

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property

County and State

Name of multiple listing (if applicable)

Section number _____ Page _____ 1 _____

Supplementary Listing Record

NRIS Reference Number: SG100002286

Date Listed: 04/09/2018

Property Name: Olema Valley Dairy Ranches Historic District

County: Marin

State: CA

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



Signature of the Keeper

4/9/2018
Date of Action

Amended Items in Nomination:

Resource Count

The resource count is revised to add the following: 1 non-contributing site (Olema Cemetery/Truttman Ranch) and 5 non-contributing buildings (Turtle Island Restoration/Neil McIsaac Ranch). [see Verbal Boundary Description discussion below.]

Significant Date

The Significant Dates are revised to read: 1856, 1933, 1958.

Bibliographical References/Previous Documentation on File

The *Previously Determined Eligible by the National Register* block should only contain the following citation: Sarah Sever Randall House, DOE 8/29/1979. [The cited resources were not determined eligible by the Keeper, but were likely determinations reached by the NPS and/or the CA SHPO.]

Verbal Boundary Description.

The verbal boundary description is amended to add the following clarifying statement regarding the inclusion and exclusion of non-National Park Service owned resources: *Where practical the boundaries are drawn to exclude privately and county-owned, non-NPS resources located at the edges of the district as in the properties adjacent to the Genazzi Ranch along State Highway 1; the Rogers Ranch along State Highway 1 and Sir Francis Drake Boulevard; and the DeSouza Ranch along State Highway 1. Where non-NPS owned resources or NPS-owned non-historic resources are found as inholdings within the core of the district the associated resources are categorized for the purposes of this nomination as non-contributing. (see Olema Cemetery/Truttman Ranch (1 NC site) and Turtle Island Restoration/Neil McIsaac Ranch (5 NC buildings). Subsequent research or survey work, or transfer of these properties to NPS ownership may compel re-evaluation of their status.*

The National Park Service FPO & the California SHPO were notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Olema Valley Dairy Ranches Historic District
Other names/site number: Cheda Ranch, DeSouza Ranch, Edwin Gallagher Ranch, Genazzi Ranch, Giacomini Ranch, Hagmaier Ranch, Jewell Ranch, Lupton/Five Brooks Ranch, McCurdy Ranch, McFadden Ranch, McIsaac Ranch, Neil McIsaac Ranch, Randall Ranch, Rogers Ranch, Stewart Ranch, Teixeira Ranch, Truttman Ranch, Wilkins Ranch, Zanardi Ranch
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing.)

2. Location

Street & number: Point Reyes National Seashore and Golden Gate National Recreation Area
City or town: Olema, Bolinas, Point Reyes Station State: CA County: Marin
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local
Applicable National Register Criteria:
 A ___ B C ___ D

2/8/2018

Signature of certifying official/Title: _____ Date _____
[Signature] NPS FPO
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official: _____ Date _____
[Signature] 11/30/17
Title : California State Historic Preservation Officer State or Federal agency/bureau or Tribal Government

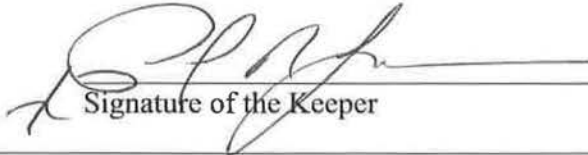
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____


Signature of the Keeper

4/9/2012
Date of Action

5. Classification

Ownership of Property

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

- Building(s)
District
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count.)

<u>Contributing</u> 97	<u>Noncontributing</u> 28	
<u>19</u>	<u>0</u>	buildings
<u>41</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>157</u>	<u>29</u>	objects
		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

AGRICULTURE/SUBSISTENCE/processing, storage, agricultural field, animal facility, agricultural outbuilding

DOMESTIC/single dwelling, secondary structure

TRANSPORTATION/rail-related; road-related

Current Functions

AGRICULTURE/SUBSISTENCE/processing, storage, agricultural field, animal facility, agricultural outbuilding

DOMESTIC/single dwelling, secondary structure

TRANSPORTATION/road-related

LANDSCAPE/park

RECREATION and CULTURE/outdoor recreation

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7. Description

Architectural Classification

LATE VICTORIAN - Italianate

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS - Bungalow

MODERN MOVEMENT - Ranch Style

OTHER - Folk Victorian

OTHER - Gable Roof Cottage

Materials:

Principal exterior materials of the property:

Foundation - concrete, brick, stone

Walls - wood weatherboard, wood shingle, concrete, corrugated steel panels, asbestos shingles

Roof - wood shingle, steel, asbestos

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Olema Valley Dairy Ranches Historic District is a 14,127-acre agricultural landscape consisting of 19 ranch properties located along State Highway 1 and Sir Francis Drake Boulevard in Marin County on the Pacific coastline of California. The 19 ranches within the historic district are situated in two valley/watersheds. The majority of the Olema Valley ranches encompass most of the west facing slopes of the Bolinas Ridge along the ten-mile-long Olema Creek and six-mile-long Pine Gulch Creek. A few of the ranches at the north end of the district are located east of Olema Valley, on both the east and west slopes of the Bolinas Ridge, between Lagunitas Creek to the north and Samuel P. Taylor State Park to the southeast. The district includes grasslands from Point Reyes Station south to Bolinas, wooded gulches and drainages that extend from the ridges down to the valley providing necessary water for the ranching operations, and a mild coastal climate that extends the grazing season. Located within the eastern portion of the Point Reyes National Seashore and the northern end of the Golden Gate National Recreation Area, the historic district is situated approximately one hour north of San Francisco.

