildings, new hose houses must conform to the compatibility guidelines mentioned elsewhere in this report.

IDENTIFICATION AND ANALYSIS OF SIGNIFICANT FACTORS

Possible Site Limitations

1. Water

The existing water supply is an 18,000 gallon tank located on a hill above the site. The tank is a historic structure, listed as the Spring House in the National Register nomination. The pyramidal roof above the tank was reconstructed in 1980 by the National Park Service. The concrete tank was relined and cracks were patched at that time.

The tank is supplied by a spring which had a measured flow of 1/2 gallon per minute during the week of March 10-16, 1985. This is a winter flow rate; a summer flow rate may be less. The spring provides, at this rate, 720 gallons of water per day. This is enough water to support 10 to 15 people, depending on the figures used for computation.

Alternatives to this limited water supply are the development of an additional spring that exists in the area or the possibility of drilling a well. Either alternative is acceptable.

The fact remains, however, that water supply at the Pierce Ranch complex is limited. When the need to install fire suppression is added the carrying capacity of the site is reduced even further.

Water supply then, is a limitation of the Pierce Ranch complex that must be considered in a proposal to adaptively reuse the structures. This limitation will affect both the type of occupancy proposed and the number of people the site can carry.

2. Sewage

The Pierce Ranch complex has, at present, a 1,500 gallon holding tank and 360 feet of leach line. This is adequate to handle the needs of a five bedroom, single-family residence.

Considerable area does exist, however, for the development of future leach fields. Before developing these fields, however, archeological clearance must be obtained.

3. Parking

Presumably, any proposed usage of the Pierce Ranch complex will include increased parking needs. Handling this increase on the historic site will involve limitations.

The National Park Service plans to continue interpretation of the Pierce Ranch as an historic dairy farm. The present parking area has been constructed to allow parking for this purpose and for hikers in the area. New usage for the Pierce

Ranch complex should not impact this parking area.

The development of new parking areas must come under the Compatibility Guidelines described in the Design Criteria section of this report. Hard surface parking will be immediately incongruous with the site and even gravel parking may take up so much space that it will impact the historic qualities of the site.

The issue of parking revolves not so much around the choice of materials for a parking area (gravel would work well and would be consistent with the beaten down qualities that were the appearance of the cattle and horse pens) as it does the possible sea of vehicles that could result from a new site usage. If every guest brings a vehicle along with each site employee, the number of vehicles parking on the premises becomes astronomical. The addition of a large number of vehicles at the site is not compatible with the historic character of the structures.

The increase in automobiles on the site must be distributed in a way that will not change the visual qualities of Pierce Ranch. This may limit the number of cars allowable on the site. When "fully loaded" the ranch must still retain the visual quality of a quiet one-family Dairy Farm.

4. Designated Wilderness Area

The property surrounding the Pierce Ranch complex is a designated wilderness area. Development beyond the boundaries of the present ranch complex is not possible under this designation.

Roads that once led to the lower Pierce Ranch or to Tomales Bay are closed and will be allowed to return to a natural state. Vehicular traffic will not be allowed in the wilderness area.

The Wilderness Area designation is a limitation of the Pierce Ranch complex. All development of the site must be contained within the Ranch boundaries. Development of parking or leach areas will, as well, be limited by the wilderness area designation.

At this writing the exact boundaries of the Wilderness Area cannot be determined. Research on the subject has shown that no specific guidelines for delineating the boundaries exist. The Wilderness Area designation must still be respected and does present a limitation to the usage of the site.

RECOMMENDATIONS

Preservation

It is the recommendation of this report that Preservation be the level of treatment for the buildings and structures of Upper Pierce Ranch. In order to bring a few of the structures up to a maintainable level it may be necessary to perform some stabilization work. The following quotes from the National Park Service Cultural Resource Management Guidelines (NPS-28) define both of the above concepts.

1. Stabilization

> Stabilization shall reestablish the structural stability of a structure through the reinforcement of loadbearing members or by arresting deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a structure.
>
> Stabilization shall be accomplished in such a manner that it detracts as little as possible from the structure's appearance and significance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical or archeological quality of the property, except where concealment would result in the alteration or destruction of historically or archaeological significant material or spaces. Accurate documentation of stabilization procedures shall be kept and made available for future needs.
>
> Stabilization work that will result in ground disturbance shall be preceded by sufficient archeological investigation to determine whether significant subsurface features or artifacts will be affected. Recovery, curation, and documentation of archeological features and specimens shall be undertaken in accordance with appropriate professional methods and techniques.

2. Preservation

> Preservation shall maintain the existing form, integrity, and materials of a structure. Substantial reconstruction, restoration of lost features, or removal of accretions are not included in a preservation undertaking. Preservation includes techniques of arresting or retarding deterioration through a program of ongoing maintenance.
>
> Use of destructive techniques such as archeological excavation shall be limited to providing sufficient

information for preservation.

Interpretation of the Upper Pierce Ranch complex is mentioned specifically in the General Management Plan for Point Reyes National Seashore. The complex will continue to be interpreted to visitors as a dairy ranch. A walking tour is planned for the area to be instituted immediately. This primary role in the parks' interpretive program precludes rehabilitation as an acceptable level of treatment at the Ranch. Adaptive Reuse of the Upper Pierce Ranch will have to be done within the confines of preservation of the existing structures.

The high level of integrity of the site makes restoration or reconstruction unnecessary. The buildings that have survived to this time are adequate to interpret the Ranch. These buildings have retained their historic appearance. The integrity or amount of original historic construction material remaining in the buildings is great. All that needs to be done at the site is to stabilize buildings that are in structural distress and to preserve those that are already maintainable.

Preservation Maintenance

With preservation work complete and the structures at Pierce Ranch brought into a maintainable state, it will be necessary to institute a cyclic maintenance program. The following quote from the National Park Service Cultural Resource Management Guidelines (NPS-28) defines the concept of Preservation Maintenance.

1. Preservation Maintenance

> Structures shall be maintained by qualified technicians in accordance with an approved HSPG. If such guides are nonexistent or incomplete, an historical architect will provide technical supervision. As needed, the historical architect will consult with other appropriate specialists, such as archeologists, curators, and conservators. A preservation guide shall be prepared.
>
> All elements of structures shall be inspected annually or if appropriate, on a less frequent but on a predetermined schedule and reports of their condition prepared for necessary action.
>
> All modifications or replacement of fabric shall be preceded by recording and studying sufficient to protect inherent research and interpretive values, and ensure the accuracy of the new work.
>
> All work must retain the maximum feasible amount of original fabric. When fabric has deteriorated beyond repair, replacement work must match related fabric, and must be identified or permanently marked in an

unobtrusive manner to distinguish it from the original fabric.

The Lease of the Pierce Ranch should include the requirement of preparation of an Historic Structures Preservation Guide. This guide will be used to perform the necessary annual inspections of the structures and will include the information necessary to perform preservation maintenance work. Preparation of the HSPG is essential to the maintenance of the historic structures at Pierce Ranch.

Treatments

A. Acceptable Interior Treatments

Adaptive reuse of the historic buildings in the Upper Pierce Ranch complex must incorporate sensitive treatment of building interiors. All interiors have elements that must be safeguarded and reuse of the buildings must respect the historic fabric of the structure.

The following recommendations should be followed in outlining work for the buildings.

1. Structural Systems

Most of the buildings have exposed structural systems. The features of these systems, such as posts and beams, knee braces, exposed stud walls, and other odd connections where original beams or posts have been bypassed or strengthened, must be respected and retained.

2. Floor Plans and Features

The "interior floor plan, the arrangement of spaces, and built-in features and applied finishes [are] individually or collectively important. Retention and repair should be given prime consideration." This quote from the Secretary's Guidelines for Rehabilitation goes on to state that any work to insert a new use into an existing structure should be pursued cautiously to avoid radically changing character-defining spaces or obscure, damage, or destroy interior features or finishes.

The historic qualities of the interiors of the other structures at Upper Pierce Ranch should not be a deterrent to proposing new usage, but should merely alert the designer to the need for sensitivity. All ranch structures retain elements of their historic usage. These include built-in stalls, work benches, troughs, clean-out gutters and a myriad of crudely or not so crudely constructed special use implements attached to the walls. All of these elements must be noted and respected in proposed work on a structure. The whole-sale removal or destruction of these items will not be allowed.

B. Acceptable Exterior Treatments

The exteriors at the Pierce Ranch buildings retain a high integrity which must be respected during rehabilitation work. The following recommendations should be used in outlining work for the building exteriors. This list is, again, in accordance with the Secretary's Guidelines.

1. Retention and Preservation of Historic Features

In the Upper Pierce Ranch buildings, all exterior elements

are significant. All elements contribute to the historic character while none alone are definitive. The siding and simple moldings of these structures must be retained.

2. Roofs

The National Park Service has already replaced several roofs at Upper Pierce Ranch. There are many more roofs that require replacement. The predominant material used on the roofs is wood shingle. The following outline should be followed for replacing roofs:

a. The existing materials should be removed down to the sheathing.

b. Before reroofing, deteriorated sheathing and if necessary rafters should be replaced, in kind.

c. Reroof the structure using wood shingles of the same size (length and width) as those removed. The original shingle was redwood, however, red cedar can be used as a substitute. Red cedar shingles are readily available and weather to approximately the same color as redwood.

d. The new roof should be laid incorporating the same exposure and pattern as the original roof.

3. Windows

Windows are a particularly sensitive issue. Due to the fact that little if any decoration was incorporated into the Pierce Ranch structures, windows become an important character-defining element.

Windows in all structures at the Ranch should be treated as follows:

a. The first approach is to protect and maintain the existing window. The existing window should be sanded, scraped, primed and painted. If necessary, to improve the thermal efficiency, weatherstripping and caulking should be incorporated. The glass should be reputtied after first properly preparing the wood with boiled linseed oil.

b. If work is needed to tighten joints or replace members, this should be done by a qualified craftsman. The windows should be repaired in a shop, by regluing joints and replacing only the deteriorated portions of the rails and muntins.

c. Only if a window is totally deteriorated should replacement be considered. This is not the case

with the majority of the windows in the ranch structures. If replacement is required, new windows should match the existing.

C. Reversibility

New construction in the Upper Pierce Ranch structures must be done in a reversible manner. If in a few years, or for that matter if in several years, the decision is made to again change the use, the original structure must be retrievable from beneath the layers of new construction.

The issue of reversibility at Upper Pierce Ranch is not that the National Park Service expects to turn one or all of the structures into museums, although a self guided tour of the building exteriors is planned for park visitors. The issue is that if a new use is added into these structures now, provision must be made for removal of that use in the near or far future.

D. Marking New Construction

Another important issue and a requirement of the National Park Service Cultural Resource Management Guidelines (NPS-28), is that new materials be marked with the date of construction. Whether a new member is a replacement in kind of an existing member or is an additional support or brace to the original construction, that member must be stamped with the date of construction. This requirement insures that new construction will not be confused with the historic construction.

The marking requirement does not mean that every shingle in a new wood shingle roof should be stamped, nor does it mean that all the materials in a new addition, such as a kitchen, need be stamped. In both of these cases the date of installation of the entire system should be stamped in an inconspicuous but readable location.

Stamping new materials becomes important when replacing "in kind" historic materials such as siding or moldings, and when adding new structural components. Each new member should be date stamped, in a readable but inconspicuous location, with letters of 1/2 inch in height. This rule even applies to glass replacement where each new glass pane should be etched with the date of installation.

In the case of additional bracing to an historic structural system, new members should not be marked but should be discernible from the historic. A case in point is the Hay Barn where additional bracing is being added by the National Park Service to increase the seismic capacity of the structure. The new members are nominal sized lumber rather than the rough sawn lumber of the original construction. This minor change in the materials is enough to show the difference in construction dates even though the new bracing is imitating historic bracing found

elsewhere in the structure.

E. Retention of Original Fabric

As stated before in this report, the Upper Pierce Ranch structures have a great deal of integrity. In other words, a great deal of the historic fabric or building materials remain in place in these structures. Any proposed work must include retaining, in place, this historic fabric.

RECOMMENDATIONS FOR WORK
PRESERVATION/STABILIZATION; COST ESTIMATES

SITE

Vegetation Control for site: Mow over entire site and keep bases of buildings free of plants that hold water into the building materials. Cyclic costs.	$24,252cy

STRUCTURES

Main House: Stabilization and preservation work complete.	0.00
Washouse: Stabilization and preservation work complete.	0.00
North Bunkhouse: Stabilization and preservation work complete.	0.00
School House: Stabilization and preservation work complete.	0.00
	0.00
Outhouse: Stabilization and preservation work complete.	0.00
Open Front Shed: Stabilization and preservation work complete.	0.00
West Bunkhouse: Stabilization and preservation work complete.	0.00
West Storage Shed: Stabilization and preservation work complete.	0.00
Calf Shed: Stabilization and preservation work complete.	0.00
Hay Barn: Reroof south one-half of building. Continue stabilization/seismic upgrade work begun by NPS; Add knee braces and additional beams and strengthen existing joints with steel plates, repair/replace joists, replace sills where rotted, and concrete piers and ties down anchors for sills following work of NPS, replace rotted portions of wood plank floor, replace termite and rot deteriorated 6x6 beams and posts, paint exterior vertical surfaces.	163,035.00

New Dairy House: Replace gutters and downspouts, repair and reputty existing window sash. 600.00

Old Horse Barn: Reroof structure, replace skirt boards, clean and repair gutters, repair siding, jack-up and repair foundation posts, repair doors, repair and reputty existing window sash, complete seismic upgrade with added knee braces and strengthened existing connections, add concrete piers to existing foundation and add anchors for tie down, replace deteriorated structural members. 77,440.00

Old Garage: Reroof structure, jack-up and install new wood sill, add new concrete foundation piers, add new wood piers, new wood floor, replace joists as necessary, strengthen all existing connections, repair wood doors, replace deteriorated wood siding, strap stud bottom where deteriorated, paint exterior. 15,700.00

Old Wagon Shed: Reroof structure, jack-up and install new wood sill, add new concrete foundation piers, add new wood piers, replace one-half wood floor, repair/replace wood joists as necessary, repair wood doors, new horizontal sliding door track, strengthen all existing connections, replace deteriorated wood siding, strap stud bottoms where deteriorated, strengthen roof trussing, paint exterior. 47,992.00

Chicken House A: Reroof structure, jack-up and install new wood sill, add new concrete foundation piers, add new wood piers, new wood floor and joists, strengthen all existing connections, repair wood door, replace 6 lite wood sash, replace deteriorated wood siding, strap stud bottoms where deteriorated, paint exterior. 12,554.00

Chicken House B: Reroof structure, jack-up and install new wood sill, add new concrete foundation piers, add new wood piers, new wood floor and joists, strengthen all existing connections, replace deteriorated or missing wood siding, strap stud bottoms where

deteriorated paint exterior replace deteriorated roof framing.	8,974.00
Old Dairy House: Stabilization and preservation complete.	0.00
New Garage: Stabilization and preservation complete.	0.00
Corrals and Fences: Repair and/or replace missing or deteriorated posts, rails, vertical boarding, or wire. Repair all gates including pintel hinge gates. Secure connections on all fences and gates.	8,974.00
Tank House: Stabilization and preservation complete.	0.00
Bath House: Stabilization and preservation complete.	0.00
Road to Tomales Bay: No work required.	0.00
Road to Lower Ranch: No work required.	0.00
Entrance Road to Ranch: Grade on cyclic basis.	1,000.00cy
Cattle Guard: To remain buried, no work required.	0.00
Ruins of Hog Shed: No work required.	0.00
Feed Storage House: No work required.	0.00
Flagstone Road: To remain buried, no work required.	0.00
Total: Not including cyclic costs.	356,295.00

ARCHITECTURAL SERVICES

Engineering analysis, drawings, specifications estimates, and supervision.	97,952.00

ANALYSIS OF THE IMPACT

Memorandum of Agreement

The Memorandum of Agreement with the California State Historic Preservation Office and the Advisory Council on Historic Preservation, for the Golden Gate General Management Plan/Environmental Analysis was signed on July 7, 1980. Included in this plan are recommendations for the management of Cultural Resources in Point Reyes National Seashore.

According to the Memorandum of Agreement, all actions involving historic structures must follow the Secretary's Standards for Historic Preservation, the Cultural Resource Management Guidelines (NPS-28), the National Park Service Management Policies for Historic Preservation, and the Western Region's Procedures for Archeological Clearances. In addition, if the action involves an undertaking on a complex of historic structures, "Design Criteria considering the specific elements of significance of the complex . . . will be prepared." This report serves as the Design Criteria.

Conformance to the above standards is required for any public organization, non-profit organization, foundation or commercial firm/utility company that proposes to perform work on the structures at Pierce Ranch. The document for review, by the Regional Professionals, will be An Assessment of Actions Having An Effect on Cultural Resources (XXX Form). Construction drawings or other documents that outline proposed work for the Pierce Ranch structures will be reviewed by Regional professionals under the XXX form for conformance to the above standards and guidelines.

During the course of writing this report a Programmatic Memorandum of Agreement (PMOA) with the State Historic Preservation Officers and the Advisory Council on Historic Preservation, has been signed covering the Historic Leasing Program as outlined in the Historic Property Leasing Guideline (NPS-38). This agreement reinforces the stipulation that Section 106 clearance will be provided through the Assessment of Actions Having An Effect on Cultural Resources (XXX) form.

Tax Incentives

Although the internal document, the Assessment of Affect Form (XXX), can be used to provide Section 106 (of the 1966 Historic Preservation Act) compliance, review by the State Historic Preservation Officer (SHPO) should be sought as early as possible for application to receive tax benefits on the investment of money in preservation work. In fact, SHPO review should begin at the preliminary stage with submission of the materials used for the Request For Proposal submission. The SHPO will review the application using the Secretary of the Interior's Standards for Rehabilitation as the criteria.

RECOMMENDATIONS FOR FURTHER STUDY

Historic Structures Preservation Guide

As mentioned previously in this report, it is imperative that an Historic Structures Preservation Guide be prepared for the Pierce Ranch. This document must include all parameters for the Preservation Maintenance functions at the site. The report should be prepared by the lessee as a part of the agreement.

The Guide should include outlines for annual inspection of the structures, descriptions of known problem areas for monitoring, and specifications for performing the work. The Guide should include the information necessary to perform housekeeping, and routine and cyclic work schedules to mitigate wear and deterioration without altering the appearance of the resource.

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049-83-PORE August 2, 1983
PORE 84D 034-84-PORE May 24, 1984
Assessment Of Actions Having An Effect On Cultural Resources
(XXX Form-Compliance, PMOA 9/11/81, Preservation Maintenance of historic structures)

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WR 150, May 14, 1982
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WR 352, March 23, 1984
WR 409, December 11, 1984

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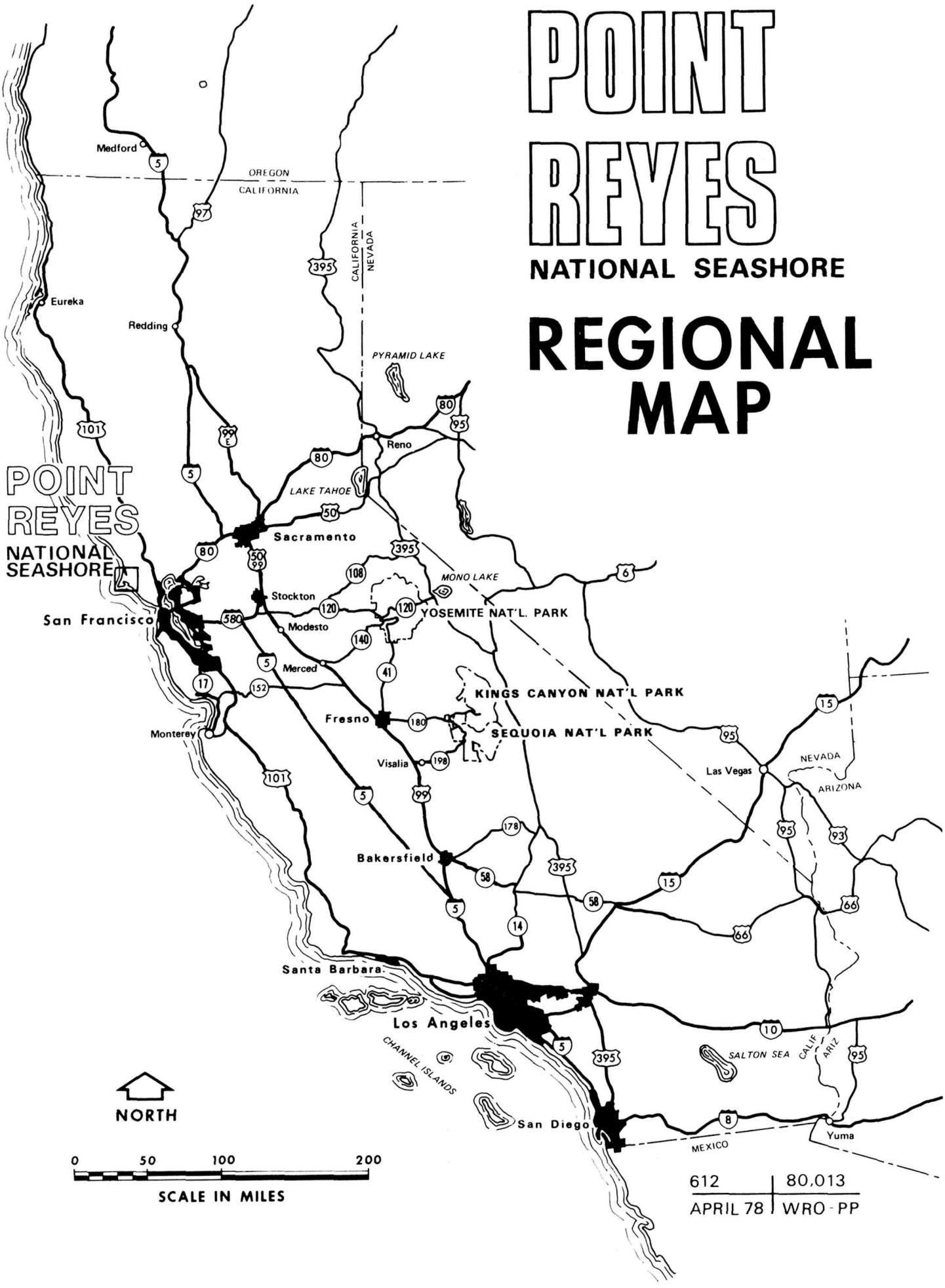
MAPS


POINT REYES
NATIONAL SEASHORE
REGIONAL MAP
POINT REYES NATIONAL SEASHORE
OREGON
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CALIFORNIA
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Medford
Eureka
Redding
PYRAMID LAKE
Reno
LAKE TAHOE
Sacramento
San Francisco
Stockton
Modesto
Merced
Fresno
Monterey
Visalia
Bakersfield
MONO LAKE
YOSEMITE NAT'L. PARK
KINGS CANYON NAT'L PARK
SEQUOIA NAT'L PARK
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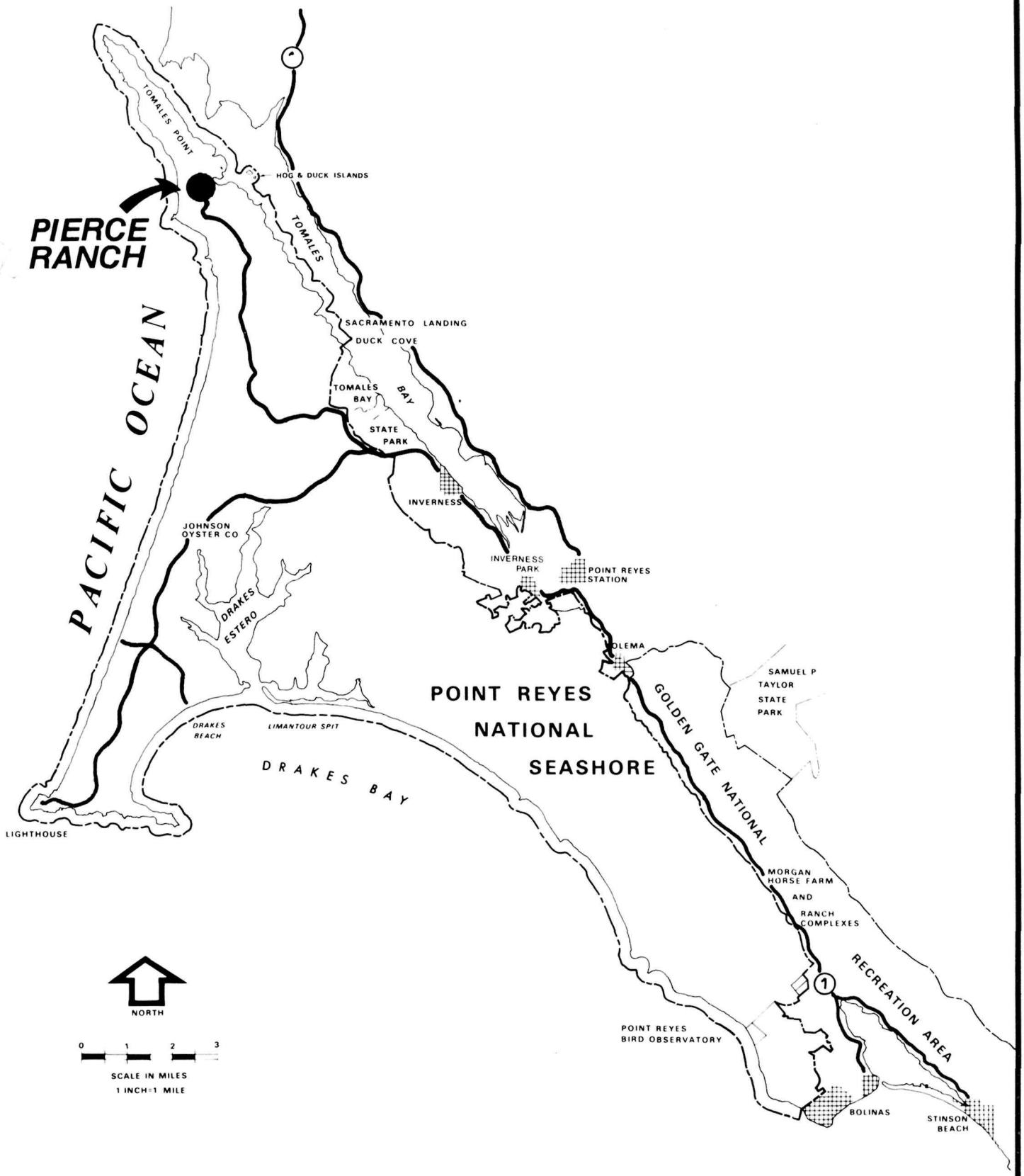

POINT REYES National Seashore

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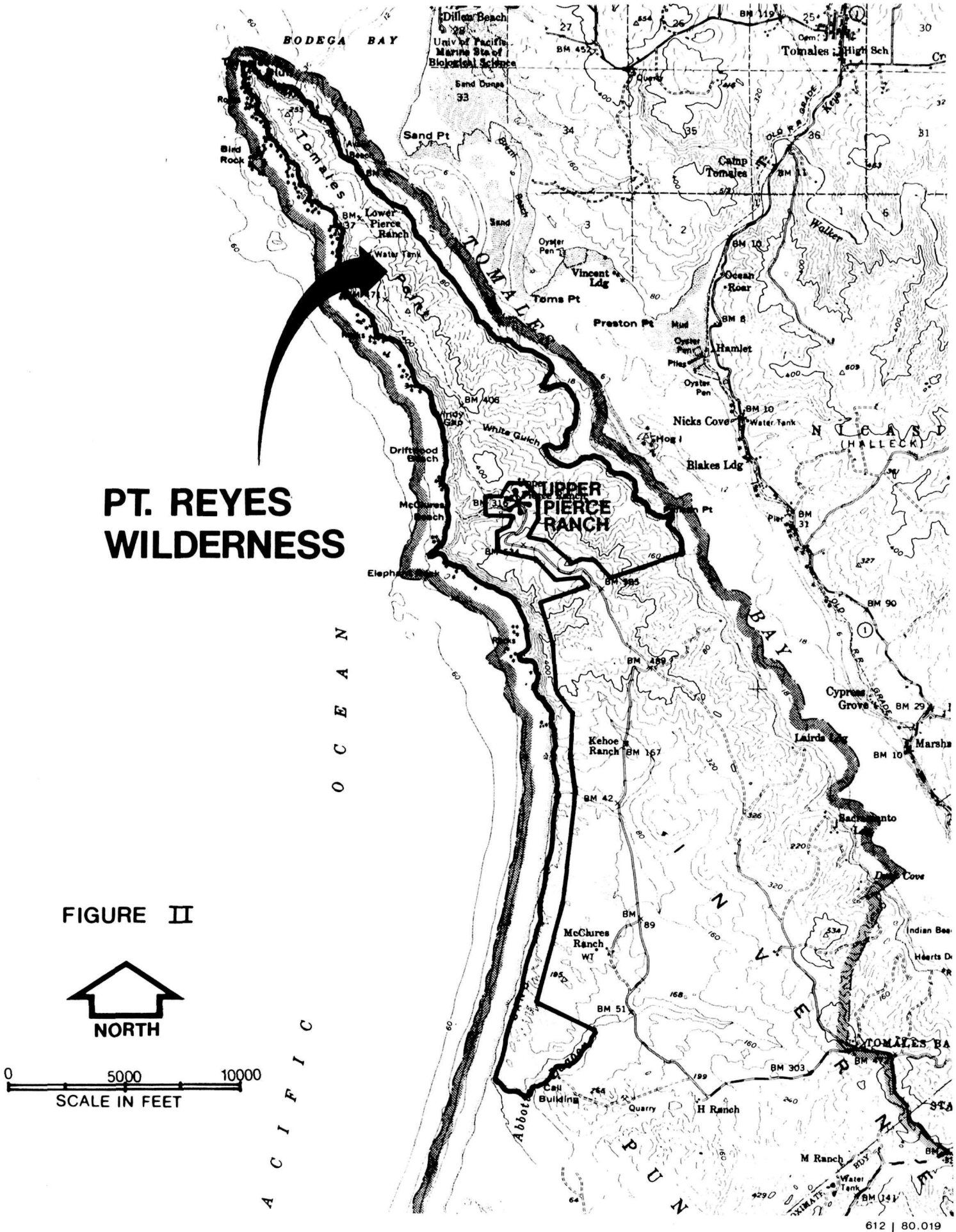
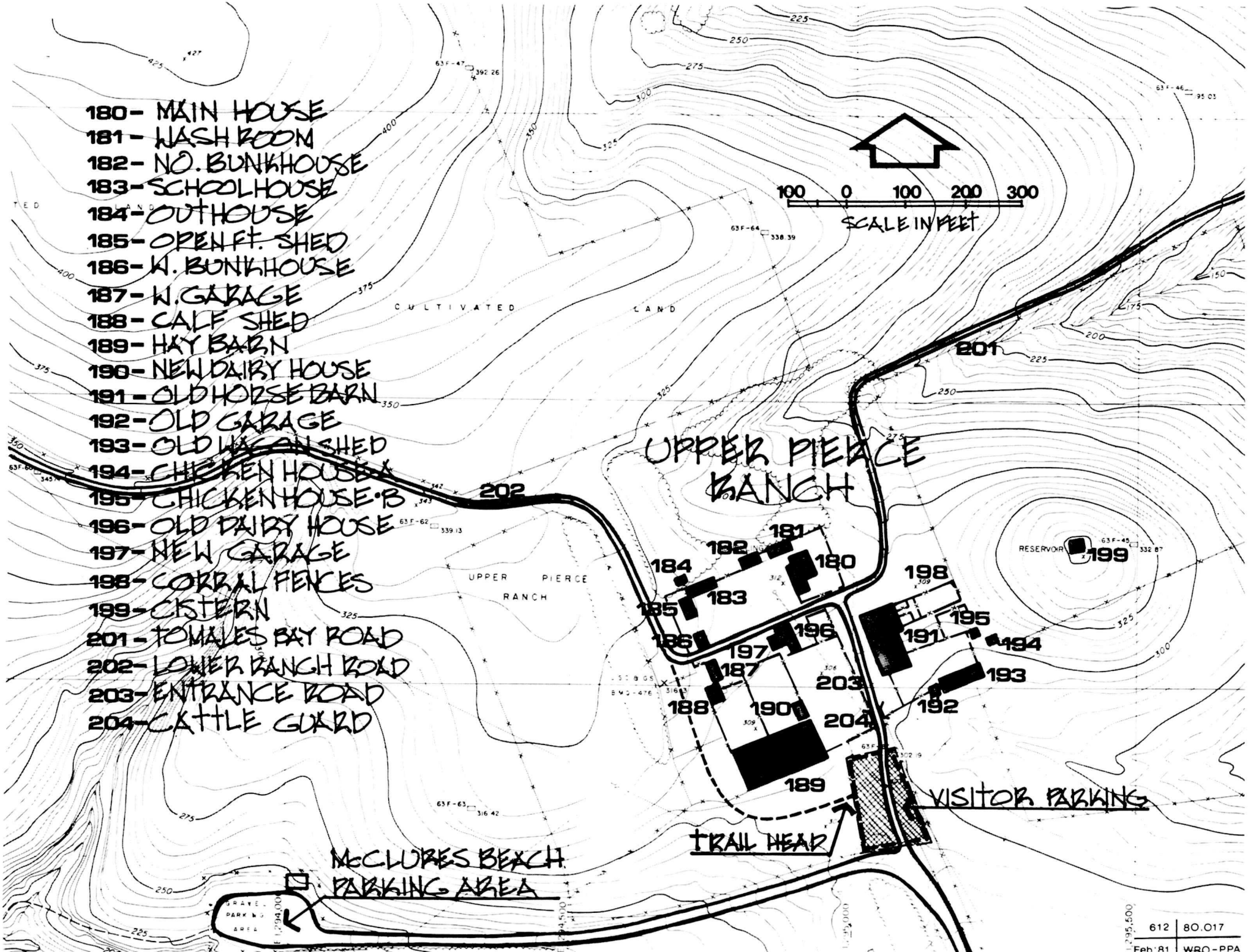
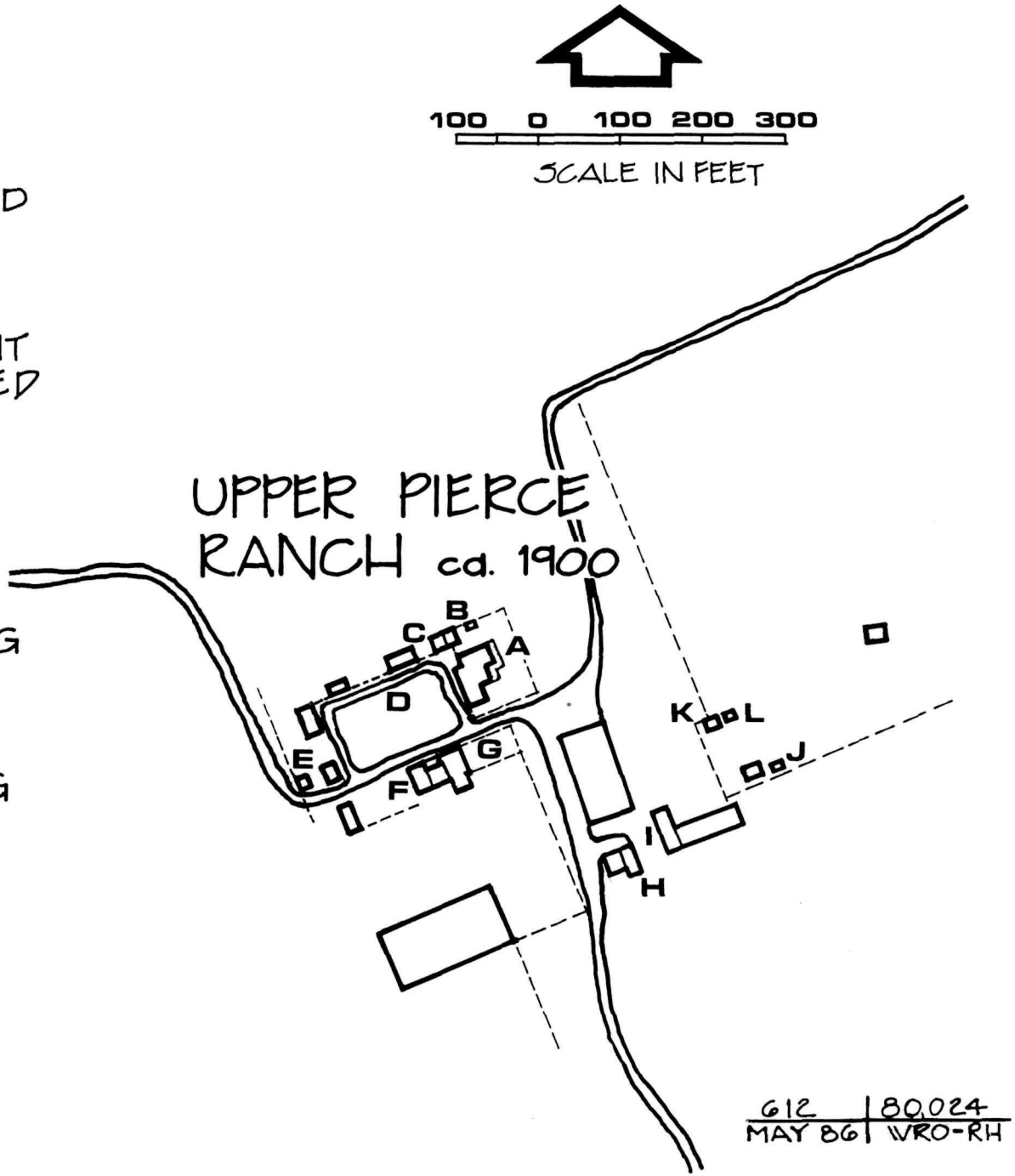

PT. REYES
WILDERNESS
BODEGA BAY
Dillon Beach
Univ of Pacific Marine Sta of Biological Science
Sand Dunes
33
Sand Pt
Bird Rock
Tomales Point
Lower Pierce Ranch
Water Tank
TOMALES
Sand
Oyster Pen
Vincent Ldg
Toms Pt
Preston Pt
Mud
Oyster Pen
Hamlet
Piles
Oyster Pen
BM 406
Windy Gap
White Gulch
Driftwood Beach
McClures Beach
UPPER PIERCE RANCH
Elephant Rock
Tomales
Camp Tomales
Walker
Ocean Roar
Nicks Cove
Water Tank
Hog I
Blakes Ldg
NICASIO
(HALLECK)
Pier
Cypress Grove
Laird's Ldg
Kehoe Ranch
BM 167
Sacramento
Drake's Cove
McClures Ranch
WT
Indian Bee
Hearts D
TOMALES BA
Call Building
Quarry
H Ranch
M Ranch
Water Tank
Abbotts Lagoon
OCEAN
PACIFIC
INVERNESS
PUN
BAY
FIGURE II
NORTH
0
5000
10000
SCALE IN FEET
612 | 80.019
Feb 81 | WRO-PP