The district is comprised of 13 ranches (Cheda, Hagmaier, Giacomini, Lupton/Five Brooks, McFadden, McIsaac, Randall, Rogers, Stewart, Teixeira, Truttman, Wilkins, and Zanardi ranches) that retain their ranch building core and 6 ranches (DeSouza, Edwin Gallagher, Genazzi, Jewell, McCurdy, and Neil McIsaac ranches) that retain historic features, such as fences, corrals, windbreaks, and grazing lands. The 19 ranches are contiguous and share a similar development history beginning primarily as dairy ranches in the mid-nineteenth century. The extant ranch cores convey over a century of change in the California

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dairy industry from the 1850s onward, including the evolution of dairy farming from the original wood frame milking barns to the concrete Grade A dairies of the 1940s. While building styles and construction dates vary across the ranches, the 13 intact ranch cores and remaining features of the other 6 ranches exhibit a remarkable level of continuity. The district retains integrity from its period of significance.

Narrative Description

The following narrative description is adapted from the Cultural Landscape Inventories that the National Park Service completed for the Olema Valley ranches between 2011 and 2014. Select ranch descriptions were further revised based on field reconnaissance conducted by National Park Service staff in 2017.

The following description is broken into two sections, namely a summary of features that are present across the district, followed by a summary physical description of each contributing ranch. An integrity analysis is included at the end of the district-wide description. The district-wide description is divided into the following categories and subcategories:

1. Natural Systems and Features
2. Spatial Organization
 - a. Windbreaks and Boundary Demarcations
3. Land Use and Activities
 - a. Residential/Domestic
 - i. Main Residences
 - ii. Employee Residences
 - iii. Residential Outbuildings
 - iv. Gardens
 - b. Milking and Dairy Production
 - i. Old Milking Barns
 - ii. Creameries
 - iii. Grade A Dairies
 - c. Ranch Support, Storage, and Maintenance
 - i. Hay Barns
 - ii. Horse Barns
 - iii. Calf Sheds
 - iv. Carriage Houses
 - v. Garages
 - vi. Storage Sheds/Tanks
 - d. Livestock Grazing
 - i. Pastures
 - ii. Corrals and Fences
 - iii. Stock Ponds
 - e. Crop Production/Diversification
 - i. Fruit Trees
 - ii. Crops

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4. Circulation

- a. Primary Roads
- b. Ranch Entry Roads
- c. Railroad Lines
- d. Remnant Piers

The individual ranch descriptions highlight features within these categories that are extant at each ranch. While exact construction dates typically are unknown, features have been classified as contributing or non-contributing based on their function and visible alterations. A table summarizing contributing features by ranch follows the descriptions.

DISTRICT-WIDE DESCRIPTION

1. Natural Systems and Features

Natural systems and features are defined as natural aspects that have influenced the development and physical form of the landscape. Among other aspects, they can include climate, geology, topography, hydrology, and native vegetation. Natural systems and features have significantly influenced the development of the Olema Valley Dairy Ranches Historic District, often contributing to the practical location of ranch cores. These systems and features created a rich environment that became the basis for the thriving dairy and beef industry within Olema Valley.

Climate

The Olema Valley is part of a marine system, which typically results in cool, wet winters and warm, dry summers. The Inverness Ridge provides some protection to the Olema Valley from the fog and headwinds more prevalent along the coastal bluffs and the adjacent Point Reyes Peninsula. However, the Olema Valley does experience fog in the summer that tends to burn off by mid-day with a light breeze. These summer fogs provide a source of moisture that prolongs the growing season of the grasslands into the summer months. Heavy rainfall is typical in the winter. Following winter rains, strong spring winds develop that can persist until April or May. To buffer buildings and structures from the wind, ranch building cores were typically tucked into valleys and augmented with windbreaks. Autumn tends to be clear with moderate temperatures.

Geology

The west edge of the 14,127-acre district overlaps a portion of the San Andreas Fault rift zone, the line of contact between the Pacific and North American crustal plates. The contact zone runs in a nearly straight line between Bolinas Lagoon on the south and Tomales Bay on the north, directly through Olema Valley, separating the Point Reyes Peninsula from the California mainland. Movement along the fault has sculpted the long, parallel ridgelines that define Olema Valley. The Pacific plate is estimated to be moving northwestward about two inches each year. Due to this lateral shift, sag ponds have been created within the valley. One such sag pond still exists at the southern end of Truttman Ranch, on the east side of the highway. The last major earthquake to affect Olema Valley occurred in 1906, causing damage to the ranches, such as crumbling masonry and shifting fence lines. While not a regular occurrence, seismic activity is a continual threat to the buildings, structures, and landscape features of the historic district.

Topography & Hydrology

The Olema Valley proper is bounded by two major ridges that straddle the fault zone, the Bolinas Ridge on the mainland and the Inverness Ridge on the peninsula. Ridgetop elevations range between 1,200' and 1,300' above sea level, while the elevation of the valley floor ranges between 4' and 476' above sea level.

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The 476' benchmark in the Olema Valley corresponds to the top of a low divide that separates the watersheds of the Olema and Pine Gulch creeks, both of which drain the valley. Olema Creek begins at Mill Gulch on the west slope of the Bolinas Ridge, between the McCurdy and Randall ranches, and flows about 10 miles northwest to its confluence with Lagunitas Creek just above the head of Tomales Bay. Pine Gulch Creek begins at an unnamed intermittent drainage on the east slope of the Inverness Ridge and flows southeast for about six miles before emptying into the Bolinas Lagoon. For a two-mile stretch near the divide, the two creeks flow parallel to one another, only 1,500' apart, albeit in opposite directions, reportedly as a result of seismic activity.

Lagunitas Creek (originally known as Arroyo San Geronimo and then as Paper Mill Arroyo) drains the eastern slope of the Bolinas Ridge, where it is contained within a steep canyon. For most of its length, the creek flows northwest to empty into Tomales Bay. The exception is along the southern flank of Black Mountain, where this landform diverts the creek from its northwest course to the southwest, through a natural defile in the Bolinas Ridge and past the outskirts of the town of Point Reyes Station before emptying into the marshes at the head of the bay.