180- MAIN HOUSE
181 - WASH ROOM
182 - NO. BUNKHOUSE
183 - SCHOOLHOUSE
184 - OUTHOUSE
185 - OPEN FT. SHED
186 - W. BUNKHOUSE
187 - W. GARAGE
188 - CALF SHED
189 - HAY BARN
190 - NEW DAIRY HOUSE
191 - OLD HORSE BARN
192 - OLD GARAGE
193 - OLD WAGON SHED
194 - CHICKEN HOUSE A
195 - CHICKEN HOUSE B
196 - OLD DAIRY HOUSE
197 - NEW GARAGE
198 - CORRAL FENCES
199 - CISTERN
201 - TOMALES BAY ROAD
202 - LOWER RANCH ROAD
203 - ENTRANCE ROAD
204 - CATTLE GUARD
100 0 100 200 300
SCALE IN FEET
UPPER PIERCE RANCH
CULTIVATED LAND
UPPER PIERCE RANCH
RESERVOIR
TRAIL HEAD
VISITOR PARKING
McCLURES BEACH PARKING AREA
612 | 80.017
Feb '81 | WRO - PPA

A - FRONT PORCH OF MAIN HOUSE
B - OUTHOUSE
C - TWO STORY TOWER WITH BELFRY
D - GRAVEL WALK AROUND PERIMETER OF QUADRANGLE
E - UNIDENTIFIED BUILDING
F - BUNKHOUSE ADJACENT TO DAIRY (NOW MOVED AS CALF SHED) CONNECTED BY PORCH
G - CROQUET YARD
H - UNIDENTIFIED BUILDING
I - SLAUGHTER HOUSE
J - UNIDENTIFIED BUILDING
K - CHICKEN HOUSE B, NORTH OF PRESENT LOCATION
L - UNIDENTIFIED BUILDING



612 | 80.024
MAY 86 | WRO-RH

NATIONAL REGISTER FORM

Form No. 10-306 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

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

1 NAME

HISTORIC
Pierce Ranch

AND/OR COMMON
Pierce Ranch; Upper Pierce Point Ranch

2 LOCATION

STREET & NUMBER
Not applicable (in Point Reyes Nat'l. Seashore) NOT FOR PUBLICATION N/A

CITY, TOWN
Not applicable X VICINITY OF Inverness

CONGRESSIONAL DISTRICT
Fifth

STATE
California

CODE
06

COUNTY
Marin

CODE
041

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
n/a DISTRICT	X PUBLIC	X OCCUPIED	n/a AGRICULTURE	n/a MUSEUM
X BUILDING(S)	n/a PRIVATE	n/a UNOCCUPIED	n/a COMMERCIAL	X PARK
X STRUCTURE	n/a BOTH	n/a WORK IN PROGRESS	n/a EDUCATIONAL	n/a PRIVATE RESIDENCE
X SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	n/a ENTERTAINMENT	n/a RELIGIOUS
n/a OBJECT	n/a IN PROCESS	X YES: RESTRICTED	n/a GOVERNMENT	n/a SCIENTIFIC
	n/a BEING CONSIDERED	n/a YES: UNRESTRICTED	n/a INDUSTRIAL	n/a TRANSPORTATION
		_ NO	n/a MILITARY	n/a OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: *(If applicable)*
National Park Service - Western Regional Office

STREET & NUMBER
450 Golden Gate Avenue - Box 36063

CITY, TOWN
San Francisco ~~n/a~~ VICINITY OF

STATE
California 94102

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Marin County Recorder's Office, Marin County Civic Center

STREET & NUMBER
(no street address)

CITY, TOWN
San Rafael

STATE
California 94903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
A Civil History of Golden Gate National Recreation Area and Point Reyes Nat'l Seashore

DATE
1980

X FEDERAL n/a STATE n/a COUNTY n/a LOCAL

DEPOSITORY FOR SURVEY RECORDS
National Park Service, Western Regional Office

CITY, TOWN
San Francisco

STATE
California

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

Additional historic and common names deleted from first page of form at request of SHPO, but which are names by which the ranch has been known:

Solomon Pierce Ranch; Abram Pierce Ranch; A.J. Pierce Ranch; Pierce Point Ranch

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
x EXCELLENT	x DETERIORATED	x UNALTERED	x ORIGINAL SITE
x GOOD	x RUINS	n/a ALTERED	n/a MOVED DATE n/a
x FAIR	x UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The original appearance of the land was probably that of sand dunes and grassland, grazed by native game. Today, the land is grassland but planted with exotic trees such as eucalyptus, along with Monterey Cypress and other species. The trees are generally planted as windbreaks--that is, in long rows. There is a growth of trees down the gulch to the northeast, which is apparently wild but is nevertheless considered part of the historic scene.

In 1856, according to local tradition, a small dwelling was built at this site, and is now part of the main house.

Between 1856 and 1933 ranch buildings such as barns and creameries were built. A new main house was built in 1869 and is believed to be part of the main house that survives today. The first good description of the ranch appeared in 1880. Specific dates of many of the buildings of the ranch are not known, and the ranch has undoubtedly experienced progressive rebuilding, remodeling, and replacement of buildings over a period of more than a century. Nevertheless, its character remains that of a late 19th and early 20th Century dairy ranch. Except for a gasoline pump and underground tank, the ranch would fit very well into a scene from the pre-automobile era. A chief quality of the property is the integrity of this ambience.

Lacking further detailed data on original appearance, the following description is of the ranch as it exists today.

Pierce Ranch straddled the ridge which forms the spine of the northern end of the Point Reyes Peninsula, which narrows to the north forming Tomales Point. To the west the land drops away sharply in rolling hills and ravines to the Pacific Ocean; to the east, it drops away sharply in rolling hills and ravines to the long narrow finger of water called Tomales Bay, whose outlet to the sea is to the north around Tomales Point. In later years a subordinate ranch complex was built farther north known as Lower Pierce Point Ranch, after which the original complex was termed Upper Pierce Point Ranch. The lower ranch had lost its integrity long ago, and the final surviving buildings were removed by the National Park Service about 1975.

This nomination form does not deal with all of the lands which comprised ranch grazing lands; rather, it focuses on the headquarters buildings complex of Pierce Ranch, the road to Tomales Bay and ruins of the pier, and the immediately surrounding historic scene.

The ranch buildings lie in a comparatively level piece of land about 150 yards to the east of the ridge which forms the north-south spine of Tomales Point, but is also flanked by higher land to both the north and south. It might be said that the buildings lie at the broad, flat head of the ravine which, becoming increasingly steep and narrow, drains to the northeast into Tomales Bay.

Seen from a distance, the impression is of a complex of buildings grouped amid massive rows of trees, the buildings and wooden fences standing out a sharp white against the mellow green or brown of the grasslands and the dark green of the trees. The overall impression is one of order; the buildings are neatly arranged forming basically two squares slightly offset from each other, the buildings all either parallel or at right angles. The paved road, originally no doubt an old wagon road from Inverness to the southeast, winds down the hill from the south, the pavement curving left at the entrance to the ranch and continuing westward down a ravine to a dead end. At the entrance to the ranch, a dirt road flanked on the left by a windbreak of massive Monterey Cypress approached the south side of the main house, passing between the eastern and western quadrangles of outbuildings. At the picket fence which encloses the garden surrounding the main house, the road forms a "T", the left arm passing through the center of the western quadrangle, then turning north along the western edge of that quadrangle, continuing north several hundred feet, flanked on each side by rows of massive trees, then, beyond the parallel rows of trees, turns west, finally curving north out of sight over the hill and down a ravine to the site of Lower Pierce Point Ranch. The road forming the right arm of the "T" curves to the north around the garden surrounding the main house, dips into the ravine, crosses the small creek, then follows the north side of the creek, on the slope of the ravine, northeastward down to a small estuary on the west side of Tomales Bay, where it reaches the ruins of a pier from which ranch products were loaded on small vessels to be taken either to San Francisco or after 1871, to the narrow gauge railroad on the other side of the bay.

Specific buildings and structures at the ranch:

Part I - West Quadrangle

Main House - PR 180: The main house strikes a visitor at first as being a large, two-story, gable-roofed house facing eastward to Tomales Bay, with a number of what are apparently additions to the rear and southwest.

However, Mrs. Dorothy McClure, a long time 20th Century resident of the ranch, indicated that the back, or western portion of the house was the older part, a local tradition repeated by the last occupant, Mervin McDonald. A closer look at the house suggests that it is really two houses back to back, the western one a bit further to the south, with the two tied together into what is now a single structure. An 1880 history of Marin County indicated that Abram Pierce built a new house in 1869; this is believed to be the larger, east-facing house. A 1979 article in the Point Reyes Light indicated, on the basis of what historical evidence is not

clear, that the west-facing house was built in 1856 by "Spanish" [e.g. Hispanic] settlers of what in terms of land grants was a part of the Mexican grant of Rancho Punta de los Reyes Sobrante.

The main house is thus really two gable-roofed, two-story houses of irregular plan combined into one, with rough overall dimensions of 50 by 60 feet. The combined structure has 16 rooms, not counting closets, entries, and baths. Its major gable roof is finished with faded red composition shingles. Historically the buildings were whitewashed every summer and the wood shingle roofs were treated with graphite and oil which left them black in color, but the main house had been reshingled by the McClures in the 1940s and Merv McDonald reshingled it with the current shingles still more recently. The original exterior walls were of a narrow horizontal lap siding. This remains exposed on the north and east sides of the 1869 portion. The other sides of that portion and all of the 1856 portion and connections were covered with composition asbestos shingles of a large size in 1959 due to leakage during rainstorms. Beneath the shingles, the walls of the 1856 portion are believed to have been board and batten. Most sash are two over two or six over six double hung, but there are several sliding aluminum replacements on the 1856 portion, and the original window on the downstairs south side of the 1869 portion was replaced and enlarged due to leakage of rain in 1959. The original front porch extended clear across the front, but collapsed during the earthquake of April 1906 and was rebuilt only south of the front hallway. This portion of the porch, originally open, was enclosed with glazing by the McClures some time after 1945. The original front door was, in recent years, boarded up during the 1950s due to leakage of rain around it, but it has recently been reopened. On the back of the front door is a gong-type doorbell with the circular legend cast in the metal: "Taylor's Patent. /Oct 23, 1860." There is a fan lite transom over the front door, filled with a single, fan-shaped piece of glass; originally it may have featured a series of wedge-shaped pieces.

Inside, the staircase railing appears to be original, although not especially ornate. In the northeast downstairs room, the fireplace and mantle appear early, and the fireplace has a cast iron facing which in effect converted it to a stove. Up to the middle part of the 19th Century, fireplaces were common and popular; however, during the latter part of the century, stoves replaced fireplaces in popularity so that many late Victorian homes were built with chimney flues for stoves but no fireplaces. The building of this house with a fireplace, and its possibly later replacement with the cast-iron front, is consistent with this national trend, which incidentally reached the West more slowly than it penetrated the more settled East. Interior features are consistent with the presumed 1869 date

of construction. Except for the additions of electric wiring inside the walls, the electric outlets, switches, and light fixtures, the interior is essentially unaltered from 1869 construction. Interior walls are plastered and most were refinished with wallpaper in 1933 and 1934, and the whole house was repapered in 1955. The interior of the original, allegedly 1856 portion, shows more alteration, but original fabric is presumed within the walls.

Wash House - PR 181: A small, wood frame, rectangular building roughly 15 by 27 feet, the washroom was originally less than half its present size. The hipped roof, of moderate pitch, is finished with wood shingles. Exterior walls are a narrow horizontal wood siding. Sash in the front are six over six, double hung, of wood. The floor is wood. The building has two rooms, each with its own exterior door. One room has finished wood walls inside, may have insulation, and could have been used at one time for food storage. The east side, according to Dorothy McClure, was used as a wash house, the west side as a storeroom. The west side originally had a belfry and bell on top, but when the large bell there cracked, the McClures removed it and the belfry.

Lath House - PR 200: A space between the Wash house and the North Bunk house is filled with lath latticework structure installed by the McClures for flowers.

North Bunk House - PR 182: Although the date of this building is unknown, it has some graffitti in it with dates, the earliest being 1931, but of course the building could be many years older than that, although no younger. This is a rectangular, wood frame building, 12 by 40 feet in size, containing two sleeping rooms and a single bathroom. The building faces south. One of the rooms is larger than the other and has an exterior door. The medium pitched gable roof is finished with wood shingles. The exterior walls are of narrow, horizontal lap siding painted white. Wood sash are double-hung and six over six. Two men lived in the West Room, one in the East. Sometime between 1917 and 1930 John Rapp had a bathroom put in the structure. The first heat was provided by a wood stove installed by the McClures after 1930.

School House - PR 183: Supposedly one of the earlier surviving buildings on the ranch, local tradition dates it to the 1860's, but its first documented use as a schoolhouse was in 1878 when the Pierce School District was established. It is a slender rectangular structure, 12 by 36 feet, consisting of two rooms, one for classes, one a cloakroom. Each has an exterior door on the front. The building faces south. The medium pitched gable roof is finished with wood shingles and ridge

boards. The exterior is narrow, horizontal wood siding, painted white. All sash are wood, six over six, double hung. The building was recently restored with new concrete foundation pads and wood foundation posts, and a new horizontal wood skirting to grade, as well as a new wood floor and shingle roofing, applied by the NPS in accord with the Secretary of the Interior's standards for rehabilitation of historic buildings, and with consultation with the SHPO and the ACHP. The building was once used as storage, and for awhile as a chicken house.

School Outhouse - PR 184: A small five by eleven foot wood frame building, this structure has a gable roof with wood shingles and vertical board and batten exterior siding. It is painted red, unlike the other buildings of the ranch all of which are white. It has two small rooms each with one seat, each room with a separate door, and the doors side by side on the front. The outhouse is not on its original site, lying today on its side; it needs to be replaced on the original site, whether or not it is ever used functionally again.

Wagon or Implement Shed - PR 185: A rectangular structure with tamped earth floor, this shed is 14 by 36 feet, faces east, and has a shed roof which slopes downward to the west. At present, the building is partially obscured by a wild growth of trees, shrubs and grasses. Originally shingled, the shed roof is now covered with corrugated metal. The wood frame of the building is carried on wood posts, and the space is divided into three bays. One interior beam is broken. The Building was used for a wood shed for storing firewood for many years.

West Bunkhouse - PR 186: A neat and symmetrical wood frame building, this bunkhouse is a rectangle in plan, 12 by 24 feet. The front facade, facing east, has a recessed entry with access to the two rooms into which the interior is equally divided. Graffiti dates the building as no later than 1922, and of course possibly much earlier. The building has a moderately steep gable roof finished with wood shingles. The exterior walls are of a narrow horizontal lap siding painted white. This building housed two men.

West Storage Shed - PR 187: This frame building faces east, is rectangular in plan and measures roughly 12 by 36 feet. It has a small projection on the rear or west side to permit storage of an automobile, this in part forming a garage. Part of the interior is partitioned into a storage room. Exterior walls are mostly vertical, random width butt boards, with some board and batten in the rear, all painted white. The shed roof, sloping downward to the rear, is finished with wood shingles. This was originally a blacksmith shop and wagon shed.

Calf Shed - PR 188: Facing east, this is a one story, wood frame, gable-roofed building approximately 14 by 30 feet in plan, its walls finished in board and batten, its roof finished with wood shingles. The building was used to protect newborn calves along with their mothers for the first day or two after birth. The building is whitewashed. It was moved to its present site by the McClures, but was used as a calf shed only for a brief period because it was too cold. Its prior location was at the west end of the garage (PR 197).

Hay Barn - PR 189: The largest barn and the largest building on the property, this structure forms the southern side of the western quadrangle of buildings. The interior is a single space divided into 5 aisles by the wood structural bay system. It has a foundation of 15 transverse stone masonry walls. It is nearly symmetrical and roughly 65 by 180 feet and has a gable roof with central gabled dormers at each of the main doors, which are in the middle of the north and south sides. The date of this structure is not definitively known, but its graffiti includes the initials "J.M.A." which may correlate with graffiti in another building which spells out "Jose Machado Avila" and is associated with the date 1919. Avila was a lessee of the property when John Rapp owned it or possibly the son of the lessee. It can be presumed likely that the graffiti in the barn was left within a few years of that in the other building, so the barn was very likely present around 1919. At one time this was a dairy barn with 300 stalls in which cows were milked, but it had become a hay barn by 1930.

New Dairy House - PR 190: Built by James McClure in 1933 and located just north of the hay barn and with its east wall in alignment with the east end of that barn, the wood frame 20 by 30 foot building has a medium pitched gable roof with the ridge running north and south. The roof is finished with shingles. All sash are six lite, fixed or pivot hinged. The interior is divided into two spaces, the smaller, at the front door, being unfinished. The large room has smooth, unpainted plaster on wood lath. All floors and foundations are of reinforced concrete in good condition.

Old Dairy House - PR 196: Also known as the "Old Creamery," apparently a predecessor of PR 190, old and outdated by 1933, this rectangular wood frame building is 36 by 25 feet with a smaller 10 by 17 foot addition added to the rear, or south end. Built after 1880, probably early in the 20th Century, possibly in part an alteration or modernization of an earlier structure, it faces north and is near the middle of the western quadrangle of buildings. The main structure has a partial basement with brick walls, once used to store butter, and sits on a brick foundation raised to about two feet above grade. The exterior walls are narrow lap

siding painted white. The gable roof, of a medium pitch, is finished in wood shingles and supports a handsome square cupola which is louvered on all four sides. Sash for the most part are six over six, of wood, and double hung. The building has three rooms, two in the front, each with a concrete floor divided into sections and believed to be precast supported on a wood frame, although one part of the main room has a wooden floor. The interior walls of the main large room are finished with lath and plaster; the added room at the rear has a concrete slab floor on grade and is otherwise unfinished on the interior, as is the small front room where one enters the building.

Garage - PR 197: This simple square building is 21 feet on each side and leans on the Old Dairy adjacent to the east. It faces north, and its roof connects with the roof of the dairy. The exterior has horizontal medium width lap siding painted white, with a pair of large garage doors on the front or north side. The building accommodated two cars, and a central support divided the front entrance into two stalls. The interior, however, was a single space with an earth floor slightly above the exterior grade. The interior features an unusual vertical wood wainscot on two walls, and there are two roof openings on the rear which are not apparent from the interior due to the flat ceiling.

Part II - East Quadrangle

Horse Barn - PR 191: The largest building in the East Quadrangle, and the second largest building at the ranch, the Horse Barn is a rectangular building 50 by 115 feet. It is a "Pennsylvania" type barn with a cantilevered or overhung southeast corner, providing a small protected shelter for stock kept in the adjoining barnyard. The interior space is divided by a central wagon drive, separating stalls, hay mows, milking and work areas into equal halves. It is a wood frame structure with a medium pitch to its gable roof. The long axis of the building runs north/south, and it forms the western edge of the East Quadrangle. The date of this building is not known, but according to Dorothy McClure, an earlier horse barn either burned or was blown down some time prior to 1930. It might be assumed to be an early 20th Century structure except that stairway paneling contains the date in graffiti "December 17, 1884," and elsewhere there is graffiti dating the building to 1890, to an illegible year in the 1890s, and one room has 1906 wallpaper. On the basis of the graffiti, it seems likely that the building dates from no later than 1884 and possibly from much earlier. But one door with an 1890 date definitely was not original to the location where it now serves, and it is possible that the graffiti was on planks salvaged from earlier structures. At the northeast corner on the east side is a shed-roofed extension added by the McClures, 15 by 45 feet, with

the longer axis parallel to the long axis of the barn. The primary exterior finish is horizontal lap siding painted white. One end wall has some board and batten siding which repaired earlier material lost in a storm. The building rests on a slight slope so that at the southwest end it is in fact a two story structure with four open stock stalls cut under the main floor. The interior is divided into multiple spaces and lofts.

Old Garage - PR 192: Southeast of the Horse Barn, with its back forming the south edge of the East Quadrangle, the old garage is a small 15 by 18 foot building, wood framed with an exterior of vertical one by twelve butt siding painted white. The gable roof, its ridge running north/south, has wood shingles. The front faces north and features a pair of outswinging garage doors.

Old Wagon Shed - PR 193: East of the Old Garage, its back also forming part of the southern edge of the East Quadrangle, the Old Wagon Shed is a long, nearly rectangular building, actually two structures connected at the roof. Overall, the structures are 24 by 80, the long axis running east/west. The eastern component or structure is 14 by 18 and has a concrete floor and foundations; the remainder of the structure has wood foundation and floor. All walls are vertical 12 inch wide butt boards painted white. All portions are covered with a single gable roof finished with wood shingles. The main facade has a slightly projecting pavilion with its own gable near the center. There is a second front-facing gable at the far end. In the projecting pavilion there is a large pair of hinged upper doors over the several front sliding doors which have been accommodated by cut-out notches in the eave boards.

Chicken House "A" - PR 194: The smaller of two structures serving this purpose, this building measures roughly 12 by 18 feet. It is wood frame with vertical butt edge siding painted white. The gable roof has a medium pitch and is finished with wood shingles. The building has slipped off its base several inches and needs realignment.

Chicken House "B" - PR 195: This small 15 by 21 foot wood frame building is finished with vertical butt edge siding painted white. The gable roof is low pitched and finished with wood shingles. The building has a single interior space with a wood floor.

Tank House (Cistern) - PR 199: This structure consists of a cistern buried at the summit of a small hill located east of the Main House and the East quadrangle, surmounted by a wood frame pyramidal roof finished with wood shingles and ridge boards. On the south side of the roof is an access door of wood. The roof rests on the concrete wall which is both the foundation and the cistern wall. This structure was completely rebuilt by Point Reyes National Seashore in 1980.

Corral and other wooden fences - PR 198: The ranch buildings complex contains a number of different types of wooden fences, which for the purposes of this form are considered a single structural complex. In fact, if an attempt were made to define each separate type, it would be difficult in some instances to define where one fence ended and another began. There are fences of upright planks solidly butted side by side on a wooden frame. There is a white picket fence around the garden to the front and south of the main house, which is surmounted by short posts reaching above the pickets from which horizontal strands of barbed wire are strung, to keep deer from leaning over the pickets to graze on garden flowers. The garden has trees along its north fence that were planted by John McClure, and featured fuchias, camelias, rhododendrons, geraniums, and pangoniums. There are horizontal plank-on-post fences. There are fences of barbed wire or wide mesh wire or other kinds of wire or a mixture. There is a stock chute with ramp for loading stock in a truck, which is inextricably part of the complex of fences which forms part of the East Quadrangle. There are gates of various sizes and types. All of these fences, gates, the stock loading chute, and any related structures are structures which contribute to the significance of this ranch.

Watering Troughs: The last tenant, Mervin McDonald, removed a number of small, generally concrete, watering troughs which were built into fences in such a way that they protruded on both sides, allowing stock from both sides to use a single trough. Others, such as the bathtub adapted into a stock trough, the cylindrical tank similarly adapted, and any circular concrete troughs which remain, are considered historic structures. Another such trough is the wooden trough lying near the road to the lower ranch just northwest of the upper ranch buildings.

Road to Tomales Bay - PR 201: The dirt road which departs eastward from just south of the main house where it joins the other roads, curves north around the front of the main house, then curves back eastward down the gulch to the short end of Tomales Bay, turning north again to terminate at the ruins of the ranch pier, is considered a historic structure.

Road to Lower Ranch - PR 202: The dirt road which departs westward from just south of the main house where it joins the other roads, passes the West Bunkhouse and then turns north between rows of trees forming a windbreak, then, passing beyond the north end of the windbreak, turns westerly again, curving then gradually north over the ridge toward the lower ranch, is considered a historic road to the boundary of the National Register property shown on the U.S.G.S. map accompanying this nomination.

Entrance Road to Ranch - PR 203: The dirt road which departs northward from the paved road where it turns west along the southern edge of the ranch complex, and which runs north until it reaches the picket fence south of the main house where it meets the other two roads, is considered an historic road.

Wooden Cattle Guard - PR 204: The wooden cattle guard which lies across the Entrance Road (PR 203), between the East and West Quadrangles, is considered an historic structure. It is similar in design to metal cattle guards, except that all components are wood except the nails, and in order to support vehicles, the wooden members are much more massive than the corresponding members of a metal cattle guard would have to be to accommodate the same traffic. One of the cross bars is broken in two places, one break an old one, one very recent. The cattle guard recently was buried in situ to permit continued access to the ranch by vehicles.

Ruins of Pierce Ranch Pier - PR 205: A long narrow pier which once served the ranch in a small estuary into White Gulch from Tomales Bay has decayed through years of disuse to a state of ruin, which in 1980 consisted of a series of badly eroded pilings stretching in two parallel rows out into the water. No trace of the deck of the pier remains, and the pilings are so far gone that they are beyond restoration. Reconstruction will not be recommended, but the pilings should not be removed for as long as they survive the slow process of natural decay; they serve as a tangible reminder of how Pierce Ranch products reached market prior to the automotive age.

Ruins of Quail Clubhouse - PR 206: At the foot of the unnamed gulch leading down from the ranch to the estuary which turns northwest to the foot of White Gulch stands the remains of a lone brick chimney, ostensibly of a fairly modern (1920's or 1930's) design. The remains of the chimney are six and a half feet high and measure about five by three and a half feet in length and width. There are no evident foundations, however a dense growth of grasses encouraged by the flow of water down the gulch, together with possible washins of silt and mud, may have obscured such remains. According to Mrs. McClure this was a hunting club building which was a

two-story frame structure about the same size as the main ranch house. It has four or five bedrooms upstairs. During World War II eight U.S. Coast Guard enlisted men assigned to patrol the beaches of Tomales Point lived there.

Ruins of Hog Shed - PR 207: The concrete foundation of a hog shed and feeding area survive to the east of the cistern and tank house (PR-199). The foundations are about 10 by 45 feet, including concrete floor, and have bolts embedded for framing now gone. There are remains of two feeding troughs and a concrete floor about 30 by 20.

Feed Storage House - PR 208: Originally used as a chicken coop on a ranch in Fallon, California, this structure was moved to Pierce Ranch by the McClures and used for feed storage. They placed it north of (behind) the West Quadrangle near the Wash House and North Bunk House. It is about 6 by 12 feet of wood frame with vertical tongue and groove siding. It has a medium pitch gable roof, a wood floor, and a single interior space.

Special features: A number of the buildings exhibit interesting detail features characteristic of a ranch in a location somewhat remote from a hardware store during the horse and wagon era or early automobile era, a time when local ranch hands and artisans such as a blacksmith or carpenter who may have been employed there devised their own solutions to problems usually solved with hardware or manufactured products. The wooden, ranch-made latches in the small chicken house (PR-194) are an example of this sort of thing. Several buildings (bunkhouse, barns, dairy operations buildings, and blacksmith shop) contain individuals' names, some dates, columns of mathematics, and other historic grafitti. These have been inventoried and photographed. A corral gate in the east quadrangle has a home-made wooden, post-in-socket mounting which allows the gate to swing, while nearby, another gate, now equipped with iron hinges, was evidently originally of the post-and-socket type and still retains some of its earlier character. Horseshoes, bent to serve their new purpose, have been used adaptively to secure wooden bars on swinging doors on the north end of the horse barn and elsewhere. The various watering troughs indicate imaginative recycling, in one instance of a bathtub, in another of a cylindrical tank, now cut open on one side for its new purpose. None of these features is unique or even unusual as ranch history goes, yet they contribute to the significance and character of this property and represent innovation which is fast disappearing in a time when high wages make it cheaper to buy and transport the hardware than to spend high-cost labor on some home-made alternative. (The same comment would apply to the wooden cattle guard, PR-204.)

Archeological resources: Two prehistoric shell midden sites have been briefly recorded within the ranch locality and are included in the Tomales Point Archeological District nomination. Historic archeological resources include a trash dump approximately 200 yards northwest from the ranch compound, a cluster of glass bottles near the remnant brick chimney (PR-206), and several potential locations of historical deposits such as the schoolhouse privy pit, subfloor earth surfaces beneath historic buildings, the earth floor of the blacksmith shop (PR-187), an exposed feature of stone masonry near the west end of the Hay Barn (PR-189), and near the poured concrete foundations of the hog shed, east of the ranch compound. A few historic artifacts have been collected from ranch buildings which are incorporated into park collections: Previous occupants did not discard or abandon many tools, utensils, or other objects associated with ranch operations and daily life. The locations mentioned above may contain technological materials related to ranch history and occupation. At least one trash dump is identified: it is situated in a westward draining gully and cannot be accurately measured because of recent covering of sandy earth and seasonal grasses. Brick and glass fragments, burned soil, and a few china sherds may be seen on the disturbed bulldozed surface.

Roads South of the Ranch: At an unknown date the ranch ceased shipping to market by boat and a road between the ranch and Inverness became the commercial outlet. An early trace of road straight down the hill to the ranch entrance may be an early alignment of this road, now abandoned, or may have been associated with installation of a telephone line in later years--further research is needed to ascertain its date, but pending acquisition of such data, it should be treated with caution in accordance with E.O. 11593. The present county road is considered significant as the ranch's commercial outlet in later years; that segment of it in sight of the ranch is included in the boundary of this district as a representative segment of one historic access. It is maintained by the county and continuation of such maintenance and periodic patching and resurfacing within its present borders will have no effect on the historic values of the district. A non-historic road departs westward from the terminus of the county road at the entrance to the ranch and extends to the McClure Beach parking area, which includes restroom facilities and interpretive signs. This road and parking area have no significance, and the parking area and its facilities are out of immediate sight of the ranch around the brow of the hill; it is included within the boundary due to adjacent historical archeological deposits, and alteration or changes in the parking area and its facilities will pose no effect on historical values, except that any activity requiring excavation should require archeological clearance.

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Justification for Boundary: The area within this nomination includes less than 10 percent of the 2200 acres belonging to this ranch. While it may seem large in comparison with urban property boundaries, this is a rural property and as such it requires a difference approach; the acreage included is needed to emcompass the headquarters building complex, adjacent roads, main ranch corrals and representative pastures, historic landscaping (rows of planted trees forming windbreaks), nearby historical archeological deposits created by the ranch, ruins and foundations, and ruins of the ranch pier. Thus the boundary includes only the headquarters complex of the ranch and ancillary sections of road, sites, and ruins.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
n/a PREHISTORIC	n/a ARCHEOLOGY-PREHISTORIC	n/a COMMUNITY PLANNING	n/a LANDSCAPE ARCHITECTURE	n/a RELIGION
n/a 1400-1499	x ARCHEOLOGY-HISTORIC	n/a CONSERVATION	n/a LAW	n/a SCIENCE
n/a 1500-1599	x AGRICULTURE	n/a ECONOMICS	n/a LITERATURE	n/a SCULPTURE
n/a 1600-1699	x ARCHITECTURE (type)	n/a EDUCATION	n/a MILITARY	n/a SOCIAL/HUMANITARIAN
n/a 1700-1799	n/a ART	n/a ENGINEERING	n/a MUSIC	n/a THEATER
x 1800-1899	n/a COMMERCE	n/a EXPLORATION/SETTLEMENT	n/a PHILOSOPHY	n/a TRANSPORTATION
x 1900-	n/a COMMUNICATIONS	x INDUSTRY	n/a POLITICS/GOVERNMENT	n/a OTHER (SPECIFY)
		n/a INVENTION		

SPECIFIC DATES 1856-1979 BUILDER/ARCHITECT Solomon Pierce and others

STATEMENT OF SIGNIFICANCE

Pierce Ranch is of Regional Historical significance as perhaps the most notable of a number of ranches founded in the middle of the 19th Century on Point Reyes peninsula to supply dairy products by coastal schooner and later by narrow gauge railroad and motor truck to the urban market offered by nearby San Francisco. It is of regional significance in terms of National Register levels of significance under the categories of agriculture, as a dairy and cattle ranch which raised milk cows and cattle, hogs, potatoes, hay and certain other crops, and under industry as a ranch which produced milk, cream and butter for a commercial market, and which in terms of butter production was for many years the leading producer in Point Reyes Township. It was described in 1883 as "one of the representative dairy ranches of the Pacific [Coast]. Furthermore, as part of its main house, it includes a house which, according to local tradition, dates from 1856, which would make it the oldest surviving ranch house on the Point Reyes peninsula, if not in that whole coastal section of Marin County.

Among the many ranches of the Point Reyes peninsula and of the nearby Olema Valley, Pierce Ranch is the one with the greatest degree of integrity in its physical complex, and therefore is of regional level of significance as representative of a type, the mid-19th and early 20th Century Pacific Coast dairy ranch, a type once common from central California to the Canadian border, but at least in its original, unaltered, and family-owned form, fast disappearing from the Pacific Coast scene. It is also of local historical archeological significance due to its potential for providing information important in history and historical archeology.

Historical Background

The above statement of significance is based upon the historical data which follows, and upon an evaluation of the property's integrity that will be addressed in further detail below. It is derived principally from A. C. Toogood, A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, but also includes data newly derived from oral history interviews, from an in-depth field study of the ranch complex, and from the Point Reyes Light, a local newspaper, and thus represents a new synthesis of the sources not available outside this form.

The land on which Pierce Ranch stands was originally part of an 1843 Mexican land grant, Punta de los Reyes Sobrante, which soon after American conquest of California came into ownership of the law firm of Shafter, Park and Heydenfelt. The

Shafters and their colleagues agreed not to sell any of this land, but instead developed it as a whole series of ranches, each given a letter of the alphabet. The only notable exception to their 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 one Solomon Pierce for $7,000. The sale may have been the product of an old friendship, for the Shafter brothers, Trenor Park, and the Pierce family all had come to California from the State of Vermont.

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, one George Laird already had a dairy ranch near the end of the point on the bay shore. There were also apparently a couple of "cabins" in White Gulch on the bay side of the point by that time whose ownership and origin is unknown, and local tradition dates a part of the Pierce Ranch House to 1856, prior to Pierce's purchase. Laird was apparently a Shafter lessee, and Pierce may have continued to lease him some land. Pierce invested in livestock, cleared 400 acres of land, and started a dairy, and by the close of his first year had acquired $2,192 worth of ranch animals: three horses, thirty-seven milk cows, two work oxen, forty other cattle, and twenty-four 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. Perhaps satisfied that he had assured the success of his Point Reyes dairy, Solomon left the ranch in 1864 with his oldest son, Abram Jewell Pierce, then twenty-four, and returned to Petaluma.

Abram stayed one year, then leased the ranch and went back to Vermont for a visit of several 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. It faced east with a magnificent view down the Gulch to and across

Tomales Bay. The Pierces soon had a son, William, to share their 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 the cattle as well as 1,000 bushels of Irish potatoes. On the ranch were ten horses, 250 dairy cows, four oxen, 220 cattle, and a hundred 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 twelve years earlier.

Apparently, A.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. An agricultural magazine of 1878 carried an article promoting Marin County which singled out the A.J. Pierce ranch as an example of a Marin County dairy ranch:

> 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 follows: Six fine colts, most McClellan. Mr. Pierce has a McClellan stallion and several brood mares of the same stock; about twenty-five horses, all told, among them some three-year olds as handsome as ever pulled a gentleman's buggy; raised sixty-four calves; has a thoroughbred Durham bull by Redmond's Lalla Rookh, and his corral of cows, which as a very high average grade of stock, shows plain streaks of Durham and Devon blood. It costs $10 the first year to raise a calf, and is only to get improved stock. Pork raised was about 30,000 pounds, which sold for $1,500. Beef sold during the year for

> $500. Average product of eggs, a box (fifty-four 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.

Clearly the Pierce Ranch was the pride of Point Reyes if not of 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.

Published by Alley, Bowen and Company in 1880, this county history remains the best single source of historical data on the ranch, documenting not only the buildings present in 1879, several of which survive today, 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 probably traveled by schooner from the landing in Tomales Bay at the foot of the Gulch, where there was probably a pier, 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, 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 where it could be transferred to the narrow gauge for delivery by rail to Sausalito, then by bay ferry to San Francisco.

By this time the ranch included a second complex, further north on the point, sometimes known as Lower Pierce Ranch or Lower Pierce Point Ranch, possibly developed from the ranch Laird was operating in the 1850s, but the upper ranch was clearly the home ranch.

By 1880, Pierce Ranch production of butter had reached 61,000 pounds, by far the greatest from any ranch in the vicinity. That year it consisted of 20 acres of farmed land, 2,000 of fallow. The value of the property was $75,000, with the machinery worth an additional $1,500, the livestock worth $12,000, and the value of farm products $15,000. The ranch paid out $6,000 for 624 man-weeks of hired labor.

On May 3, 1883, A.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.

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 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 judgment that it stands today as one of the representative dairy ranches of the Pacific." But Pierce did more, for "while enlarging and improving the business, he also spent much time and means in beautifying 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, conscientious, generous, intelligent, and sympathetic.

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 lived "in elegant quiet" and with more than a hint of scandal with his step-mother, Mary. He committed suicide 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.

Apparently after Abram's death the ranch was run by a resident superintendent. After William's suicide in 1895, Mary Pierce began to lease the ranch. One lessee was a man named Molson, who apparently had it around the turn of the century, followed by the Avila family. Mary Pierce 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 Howard estate lands on Point Reyes. Rapp owned a brewery in San Francisco, and reportedly never lived on the ranch, but leased it to others. Joseph V. Mendoza is believed to have been one of his lessees, although it is possible Mendoza also leased from Mrs. Pierce prior to the sale to Rapp.

The subsequent physical history of the ranch is poorly documented. A 1919 map showed the road down the gulch and a wharf in the little estuary off Tomales Bay, but it is probable that some such wharf had been built as soon as the ranch was established, for it was far more essential in that era of horse-drawn transportation than in the early years of the automotive age. In the early years, water was the essential avenue of Pierce Point commerce to the San Francisco market, and remained

important even to reach the new railroad across Tomales Bay after 1875. But the time would come when Pierce Ranch products would be trucked to market.