With the exception of the terraces that occur in the drainage bottoms and the land along the major ridgetops, the historic district contains little level land. This topographic characteristic influenced the initial development of the area's circulation systems and the subsequent development of ranch cores since the initial Euro-American development. Most early roads were built along the bases of hill slopes on the level lands near the bottom of the primary drainages. Although some ridgetop roads were developed to link the major drainage basins (such as Lagunitas Creek and Olema Valley), for the most part, the major roads followed the contours of the lower hill slopes in the drainage bottoms. Ranch cores were typically situated slightly upslope from the operational areas, in close proximity to creeks and tributaries, which provided water sources for irrigation and manure disposal.

Native Vegetation

The undulating topography resulting from centuries of geologic activity also was important in the development of local soils and hydrology, which influenced the growth of native vegetation in Olema Valley. Due to the differing underlying geologic formations, soil types differ between the east and west sides of Olema Valley and influence the plant communities located on either side of the valley.¹

Olema Valley ranches are comprised of three vegetation community types, Native Coastal Prairie, Douglas Fir/Mixed Evergreen Forest, and Coast Redwood Forest. These communities determined the initial character of historic land use, setting the stage for over a century of agricultural use with an emphasis on dairying.

Native Coastal Prairie is dominated by perennial bunchgrasses and annual forbs. Prior to European settlement and ranching in the area, native elk grazed on this plant community, and indigenous peoples of California most likely managed it through frequent burning.² Non-native grasses have been introduced through multiple sources historically, including ranchers seeking to enhance their agricultural operations. Coastal Prairie was an ideal plant community for ranchers to convert to pastures or agricultural ranchlands. As a result, the majority of the native grass species associated with Coastal Prairies have been out-competed by non-native annual grass species. Pastures are discussed in the Vegetation section.

¹ Jules G. Evens, *The Natural History of the Point Reyes Peninsula* (Point Reyes Station, California: Point Reyes National Seashore Association, 1993), 38.

² *Ibid.*, 56.

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In addition to native prairie, the historic district also contained abundant woodlands adjacent to stream courses in the lower draws, and redwood, pine, and fir on the moister west and north facing higher-elevation hill slopes. Timber was one of the first natural resources to be exploited on an industrial scale by the Mexican rancheros and continued to be important to subsequent ranch owners throughout the period of significance. The redwood forests provided building materials for ranch improvements (historically, most area ranch fencing consisted of redwood pickets) and an additional source of income if sold to lumber mills. A few early ranchers concentrated on cutting firewood to supply a substantial part of their income. In suitable areas, agriculturalists converted the cleared lands to pasture.

Douglas Fir/Mixed Evergreen Forest can be found primarily on the western slopes of the Bolinas Ridge outside of ranch boundaries, but patches are also found in the steep riparian drainages on the east side of the valley and the eastern slopes of the Bolinas Ridge. Douglas-fir/Mixed Evergreen Forest consists primarily of the following:

- Douglas fir (*Pseudotsuga menziesii*)
- California bay (*Umbellularia californica*)
- tanoaks (*Lithocarpus densiflorus*)
- Coast live oak (*Quercus agrifolia*) with an understory of coffee berry (*Rhamnus californica*)
- huckleberry (*Vaccinium ovatum*)
- poison oak (*Toxicodendron diversilobum*)
- hazelnuts (*Corylus cornuta* var. *californica*)
- elderberries (*Sambucus Mexicana*, *Sambucus racemosa* var. *racemosa*)
- honeysuckle (*Lonicera hispidula* var. *vacillans*)
- ferns
- herbs

Historically, early ranchers likely cut trees to expand grazing lands and to cultivate firewood and lumber. A number of lumber mills in Olema Valley served the ranchers during the period of significance. The extent of the forest prior to establishment of the ranches remains unknown.

Throughout the period of significance, the ranch owners within the historic district manipulated native vegetation for a variety of purposes. They cut native redwood and Bishop pine for lumber and hardwoods, such as oak and California bay, for firewood, which was then sold as far afield as San Francisco. Today, most stands of native timber in the Olema Valley are at least third-growth stands, but continued growth of native forest species combined with current grazing up to the forest edge retains the historic character from the period of significance.

The Coast Redwood Community is only found in southeastern Olema Valley, occupying much of the higher hills of Wilkins and McCurdy ranches and a smaller segment of southeastern Randall Ranch. The Coast Redwood community is primarily composed of tall Coast redwood (*Sequoia sempervirens*) trees, but intermingles with Douglas Fir/Mixed Evergreen Forest species, such as California bay and Douglas fir. These forests also rely on the mild temperatures, heavy winter rain, and seasonal fog common to the Olema Valley.

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2. Spatial Organization

Spatial organization is defined as the three-dimensional organization of physical forms and visual associations in the landscape. The historic district incorporates 19 ranches that vary in size from approximately 250 acres to over 1,600 acres. Regardless of size, each ranch consisted of two parts: 1) a developed building complex or ranch core and 2) the outlying open lands comprised of pastures and natural areas. Most of the ranch cores, which contained the buildings associated with both domestic and agricultural activities, were located adjacent to the public roads (known today as State Highway 1 and Sir Francis Drake Boulevard). Although the roads have been improved over time, their alignments remain substantially unaltered since the mid-1860s.

Organization of space within the ranch cores follows a standard pattern. In most instances, the buildings are tightly clustered, although the primary residence (identified as the main ranch house) and areas devoted to handling and processing livestock and livestock products are typically spatially separated. Ranch houses tend to be located on slightly elevated ground (on terraces or knolls) above adjacent flood plains. They usually contain a yard, defined by either fencing or vegetation. They were often located in front of the operational core, as approached from the highway. Thus, they did not require visitors to pass through the utility area and often shielded the operational core from the view of the road. Main residences and employee bunkhouses were located in close proximity to the milking barns in order to meet historic staffing needs of the intensive twice-daily milking schedule.

Agricultural buildings, especially milking barns, were more often located in low-lying areas adjacent to live stream courses, which were used to carry animal waste away from the site. In many instances, planted windbreaks and other ornamentals further distinguish the building clusters. Orchards and vegetable gardens were generally located adjacent to the building complexes and fenced to keep livestock from grazing on these food sources.

Historically, corrals to contain milking cows were located on the perimeter of the outbuildings situated on terraces and lower hill slopes. Areas of cultivation (mostly for feed crops) tend to occur on the level alluvial fans and terraces adjacent to the stream channels not far from the building clusters. Although the crops grown in the fields might change, the areas used for crop production remain static. Beef cattle, weaned dairy calves raised for sale or slaughter (i.e., those that did not require daily handling), and horses might be turned out to graze within the ranch perimeter but were generally kept separate from the milk cows and hogs kept close to the ranch core. In general, the number of improvements decreased the farther one removed from the ranch core. Outlying ranch lands contained areas of intensive activity, such as timber harvesting and firewood cutting, but resulted in few built improvements other than access roads, troughs, water tanks, and stock ponds.

Ranch spaces are defined through an extensive system of fences. The fences delineate property boundaries and divide grazing lands throughout the historic district. Fences surround the entire core, preventing cattle and livestock from entering the working part of the ranch. Gates are used to manage ranch entry points and connections between corrals and pastures. Newer fences have been added to many ranches to serve both as barriers akin to historic fences and to address contemporary needs, such as erosion control and water quality protection. The newer fence alignments maintain the overall spatial organization of dividing land where livestock can graze from the core area where ranching operations are centered.

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Remnants of windbreaks, orchards, corrals, troughs, and occasional building foundations reflect the historic spatial organization of the ranch cores that no longer retain integrity, such as the Edwin Gallagher and Neil McIsaac ranch cores.

The large-scale patterns of spatial organization that relate to historical land use remain evident in the historic district. Pastures for grazing, fields for crop production, building complexes to provide shelter for people and livestock, and roads to ship products to market are retained from the period of significance and contribute to the character and integrity of the historic district. In six ranch cores, the buildings and other improvements have been removed or are greatly diminished. However, the 13 that remain intact possess sufficient integrity to illustrate the historical patterns that characterize the agricultural development within the historic district: Cheda, Giacomini, Hagmaier, McFadden, McIsaac, Lupton/Five Brooks, Randall, Rogers, Stewart, Teixeira, Truttman, Wilkins, and Zanardi ranches.

Today, with many ranches still in use as beef operations or for grazing, the overall organization of the district remain virtually unaltered following the period of significance. The historic spatial organization is still evident through the existence of ranch boundary fences, ranch cores, patterns of land use, and the relationship of the individual ranches to the larger landscape of Olema Valley. As a result, spatial organization is a landscape characteristic that conveys the historic setting of Olema Valley Dairy Ranches Historic District.

2a. Windbreaks and Boundary Demarcations

Windbreaks were occasionally planted to buffer the ranch complexes and outlying structures from the strong valley winds that were typical of the area. These are some of the most striking and visible remnants of the period of significance. Blue gum eucalyptus (*Eucalyptus globulus*) were characteristic of windbreaks planted in the mid- to late-nineteenth century. These trees were first documented in California in 1856 and arrived from Australia where other eucalyptus species were typically used for lumber. However, as a timber species, the blue gum eucalyptus turned out to be of little value, and the trees ended up being used primarily as ornamentals, windbreaks, and firewood. The use of blue gum eucalyptus declined at the turn of the twentieth century when Monterey cypress (*Cupressus macrocarpa*) became commercially available. These trees are often used as landscape features at ranches throughout Olema Valley and the surrounding coastal region.

Blue gum eucalyptus can still be found near several ranches, where they were used to mark property boundaries and road right-of-ways, to prevent erosion, and to provide firewood. The eucalyptus trees adjacent to the 1867 county road alignment within the Teixeira Ranch have naturalized along the hill slopes on both sides of the current roadway. At the McIsaac Ranch, the grove of eucalyptus planted to stem soil erosion and to provide firewood still occupy the hill slope behind the old milking barn. A small eucalyptus grove is the primary location marker for the former Lupton Ranch building core. The Stewart ranch consists of three groves, two on the eastern side of the highway and one on the west near the equipment sheds. The Jewell Ranch contains one large eucalyptus, approximately 145 years old, marking the northeast corner of the property at Lagunitas Creek and a mature eucalyptus windbreak extending for about 100 yards along the northern property boundary just across the railroad bed. Four eucalyptus stands also mark the location of the more recent southern Jewell Ranch core site. Notable eucalyptus trees can be found along the McCurdy Ranch's southern boundary and along the road at the Randall Ranch. Many of the eucalyptus, which have a life span of several hundred years, were planted nearly a century and a half ago and are still healthy. In some areas, the eucalyptus are reseeding and spreading into adjacent lands, threatening the surrounding fields and natural systems.

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On ranches where the primary residences occupy elevated or otherwise exposed areas, occupants planted windbreaks of Monterey cypress to protect the site from prevailing winds. The Monterey cypress trees that were planted at the turn of the century have a lifespan of 100 to 150 years, and many are dying. Monterey cypress windbreaks can be found near the existing ranch cores at Wilkins, Teixeira, Rogers, Zanardi, and McIsaac ranches. Windbreaks marking former ranch building core sites can be found at DeSouza, Genazzi, and Neil McIsaac ranches, as well as one marking the former Beisler ranch on the Hagmaier Ranch.