On December 31, 1929, John Rapp sold the ranch to James and Margaret McClure, who rented it to J.P. Gallagher for 13 months until the latter purchased his own ranch. On October 18, 1932, Gallagher sold his stock and ranch equipment to James' son, John McClure, and 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. The Pierce Ranch cattle had tuberculosis and the herd had to be liquidated in 1933. Subsequently, that September, the McClures drove the cattle they had kept on the Stewart Ranch up to the Pierce Point Ranch, which was their last cattle drive, trucks subsequently being used for all cattle movements.

Unlike Pierce and, probably, subsequent tenants, the McClures did not make butter, but they did market cream, trucking it to market. They ran 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 ranch, fattening them 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 of the dairy and hog raising business, ending nearly 90 years of dairy industry at the Pierce Ranch, and phased into the raising of beef cattle. They subsequently ran a herd of about 350 Herefords. They raised their own hay with which to feed the cattle, having to purchase hay to supplement their crop only one year which proved particularly dry. They used eight fields for raising hay, which was planted in October and cut in June.

John McClure died of a stroke in 1963, and his widow sold the ranch in 1966 because her brother-in-law, David, felt he could no longer run it alone, and she could not afford to buy his interest in it. Subsequent owners, a holding company, leased the ranch to Mervin McDonald, who operated it until the spring of 1980. The National Park Service, having purchased the ranch in 1972, 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 National Park Service acquisition in 1972. The schoolhouse was stabilized, a new foundation built, new flooring installed in 1977, and the roof reshingled in 1979. Also in 1976, part of the ranch was established as a Wilderness Area, and in 1978 tule elk were reintroduced in 1978 into the peninsula.

Of more than twenty buildings and structures at the ranch, only four can be dated. The original house dates from 1856 and 1869, with undated later alterations. The schoolhouse was probably built in 1878 but may date from before that year. The hay barn, originally a dairy barn with stalls for 300 cows, according to local tradition dates from the 1870s. The horse barn was built sixty or more years ago after the original one burned. The new dairy was built by James McClure in 1933. The old dairy is probably the one described in 1880, but how much earlier it was built is unknown.

The significance of the ranch attaches to all buildings and structures, and objects, including all fences, whether wood, wire or other material, all corrals, all gates, all stock drinking troughs, all planted trees, the wooden cattle guard and the water tank. It applies also to the road from the ranch to Tomales Bay, and the road through the ranch toward the site of the lower ranch, and the foundations and chimney of the Quail Clubhouse near Tomales Bay, as well as the ruins of the ranch pier. It also applies to the historic scene, and to all historical archeological sites related to the ranch.

The significance also attaches to all the trees in the immediate vicinity of the ranch, all of which appear to have been planted as windbreaks, whether Monterey Cypress or Eucalyptus. The significance similarly includes the growth in the kitchen garden, the pastures, and decorative lawn, flower beds, and shrubs around the main residence.

Archeological Resources

Potential locations for historical archeological materials may contain artifactual evidence of changing activity areas as the ranch operations became beef-oriented rather than dairy. Nineteenth Century ranch technology and daily life may be contrasted to 20th Century methods and practices. Since the ranch was located in a remote area, the major access during the 19th Century was via water but with increasing use of roadways by wagon and auto transportation; artifacts thus may reflect the changes in ranch economics and connections to commercial centers in western Marin County and elsewhere. Since ranch hands lived in separate buildings from the ranch owners or lessees, archeological materials from historic buildings may show differences in status and ethnic heritage of occupants. Historic grafitti are important in providing individuals' names and towns of origin, in illustrating leisure time activities and interests, and in giving dates for building uses. Both artifactual materials and grafitti collections may be compared to other Point Reyes historic ranches or other central California coastal settlements.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

History and Pamphlet files, Division of Park Historic Preservation, Western Regional Office, National Park Service, 450 Golden Gate Avenue, Room 14,009, San Francisco, California.

Skiles, Diana, "Reports of interviews with Dorothy McClure," MS. Point Reyes National Seashore.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 217.6

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	10	504,365	4,215,960
B	10	504,910	4,212,610
C	10	503,540	4,212,680
D	10	504,490	4,212,415

VERBAL BOUNDARY DESCRIPTION

The boundary is a polygon of five sides each of a different length, the junction points identified by UTM figures. Two of these points are in the water of an estuary of Tomales Bay to include the ruins of a pier; the other three are on land, and the boundary is drawn to include historical archeological sites related to the ranch, the ranch buildings and headquarters complex pastures, and ranch roads, or portions thereof. The scattering of outlying struc-ural features and historical archeological

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

STATE	CODE	COUNTY	CODE
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

11 FORM PREPARED BY

NAME / TITLE

Robert Cox, Regional Historical Architect
Gordon Chappell, Regional Historian; Dr. Roger Kelly, Regional Archeologist

ORGANIZATION — DATE

National Park Service, Western Regional Office — November 10, 1980

STREET & NUMBER — TELEPHONE

450 Golden Gate Avenue - Box 36063 — (405) 556-4165

CITY OR TOWN — STATE

San Francisco — California 94102

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES____ NO____ NONE____

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ____National ____State ____Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO 899-214

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

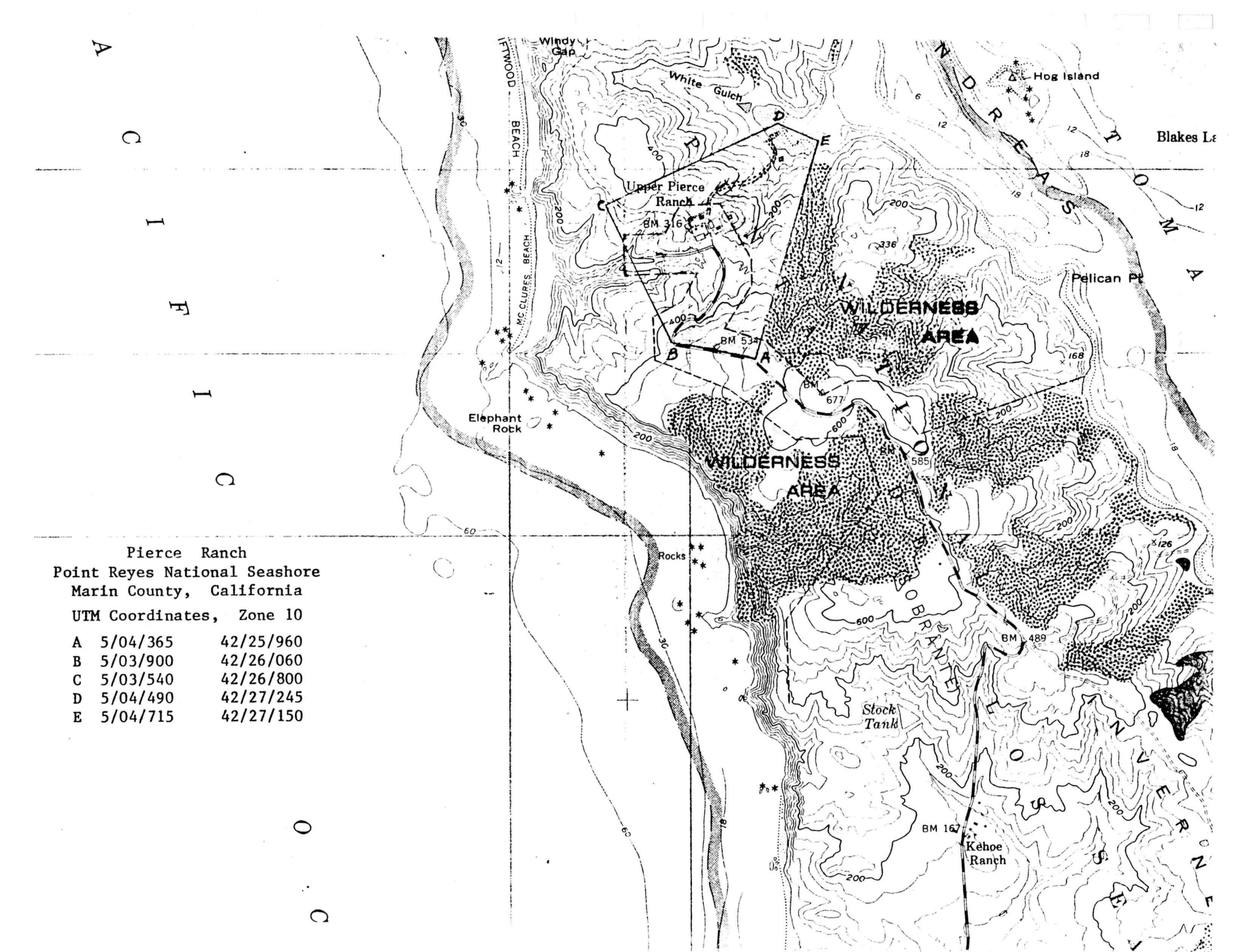
Munro-Fraser, J.P., History of Marin County, California. (Oakland: Alley, Bowen & Co., 1880)

Toogood, A.C., A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California. (Denver: National Park Service, 1880)

sites dictates the boundary which, however large by urban standards, is small by rural standards and in this instance includes only a small fraction of the ranch lands.

Pierce Ranch National Register boundaries overlap with Point Reyes Wilderness Area boundaries; the Wilderness Area was established in 1976 prior to completion of research and establishment of boundaries for the National Register nomination (finishe in 1981). The significance of the ranch was recognized at the time the Wilderness Area was established to the extent that most of its buildings and the road in from the south were excluded from Wilderness status, but at that time nothing was known of historic ranch roads, the historic ranch pier, remains of the hog pen complex, the historical archeological site west of the ridge, or other features. The Wilderness status may place constraints on some preservation/restoration work.

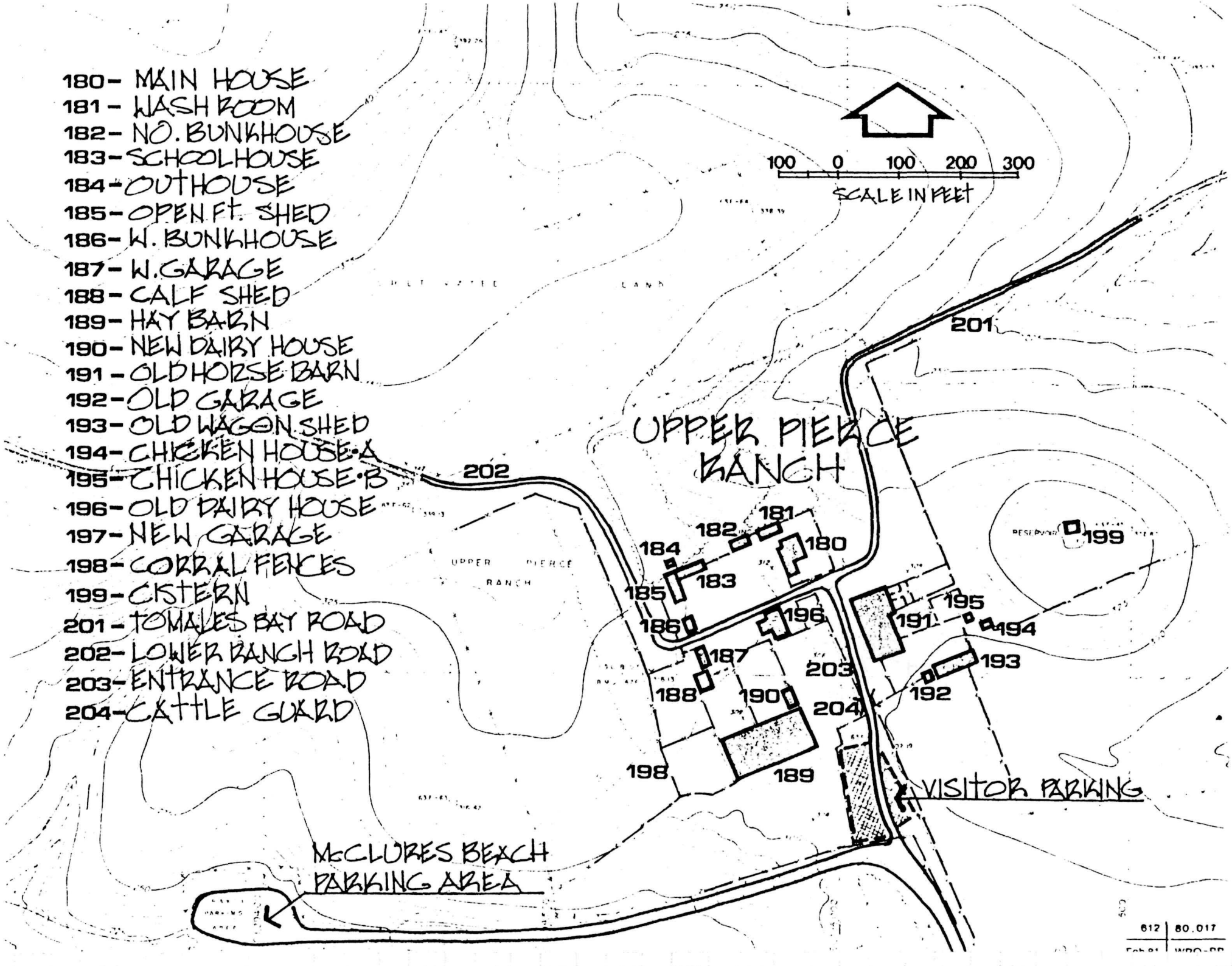
UTM Reference E: Zone 10 5/04/715 42/27/150



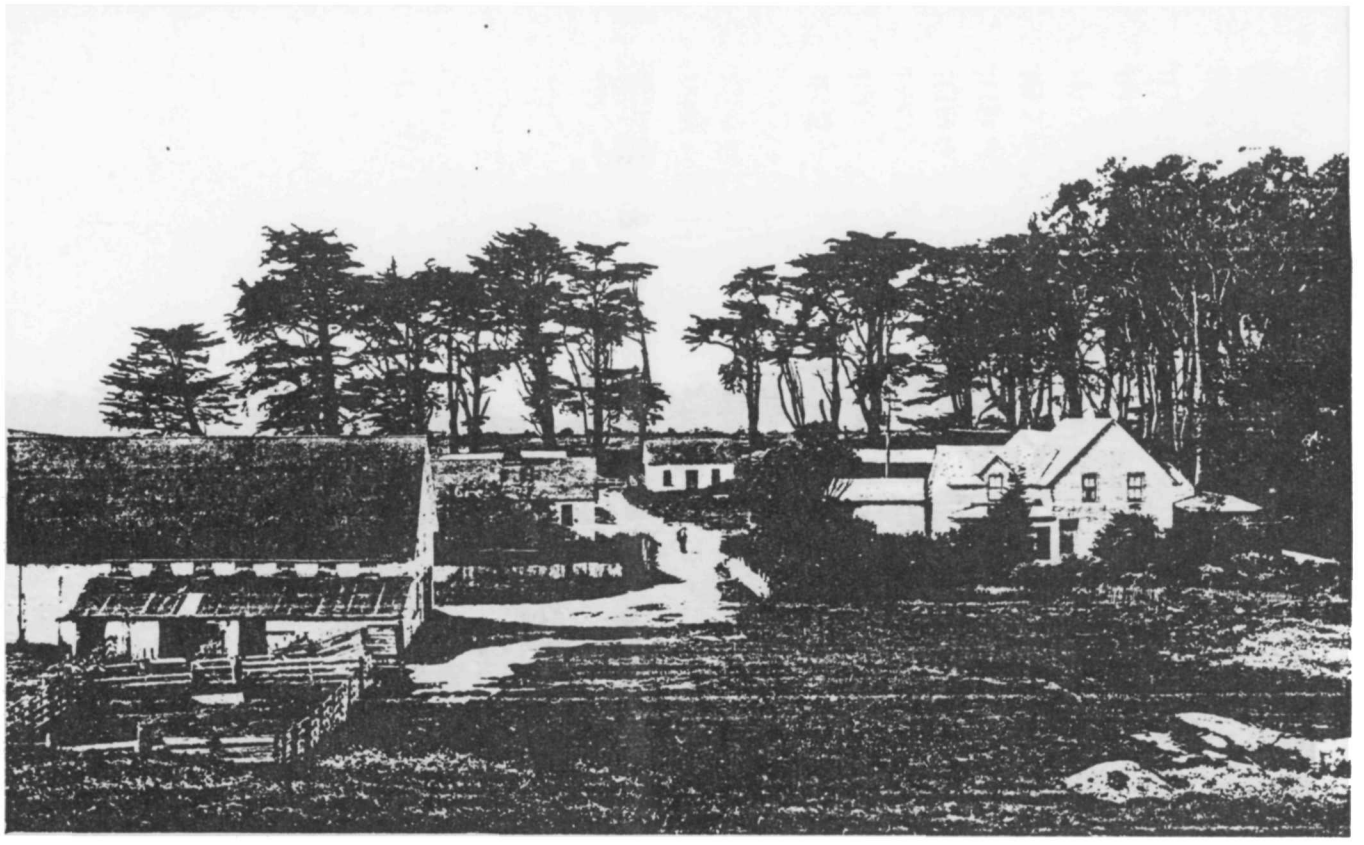
Pierce Ranch
Point Reyes National Seashore
Marin County, California

UTM Coordinates, Zone 10

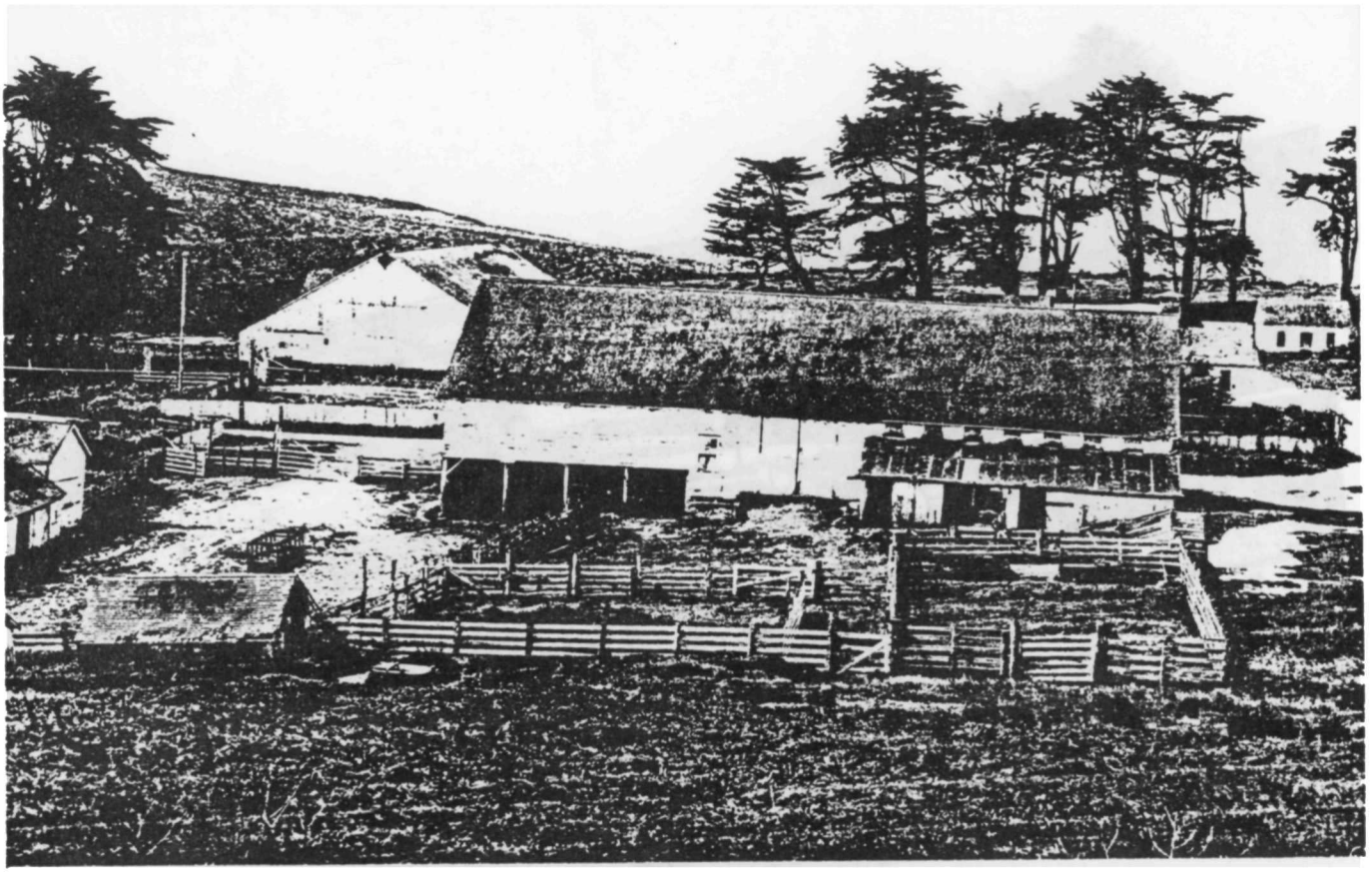
A	5/04/365	42/25/960
B	5/03/900	42/26/060
C	5/03/540	42/26/800
D	5/04/490	42/27/245
E	5/04/715	42/27/150