Windbreaks are found in various conditions at nine historic ranches but can be difficult to determine whether they were historically planted as stands or were originally windbreaks that have grown into larger stands. The windbreaks at the DeSouza, Jewell, Wilkins, Teixeira, Hagmaier, Zanardi, and McIsaac ranches date to the period of significance.

3. Land Use and Activities

Land use is defined by the principal activities in the landscape that have influenced the landscape as a result of human activity, including living and working activities, livestock grazing and movement, transportation, and recreation. The principal developments found today in the Olema Valley Dairy Ranches Historic District are related to historic land use activities associated primarily with dairy ranching operations. Today, pastures once used for dairy cow grazing and crop production are now used for cattle and horse grazing. Six of the 12 remaining ranch cores continue to be used to support commercial beef or horse operations. In addition, a number of non-historic land uses have been established within the historic district. Recreation has long been a land use within Olema Valley; however, it does not contribute to the significance of the historic district.

Ranch Cores

Development of the Olema Valley ranch cores resulted in a concentration of intensive uses within a compact space compared to that of the surrounding pastures. Residential and commercial activities often overlapped within the ranch core. The ranch core land, buildings and structures were all used for daily activities such as milking, horse boarding, livestock management, corralling, transportation, feed storage, and equipment storage, as well as residential activities and recreation. With the exception of milking, these activities still occur on the ranch cores today. Present-day beef cattle operations do not require use of the ranch core structures for livestock as did the historic dairies, so much of the activity in the ranch cores today focuses on feed and equipment storage, with use of corrals and chutes when transporting and tending to the beef cattle.

Buildings and structures throughout the historic district have been built to meet specific utilitarian needs related to the dairy or beef operation of each ranch, primarily to milk, feed, and house the cows; to provide space for workshops, equipment sheds, garages; and to accommodate housing and other human activities. The buildings and structures in the historic district are mostly clustered within the ranch cores. Since many of the ranch cores have been continuously occupied for over a century, buildings have been modified, mostly on the interior, through the period of significance to reflect the needs and tastes of the various occupants, changes in dairying technology, and conversion to raising beef cattle. Despite this variation, commonalities exist among the various building complexes due to their shared functional history. Every ranch contained buildings to house owners and workers, as well as buildings used for sheltering and handling livestock and for storage.

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The buildings and structures in the historic district provide a valuable record of late nineteenth and early twentieth century architectural design and construction techniques used in both domestic and agricultural buildings. The historic buildings and structures that retain historic integrity and character from the period of significance are categorized as contributing. Non-contributing buildings and structures either lack historic integrity or were constructed after the period of significance.

3a. Residential/Domestic

Residences

Due to the intense nature of the dairy business, both ranchers and ranch employees require housing on site. Typical residential features at the ranches are described below.

i. Main Residences

The primary ranch houses in the historic district are more formal and ornamented, featuring details borrowed from architectural styles popular during their period of construction. The earliest ranch house in the district, the original Olds residence at today's Stewart Ranch, exhibits elements of the Gothic Revival style (e.g., steeply pitched, cross-gable roof and decorative verge boards), which was popular in American homes between 1840 and 1880. Italianate influences predominate, however. Popular nationwide between 1840 and 1885, many of the earliest homes in San Francisco were built in this style, which includes low-pitched gable and hip roofs, overhanging eaves with decorative brackets, pediment windows, and partial porches with elaborate porch supports. The Randall, Teixeira, and McIsaac ranch houses all exhibit elements of the Italianate style.

ii. Employee Residences

Employee residences historically were built either as small single-family residences or as bunkhouses. They were typically simple one-story, rectangular-in-plan, wood frame buildings with gable roofs. The exteriors were clad in a variety of siding, including wood shingles, board and batten, and shiplap. The roofs were covered with wood or asphalt shingles. In many cases, original homes were converted into employee housing when new homes were constructed. Today, pre-fabricated homes and trailers more commonly constitute the majority of employee residences.

iii. Residential Outbuildings

In addition to residences, many of the ranches include ancillary buildings, such as sheds, garages, and other buildings that directly supported the residential use of the property (as opposed to the ranching use). These buildings tend to be small-scale and vernacular in style. Many were constructed after the period of significance.

iv. Gardens

Ornamental plantings include both native and non-native vegetation intentionally planted for aesthetic purposes. Most properties with intact ranch cores have ornamental vegetation near the ranch house. The ranch houses tend to be oriented to face public access roads or the main highway, often with foundation plantings, lawns, and flowerbeds surrounding them. Wood picket fences or hedges often define the formal yard, usually located in front and sometimes along the sides of the buildings. In general, ranches operated by a long series of tenants have fewer ornamental plantings than those occupied by owners or by long-term tenants. In some instances, windbreaks and other ornamental vegetation may be the only remaining features that identify the locations of the ranch cores.

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Ornamental vegetation varied as widely as the inhabitants who lived at the ranches. Some were austere with few or no foundation plantings around the ranch houses, like the McFadden Ranch, while others, like the Stewart Ranch, had more extensive gardens around the house. Although most of the gardens do not survive today, they are visible in historic photographs. Typical remnant ornamental plants that survive today in the Olema Valley ranches include pink escallonia, red hot poker, roses, calla lilies, camellias, daffodils, agaves, poplars, fuchsias, and boxwood. These species were commonly sold in the San Francisco area during the period of significance.³

3b. Milking and Dairy Production

This category includes a variety of utilitarian buildings with a broad range of sizes and materials depending on their function. Historically, they were one- to two-story, rectangular-in-plan, wood frame buildings with gable roofs. The exteriors originally were clad with wood shingles, board-and-batten, or shiplap siding. The roofs originally were covered with wood shingles and later with corrugated metal sheets.

i. Old Milking Barns

Old milking barns were historically designed for feeding livestock, milking cows, and storing hay. The old milking barns are typically long, low structures with one gable peak. A large entrance is often located underneath a gabled wall dormer centered on each of the long sidewalls. A large central opening, flanked by small openings on each side, is often located on the short end walls. Each opening typically has a wood sliding door. Today, most of these buildings have been converted to other uses after the construction of a Grade A Dairy. Nearly all of the old milking barns in Olema Valley retain their historic integrity, with the wood or metal feeding stanchions still intact. Today, the buildings are mostly used as hay barns.

ii. Creamery

Creameries (also referred to as a dairy or dairy house) are typically 25' by 50', wood frame, two-story gabled buildings with horizontal wood siding. They were generally converted to residences or garages after changes to dairy regulations. These buildings originally were used for making cheese and butter, which ended around 1915 due to pasteurization requirements and the establishment of centralized local cooperative creameries.

iii. Grade A Dairy

Grade A dairies are highly efficient and mechanized buildings strictly used for milking cows and storing milk that met strict Grade A dairy standards. They are typically one-story, rectangular-in-plan, concrete-block or poured concrete buildings with gable roofs. The roofs are covered with corrugated metal sheets or standing seam steel panels and have a ventilation system. The Grade A dairies generally contained two sections; one section functioned as a milk room, which stored the milk product, and the second functioned as a milking parlor where cows were milked. The two spaces were separated by a breezeway to meet sanitation requirements. These structures replaced the old milking barns for milking activities. With stricter dairy and environmental laws in the 1970s, most of the ranches ceased dairying and converted to raising beef cattle. The Grade A dairies were then converted to other uses such as storage, workshops, or residences.

³ National Park Service, *Point Reyes Ranches Historic District Non-Agricultural Vegetation List, Era of Significance: 1857-1962*, on file at the Point Reyes National Seashore Archives.

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3c. Ranch Support, Storage, and Maintenance

i. Hay Barn

Hay barns are typically rectangular-in-plan, wood frame buildings that have taken several forms. They have either a single gable roof or a central gable roof flanked by one or two wings with shed roofs. All of the buildings have large sliding doors, either wood or corrugated metal, for vehicular access. Often old milking barns were converted to hay barns when no longer needed for milking. Many purpose-built hay barns were constructed after the period of significance.

ii. Horse barn

Horse barns are the typical asymmetrical “western style” barn, with a tall central gable flanked by one or two wings with shed roofs. The shed roof portions house horse stalls. These barns are taller in height and shorter in length than the old milking barns. They typically have sliding doors on the gable ends that correspond with the interior aisle arrangement. Each barn has a central hay storage area on the second story from which hay was dropped down into the central aisle. They also often have a storage room for sacks of feed and a tack room for hanging harnesses.

iii. Calf Sheds

Calf sheds are constructed to house young calves and therefore, are placed close to the milking barn to facilitate feeding. Historically, these were typically small rectangular-in-plan, wood frame, gabled buildings with adjacent outdoor holding pens.

iv. Carriage Shed

Carriage sheds are typically wood frame, open front structures with shed roofs, vertical board siding, and two to three bays. They were traditionally used to store horse carriages and other ranch equipment.

v. Garage

Garages and workshops vary by use. Historic garages and workshops are often rectangular-in-plan, wood frame buildings with gable roofs and typically were smaller than newer workshops and garages, as equipment and vehicle size has increased. Machine shops are usually newer additions to dairy ranches and have wood or steel framing, concrete foundations, and steel or aluminum siding. They are usually industrial in appearance with double doors to accommodate large vehicles.

vi. Storage Sheds and Tanks

Storage sheds are built to house livestock (e.g., pigs or chickens), machinery, tools, firewood, feed, and other supplies. These are typically small structures built with available materials, sometimes as freestanding structures and other times as lean-to additions to existing buildings.

Tanks are maintained for the storage of a variety of materials, predominantly feed, water, and fuel. Feed tanks are often located near Grade A dairies to hold grains (e.g., corn, barley, and wheat) fed to cows during milking. Recycled water is used for dairy waste management, such as flushing concrete floors in holding corrals and access ways. Water tanks were historically cylindrical-shaped, made of cast concrete, and located on or near springs, as found on the McFadden Ranch. In some cases, the concrete was covered with a square, board and batten structure that was more aesthetically pleasing, as found on the McIsaac and Zanardi ranches. Many of the Olema Valley water tanks are still functioning today. Fuel tanks are located near major work yards or near the entrance drive to allow ranchers to quickly and easily refuel vehicles and machinery without driving long distances. These are made of metal and often situated on raised wood or metal platforms or set onto a concrete slab surrounded with a low curb wall.

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3d. Livestock Grazing

In 1856, small-scale commercial dairy operations began within the historic district with most of the land dedicated to pasture for grazing or cultivating feed crops. Ranches ranged in size between 187 and 1,590 acres; however, the extent of pastures varied from ranch to ranch depending on the location and growing conditions. For example, pastures were limited in the southern ranches where the topography is steeper with deep-forested gulches. As a result, the southern ranches were much larger in order to provide adequate grazing land. Pastures were dedicated to grazing dairy cows as well as horses and other livestock associated with the ranch operation and residential needs. Fence alignments and livestock trails are physical reminders of the grazing activity within the pastures. Livestock trails appeared on ranch pastures over a period of time as the result of continued wear on the land by the dairy cows, through movement between grazing areas and the ranch core twice a day for milking. After decades of wear, terraces often formed on steeper slopes, creating a distinct linear pattern on hillsides above the ranch cores.