180- MAIN HOUSE
181 - WASH ROOM
182- NO. BUNKHOUSE
183- SCHOOLHOUSE
184- OUTHOUSE
185- OPEN FT. SHED
186- W. BUNKHOUSE
187- W. GARAGE
188- CALF SHED
189- HAY BARN
190- NEW DAIRY HOUSE
191 - OLD HORSE BARN
192- OLD GARAGE
193- OLD WAGON SHED
194- CHICKEN HOUSE-A
195- CHICKEN HOUSE-B
196- OLD DAIRY HOUSE
197- NEW GARAGE
198- CORRAL FENCES
199- CISTERN
201 - TOMALES BAY ROAD
202- LOWER RANCH ROAD
203- ENTRANCE ROAD
204- CATTLE GUARD
100 0 100 200 300
SCALE IN FEET
UPPER PIERCE RANCH
McCLURES BEACH PARKING AREA
VISITOR PARKING
612 | 80.017

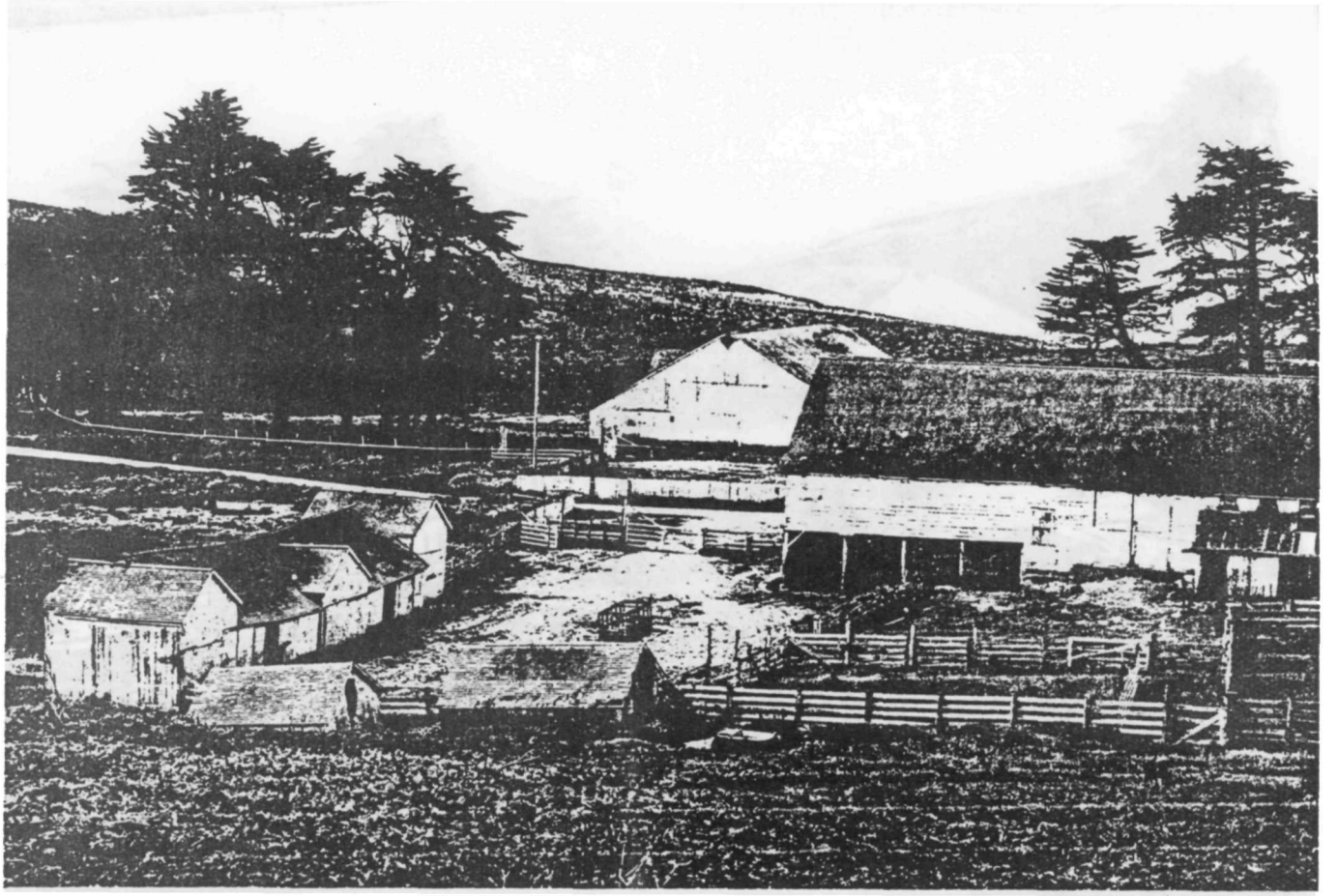
1. PIERCE POINT RANCH (GENERAL VIEW)
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA – VICINITY OF INVERNESS
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD NORTH
7. PHOTO 1 OF 20



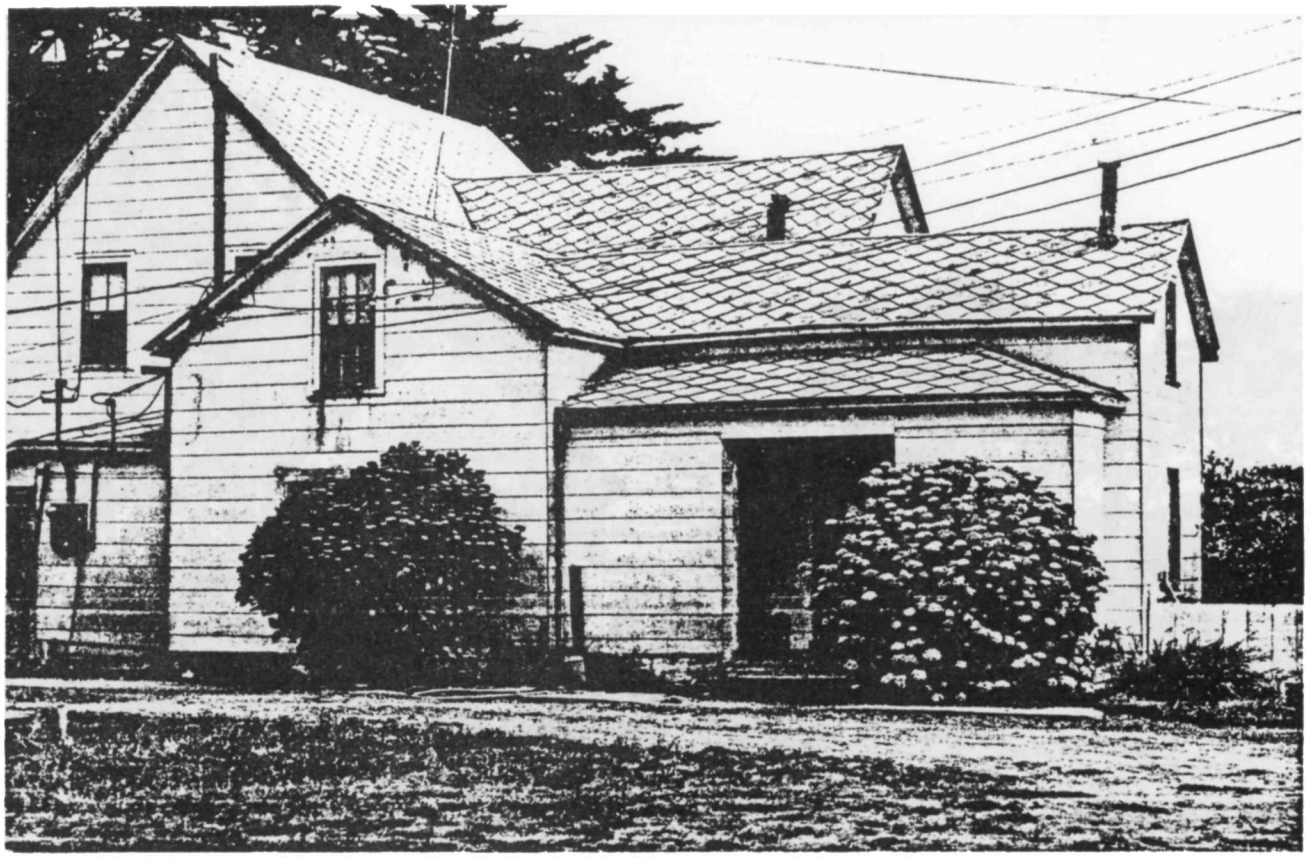
1. PIERCE POINT RANCH (LEFT TO RIGHT: HORSE BARN, OLD DAIRY, WEST BUNKHOUSE, MAIN HOUSE)
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA - VICINITY OF INVERNESS
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD WEST FROM CISTERN HILL
7. PHOTO 2 OF 20



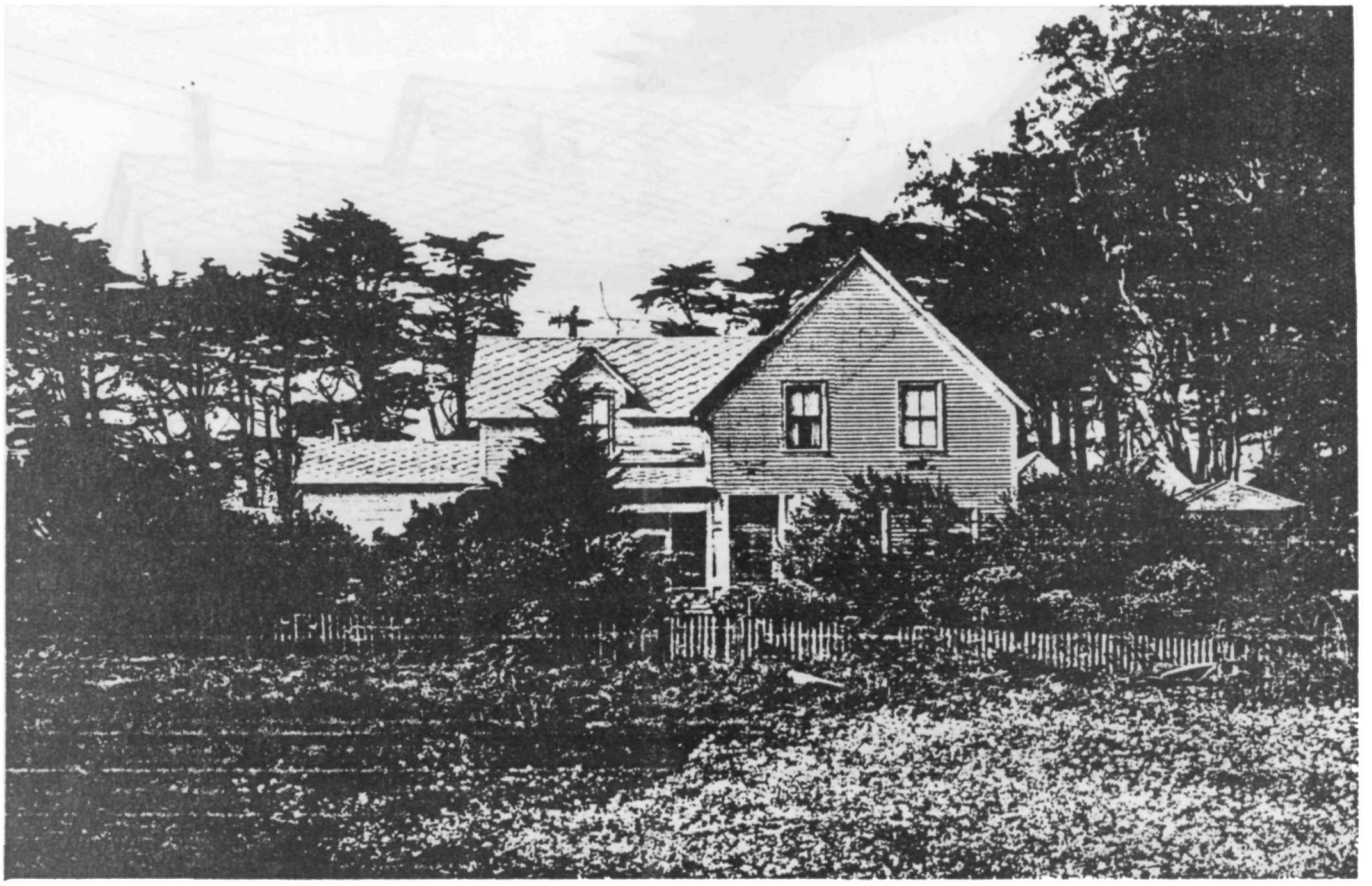
1. PIERCE POINT RANCH (LEFT TO RIGHT: GARAGES, CHICKEN COOP, HAY BARN IN DISTANCE, HORSE BARN, FENCES, WEST BUNKHOUSE
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA - VICINITY OF INVERNESS
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD WEST FROM CISTERN HILL
7. PHOTO 3 OF 20



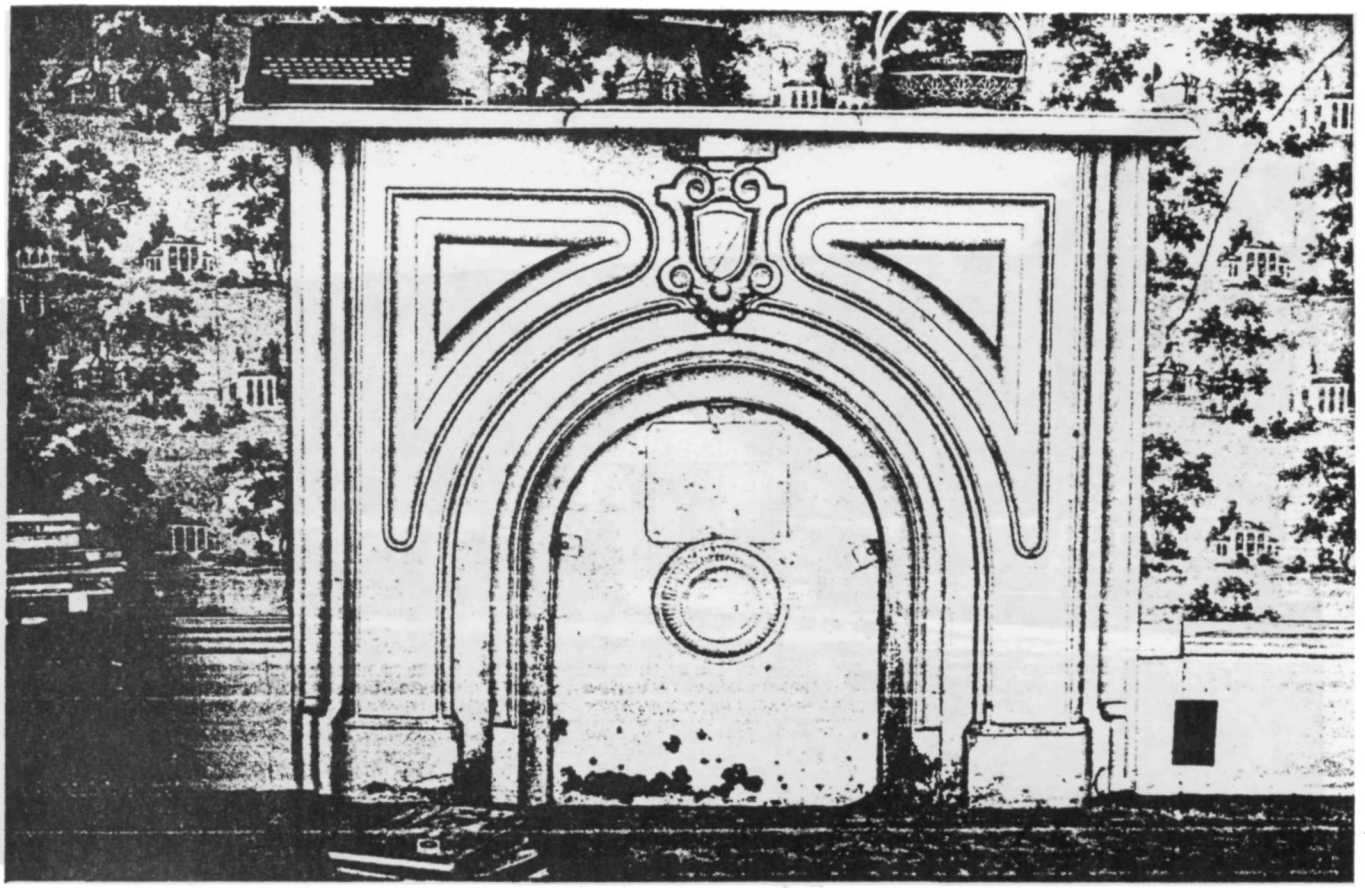
1. PIERCE POINT RANCH (LEFT TO RIGHT: WAGON SHEDS & GARAGE, TWO CHICKEN HOUSES IN FOREGROUND, HAY BARN IN DISTANCE, HORSE BARN AND PLANK FENCES AT RIGHT
2. POINT REYES NATIONAL SEASHORE - MARIN COUNTY, CALIFORNIA - VICINITY OF INVERNESS
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD WEST FROM CISTERN HILL
7. PHOTO 4 OF 20



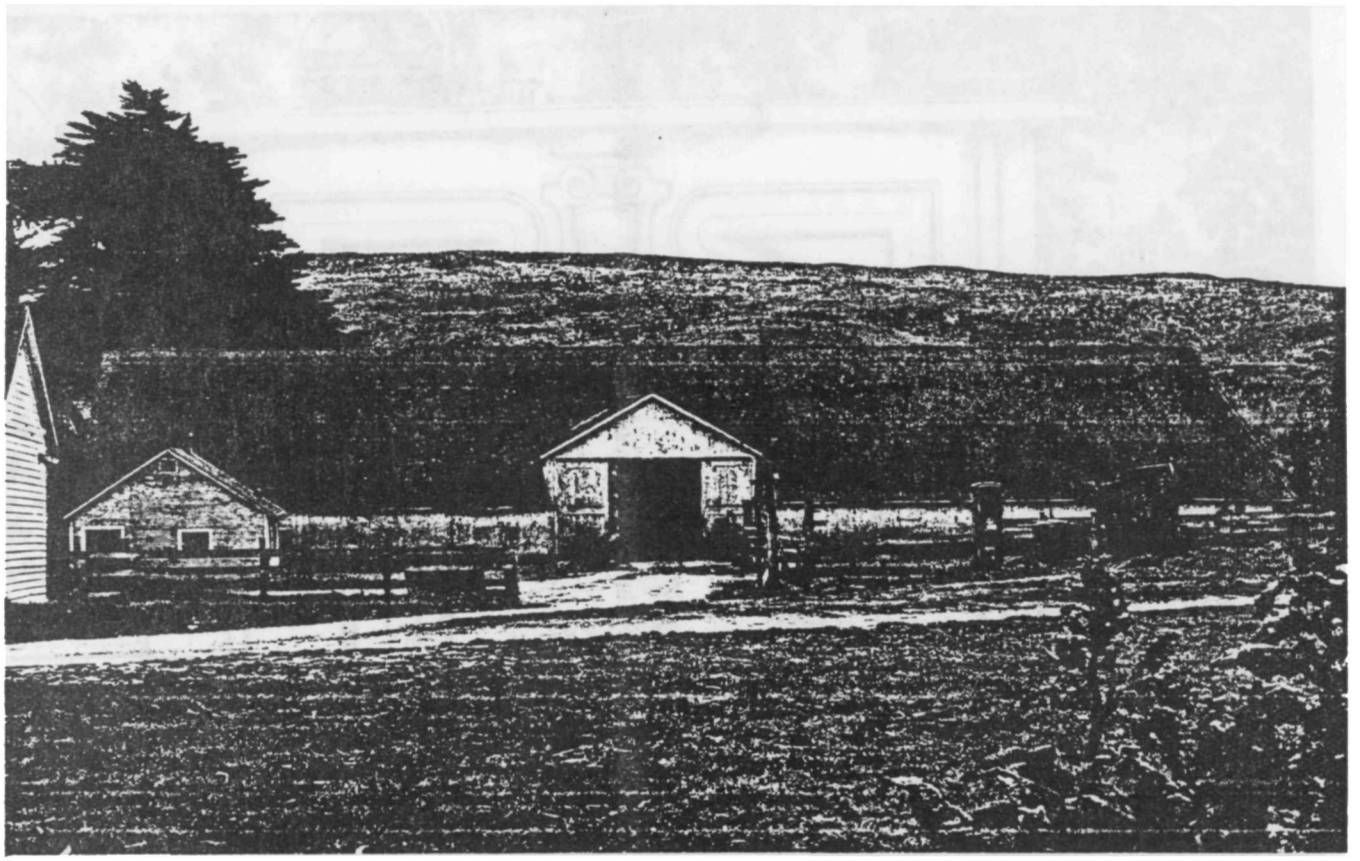
1. PIERCE POINT RANCH – SMALL HOUSE FACING WEST IN FOREGROUND BELIEVED TO BE 1856 HOUSE
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA – VICINITY OF INVERNESS
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. JULY 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS EAST - NORTHEAST
7. PHOTO 5 OF 20



1. PIERCE POINT RANCH (MAIN HOUSE, BUILT 1869, WITH AN EARLIER 1856 HOUSE VISIBLE AT LEFT)
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD WEST - SHOWS FRONT (EAST) OF HOUSE
7. PHOTO 6 OF 20

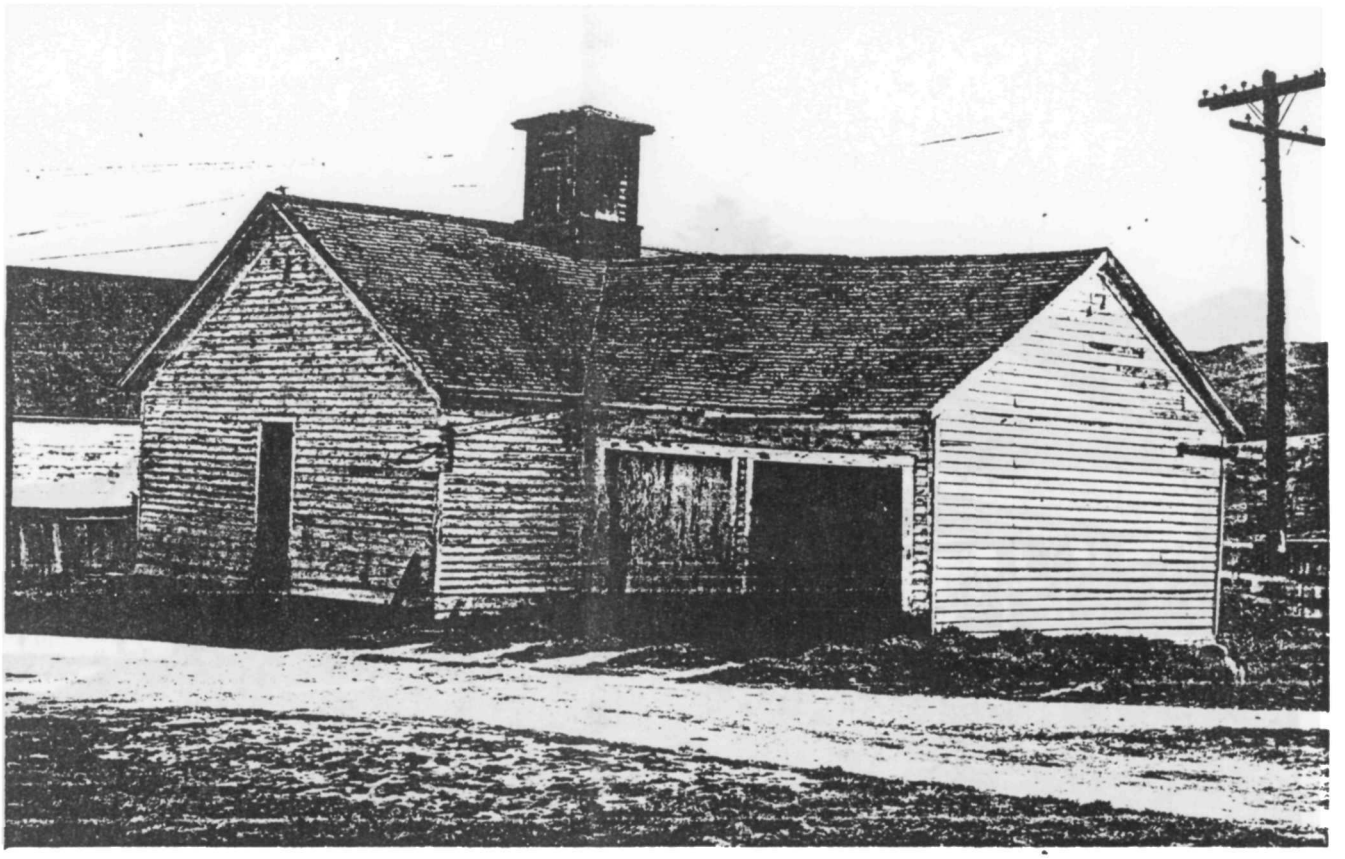


1. PIERCE RANCH (IRON LIVING ROOM FIREPLACE FACING AND MANTLE IN 1869 HOUSE)
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD WEST - FIREPLACE IS ON WEST WALL OF LIVING ROOM OR PARLOR
7. PHOTO 7 OF 20

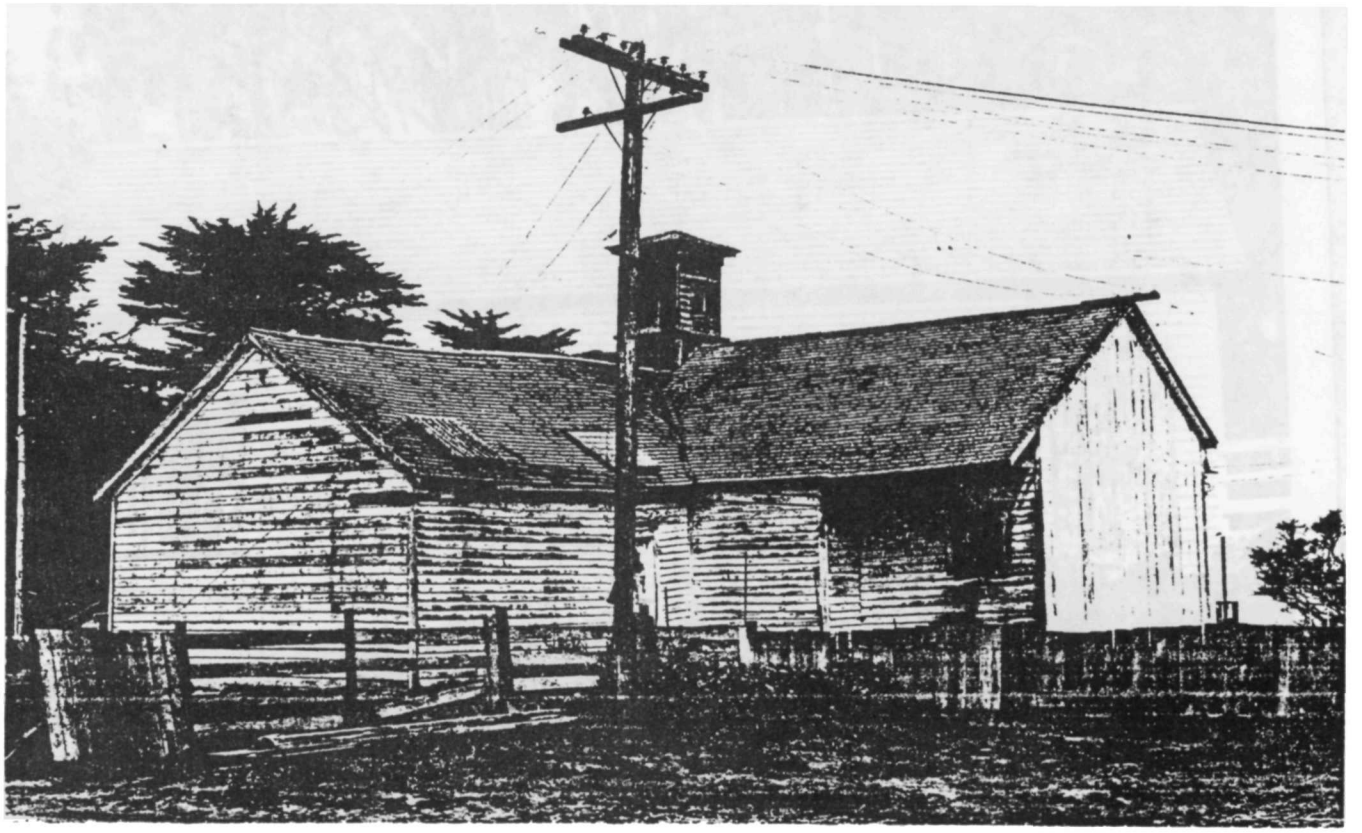


1. PIERCE RANCH, HAY BARN
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS SOUTH
7. PHOTO 8 OF 20

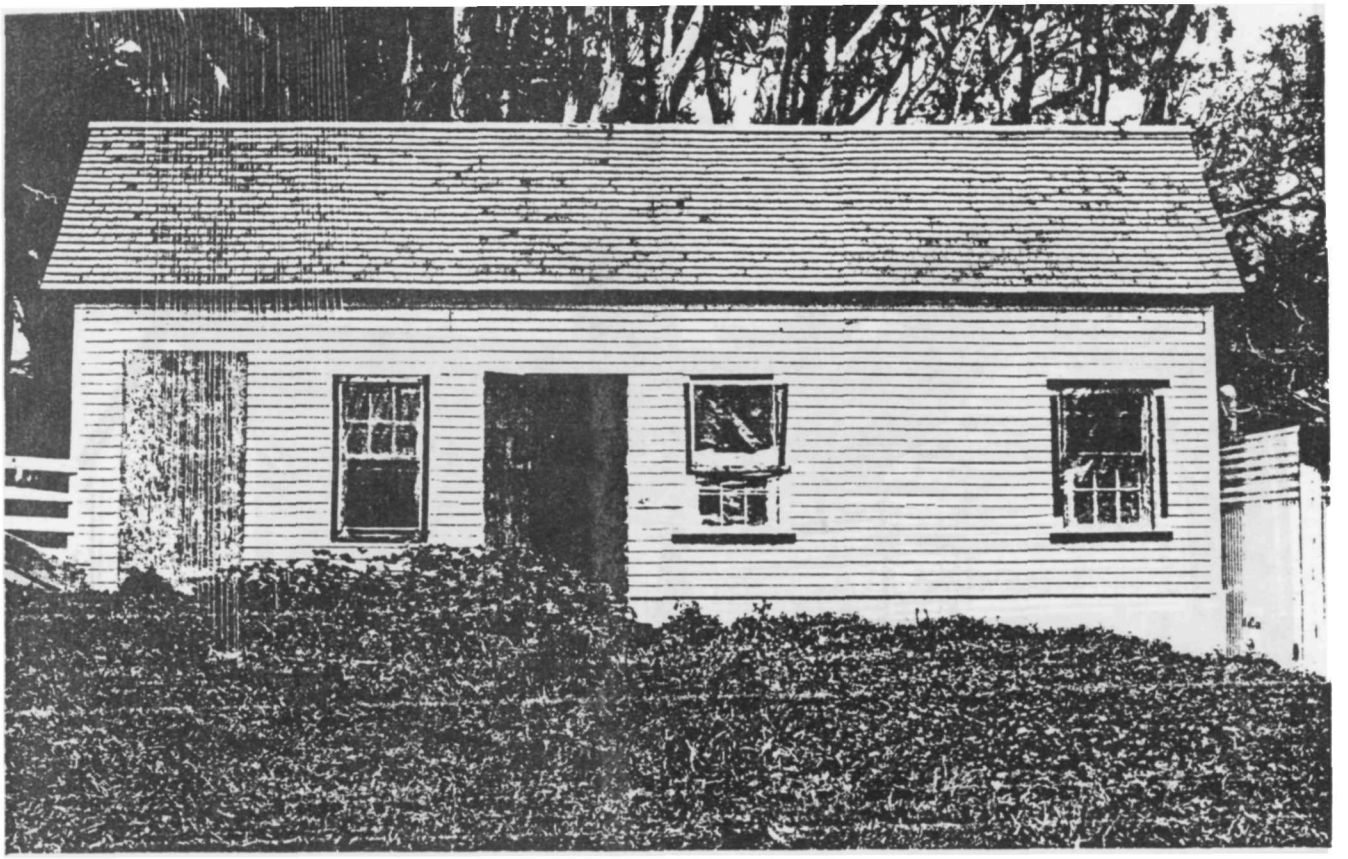
1. PIERCE RANCH, HORSE BARN
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS SOUTH WEST
7. PHOTO 9 OF 20



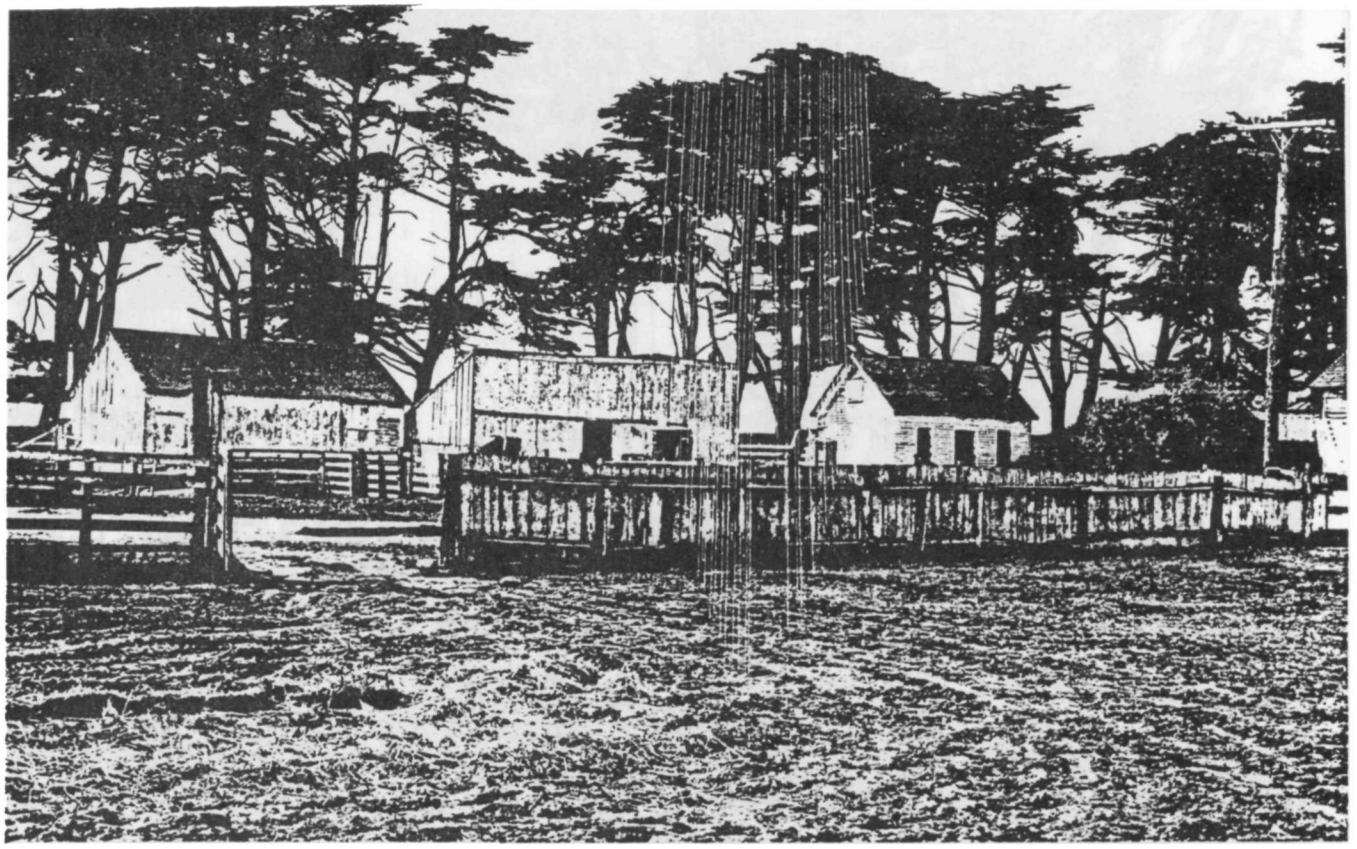
1. PIERCE RANCH, OLD DAIRY
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARD SOUTHEAST
7. PHOTO 10 OF 20