More than half of the Olema Valley ranches converted from dairy to beef cattle in the 1970s due to stricter environmental laws. Although the conversion to beef ranching occurred after the period of significance for the majority of the ranches, the continued grazing activity maintains the open character of the historic pastures. Approximately 60 percent of the original pastures in the proposed historic district remain from the period of significance.

i. Pastures

With the conversion of the land to dairy ranching, much of the area's native plant communities (described in Natural Systems and Features) were converted to pastures dominated by non-native annual grasses to support cattle grazing. The pastures were continually worked and maintained by the ranchers. Native perennial grasses were thinned by competition with non-native annual grasses.

Throughout the period of significance, pasture was the dominant vegetation that not only served as a functional and utilitarian part of the working dairy operations but also maintained the low-profile ground cover that defined the open, grassland-character seen throughout Olema Valley. Continuous grazing activity on many of the ranches preserves the distinct boundary created where the tall forest edge meets the pastures. Some ranches, like McCurdy, are no longer grazed and have been released to succession, allowing the forest edge to creep gradually into the former pasture. Some pastures have been preserved through regular mowing on ranches that are no longer grazed, such as those within the Wilkins Ranch. With many ranches still being grazed by beef cattle, continued use ensures retention of the prominent historic setting of rolling, grass hills.

ii. Corrals and Fences

The fence system historically served as both functional and aesthetic features in the historic ranching landscape and continues to be an integral part of the ranching landscape today. Historically, fences around the main yards tended to be more ornate and constructed in a wood picket style to indicate a different use from the rest of the ranch core.

Fences defining pastures and boundaries were typically built of wood and later metal and barbed wire. Often the pasture fences incorporated whatever materials were available and are extremely eclectic in style and materials. Barbed wire fencing has replaced some historic wood fences in the pastures over time. Smooth wire electric fences are also becoming common on ranches and allow for flexibility in subdividing pastures. Newer barbed-wire fences have also been installed in the pastures to address water quality issues of the creek.

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Corrals are used to collect and move cattle through the ranch core and are conveniently located outside the milking barn. Major corrals are typically paved with concrete to provide stable footing for moving cows. Corral fences are made from a variety of materials, though metal, wood, and pipe fences are safer and more durable where cows are tightly confined. The materials and configurations of the corrals changed overtime to address operational needs.

iii. Stock Ponds

Stock ponds are a common feature of the ranches that serve to provide a reliable water source for cattle within the grazing pastures. They are often distributed widely across the ranch lands and typically range in size between 10,000 and 75,000 square feet. Stock ponds became common in the 1970s, most likely after water quality regulations required dairy ranchers to maintain manure ponds that led them to gain the experience and equipment necessary for constructing stock ponds.

3e. Crop Production/Diversification

i. Fruit Trees

Many Olema Valley ranches contain individual fruit and nut trees or entire orchards that were planted during the period of significance. Fruit and nut trees are often located within close proximity to the house, sometimes within the fenced yard around the house. The larger orchards also were located within fenced areas to protect trees from cattle and livestock. Common trees include apples, pears, apricots, walnuts, and figs. Today, some trees and orchard remnants remain on the ranches but many no longer produce fruit due to a lack of maintenance. The largest orchard remnants can be found on the Wilkins, Truttman, and Lupton/Five Brooks ranches, with individual fruit and nut trees found on the McCurdy, Teixeira, Giacomini, Stewart, McFadden, Jewell, and McIsaac ranches. In many cases, it cannot be confirmed if individual fruit trees date to the period of significance. However, many of the existing trees are compatible with typical species and patterns of locations and uses within the ranch cores during the period of significance.

ii. Crops

Ranch histories indicate that feed crops were grown in the late nineteenth century, including root crops, oats, wheat, and barley. Hay fields were maintained into the 1940s but were mostly abandoned with the advent of inexpensive feed and improved transportation, with the exception of the Stewart Ranch. Many ranches also maintained kitchen gardens near the house that included peas, beans, corn, and other vegetables. Little physical evidence of these agricultural crops from the period of significance remains today as the growing fields have not been maintained or are now being grazed by cattle.

4. Circulation

Circulation is defined as spaces and features which constitute systems of movement within a landscape. The circulation patterns associated with the Olema Valley Dairy Ranches Historic District consist of a variety of roads, paths and walkways, corrals, and cattle enclosures. The material and layout of circulation routes are often directly related to their use.

The system of vehicular roads within the historic district reflects transportation development during the period of significance. The regional roads/highways follow a winding course along the base of the hills and retain their historical character as two-lane, minimally engineered structures with narrow shoulders improved on their original alignments. Ranch roads also continue to follow historic alignments, contributing to the needs of the ranch operations today just as they did during the period of significance.

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4a. Primary Roads

The historic district is accessed by three primary public roadways: State Highway 1 (also known as the Shoreline or Coast Highway), Sir Francis Drake Boulevard, and Platform Bridge Road. All of these roads are owned by the county or state. A general description of each road is provided because they are all important to the historic setting of the ranching district. Note that State Highway 1 and Sir Francis Drake Boulevard join in Olema and extend northward approximately two miles before splitting just south of Point Reyes Station.

State Highway 1 (Contributing Structure)

A section of State Highway 1, which extends along much of the California coastline, extends through the district from Point Reyes Station south to the Bolinas Bay. The existing highway evolved from an early county road, improved in 1867 to its current alignment. Though the road has been paved, it retains its alignment and form as a two-lane road with narrow shoulders.

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard provides access to the ranches along Lagunitas Creek in the northeast part of the district. This roadway represents another segment of the county road improved in 1867. In the mid-1920s, public funding was used to establish a modern highway connecting San Rafael with the upper portions of the Point Reyes Peninsula. This funding effort resulted in Sir Francis Drake Boulevard, which followed the alignment of the earlier 1867 county road through the steep-sided Lagunitas Creek canyon, with very little room to maneuver.