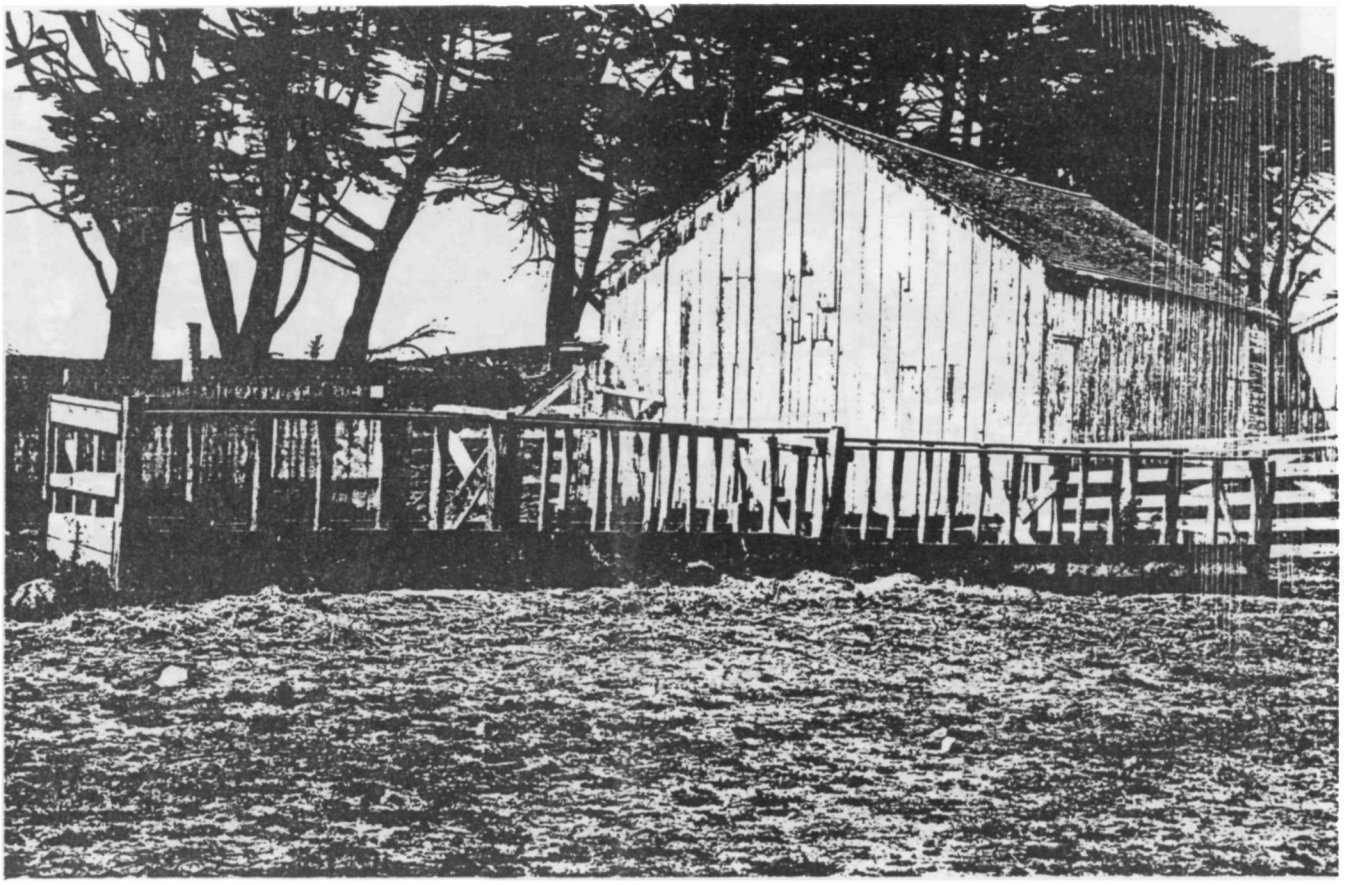
1. PIERCE RANCH; OLD DAIRY, REAR VIEW
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNI
3. NATIONAL PARK SERVICE PHOTO BY
   GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE
   WESTERN REGIONAL OFFICE
6. VIEW TOWARD NORTHWEST
7. PHOTO 11 OF 20



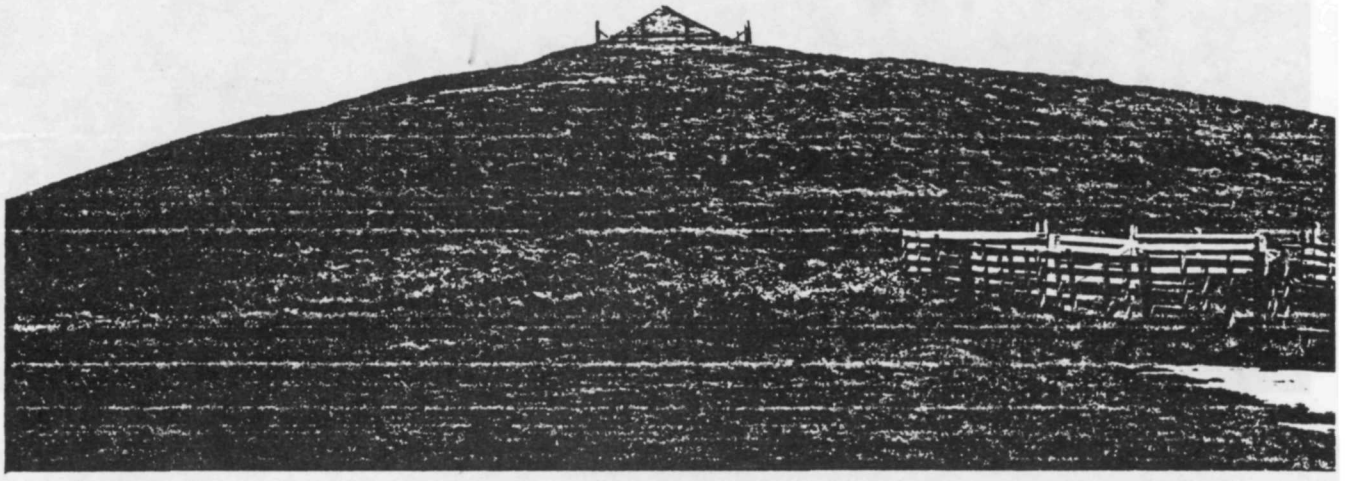
1. PIERCE RANCH ; SCHOOLHOUSE
2. POINT REYES NATIONAL SEASHORE , MARIN COUNTY, CALIF.
3 NATIONAL PARK SERVICE PHOTO BY
GORDON CHAPPELL
4 APRIL 2, 1980
5 NEGATIVE AT NATIONAL PARK SERVICE
WESTERN REGIONAL OFFICE
6. VIEW TOWARD NORTH
7 PHOTO 12 OF 20



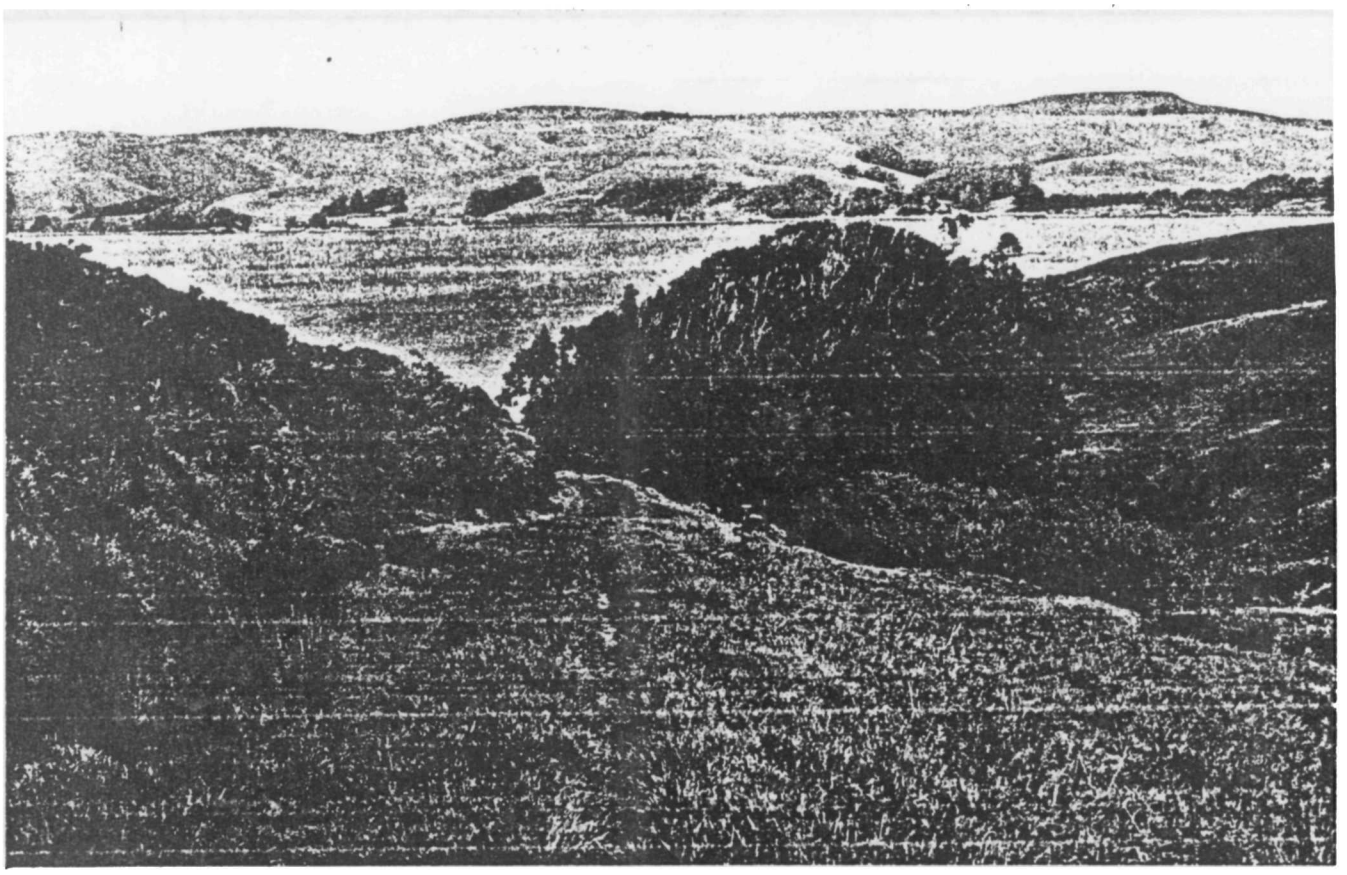
1. PIERCE RANCH ; (L TO R) CALF SHED, WEST GARAGE, WEST BUNKHOU
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE WESTERN REGIONAL OFFICE
6. VIEW TOWARD NORTHWEST
7. PHOTO 13 OF 20



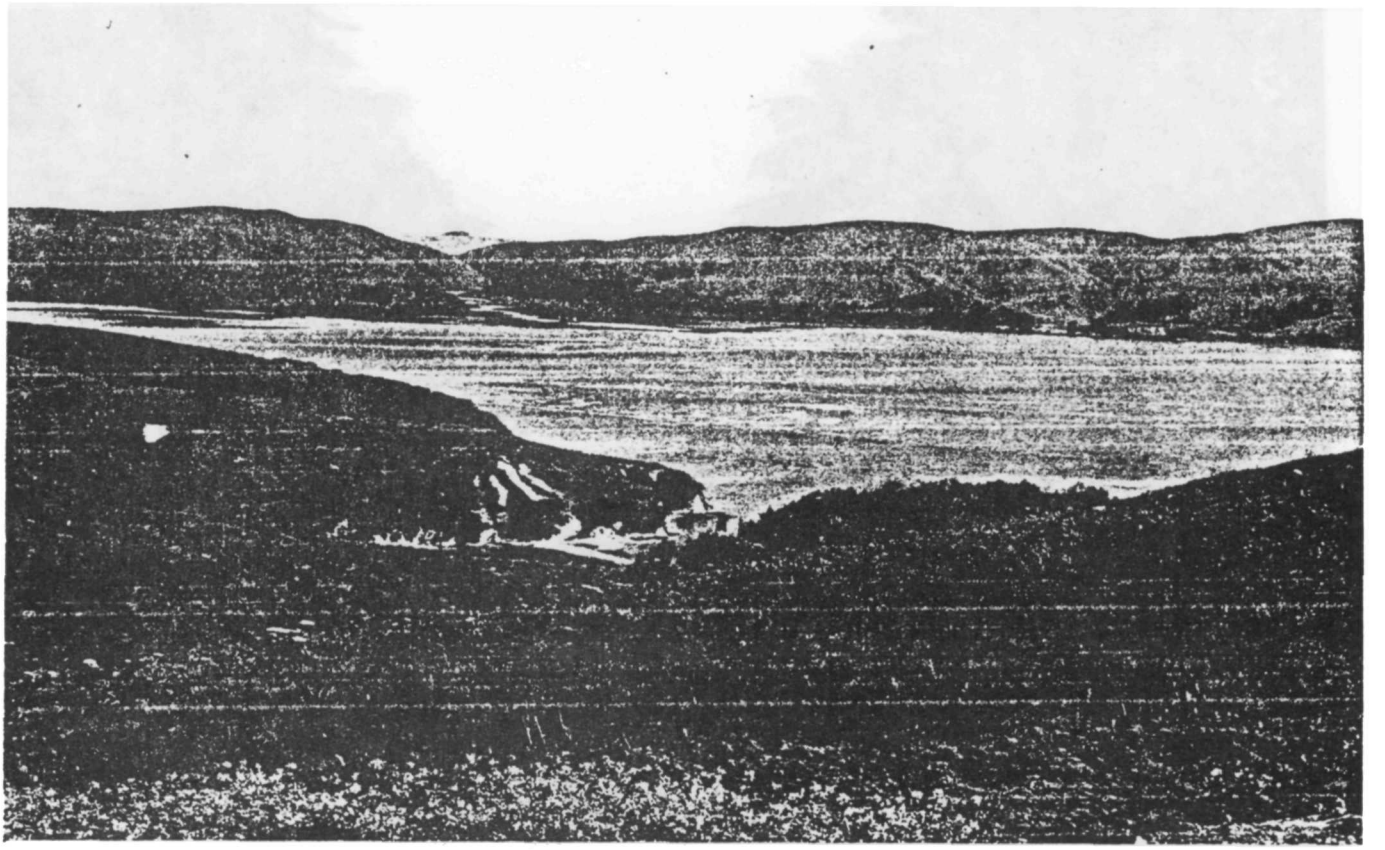
1. PIERCE RANCH; CALF SHED AND FEEDING TROUGHS
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS NORTHWEST
7. PHOTO 14 OF 20



1. PIERCE RANCH : CISTERN . OR TANK AND HOUSING
2. POINT REYES NATIONAL SEASHORE , MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL PARK
6. VIEW TOWARDS EAST
7. PHOTO 15 OF 20



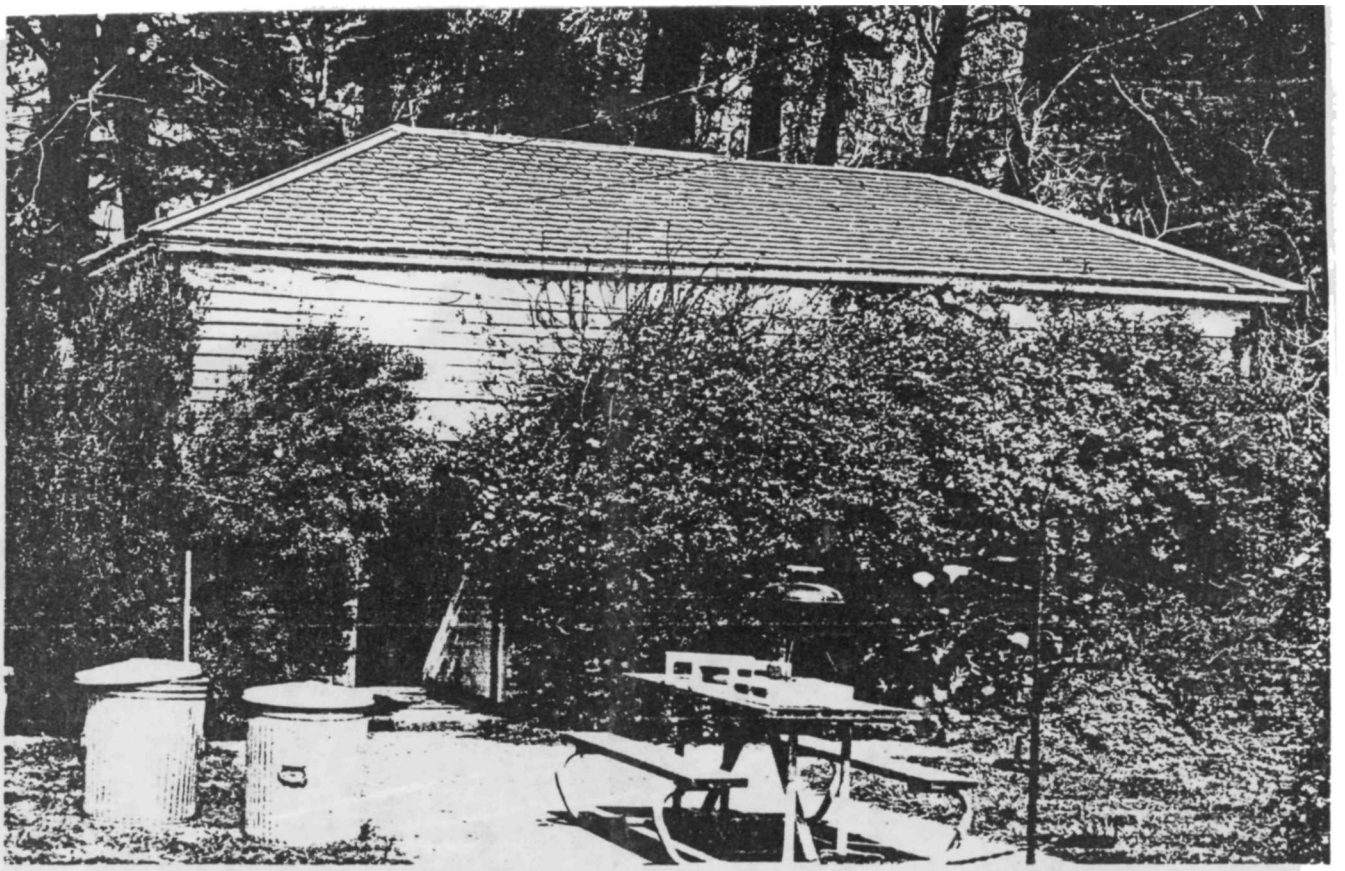
1. PIERCE RANCH; RANCH ROAD TO TOMALES BAY
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS EAST
7. PHOTO 16 OF 20



1. PIERCE RANCH : TOMALES BAY AND SMALL ESTUARY EAST OF RANCH CONTAINING PIER RUINS
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS NORTHEAST
7. PHOTO 17 OF 20

1. PIERCE RANCH; ROAD TOWARD SITE OF LOWER RANCH
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS NORTH
7. PHOTO 18 OF 20

1. PIERCE RANCH: VIEW OF WEST QUADRANGLE THROUGH WINDBREAKS OF TREES FROM ROAD TO LOWER RANCH SITE.
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS SOUTHEAST
7. PHOTO 19 OF 20



1. PIERCE RANCH : WASH HOUSE (P.R. 181)
2. POINT REYES NATIONAL SEASHORE, MARIN COUNTY, CALIFORNIA
3. NATIONAL PARK SERVICE PHOTO BY GORDON CHAPPELL
4. APRIL 2, 1980
5. NEGATIVE AT NATIONAL PARK SERVICE, WESTERN REGIONAL OFFICE
6. VIEW TOWARDS NORTH
7. PHOTO 20 OF 20

NPS D-30 August 1986