Like State Highway 1, Sir Francis Drake Boulevard is a two-lane road with narrow shoulders. With few exceptions, its alignment has not been changed since the mid-1920s reconstruction. One notable exception is the location where Sir Francis Drake Boulevard curves west toward Olema at the intersection of Platform Bridge Road, crossing over Lagunitas Creek. The present road alignment and bridge were constructed in 1962, approximately 100' south of the 1927 alignment and Tocaloma Bridge.⁴ The new alignment and wider bridge were constructed as safety efforts to ease the curve of the road and to reduce congestion of the narrow old bridge. The Tocaloma Bridge and former road alignment are still present today within the boundaries of the McIsaac Ranch. The new road alignment serves as the property boundary between the McIsaac and Neil McIsaac ranches.

Platform Bridge Road (Contributing Structure)

Platform Bridge Road begins just east of the Tocaloma Bridge, winding north alongside Lagunitas Creek for approximately 2.5 miles, concluding at Point Reyes Petaluma Road. Its alignment has not changed since its original construction around 1870. Like other former stage roads, it has been widened and paved with asphalt in keeping with contemporary road standards. Platform Bridge Road provides access to the Zanardi Ranch and divides the two McIsaac Ranch parcels in half. The county built a cattle underpass under the road, north of the Tocaloma Bridge, as part of the land swap with the McIsaac family when the new bridge across Lagunitas Creek was constructed.

Old Olema Trail (Contributing Structure)

The Old Olema Trail, or San Rafael Road, was established in the mid-nineteenth century and used until the construction of Sir Francis Drake Boulevard in 1867. It runs along the boundary of DeSouza and Truttman ranches and serves as the boundary between the Jewell and Neil McIsaac ranches. It starts at the site of the present-day Druid's Hall in Olema and heads eastward, over the Bolinas Ridge down to

⁴ The Tocaloma Bridge is listed separately in the National Register of Historic Places.

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Lagunitas Creek. The trail is approximately 2.5 miles long and generally following the boundary lines between DeSouza and Truttman ranches and then between the Neil McIsaac and Jewell ranches. The trail maintains its use and appearance from the period of significance as a two-track road, maintaining its historic alignment, materials and use as a primarily pedestrian trail. It also currently serves as a right-of-way for Pacific Gas and Electric Company (PG&E) utility poles.

4b. Ranch Entry Roads

Many of the Olema Valley ranches have historic ranch access roads that connect the building cores to public roads such as State Highway 1 or Sir Francis Drake Boulevard. Typically, the primary access roads are simple, narrow, single-lane corridors that follow the contour of the land, requiring very little cut and fill to construct. Many have been paved with asphalt, but it remains unknown at what date this occurred at most of the ranches. Regardless, these access roads are considered contributory to the district as they correspond to historic rights-of-ways.

Each ranch also has its own system of internal access roads to move vehicles through the ranch cores and to connect the ranch cores with the outlying fields and pastures. Once the ranch access roads enter the working areas of the ranch cores, they typically widen into utility yards surfaced with gravel or dirt. From the utility yards, secondary roads continue into the pastures, which are typically simple, two-track lanes surfaced with gravel, dirt, or grass. Since these internal ranch roads were frequently modified over time and do not correspond to significant rights-of-way, they generally are not considered contributory to the district.

4c. Secondary Ranch Roads

Each ranch also has its own system of internal access roads to move vehicles through the ranch cores and to connect the ranch cores with the outlying fields and pastures. Once the ranch access roads enter the working areas of the ranch cores, they typically widen into utility yards that are surfaced with gravel or dirt. From the utility yards, secondary roads continue into the pastures, which are typically simple, two-track lanes surfaced with gravel, dirt, or grass. Since internal ranch roads were frequently modified over time and do not correspond to significant alignment, they generally are not considered contributory to the district.

4d. Railroad Lines

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

Evidence of earlier transportation systems include an intact segment of the North Pacific Coast/Northwestern Pacific Railroad berm can be found on ranches in the northwest corner of the district. The railroad follows Lagunitas Creek on the west side, within the boundaries of the Edwin Gallagher, McFadden, McIsaac, Neil McIsaac, and Jewell ranches. Railroad right-of-ways were obtained from the ranchers prior to its construction in 1875 and then released back to the ranchers upon abandonment of the line in 1933. Even though the tracks were removed around 1933, the ranchers used the berm as ranch access roads. The portion of the railroad berm through the historic district continues to be used as a ranch and utility access road north of Sir Francis Drake Boulevard, serving as the main road accessing the historic Garcia House (also known as the Shafter House) on the western portion of the McIsaac Ranch. South of Sir Francis Drake Boulevard, it has been paved for a county bike trail.

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Integrity Analysis of Olema Valley Dairy Ranches Historic District

The Olema Valley Dairy Ranches Historic District is a 14,127-acre historic district composed of 19 ranches that have been used for dairying and cattle ranching throughout the period of significance to the present. The physical condition of the district remains much as it did during the latter portion of its period of significance, which spans from 1857 to 1958. The district exhibits the characteristics of late nineteenth/early twentieth century ranches in northern California and continues to convey the historic character of the ranching landscape, retaining key physical characteristics of circulation, buildings and structures, and those characteristics that make up the ranch setting including natural systems and features, spatial organization, land use, and vegetation.

The Olema Valley Dairy Ranches Historic District retains all seven aspects of integrity, including location, design, materials, workmanship, setting, feeling, and association. Additional information relevant to specific aspects of integrity are noted below.

Location and Setting

The district has integrity of location and setting for the period of the late nineteenth century and early twentieth century dairy industry in northern California. Fences still demarcate historic property boundaries as well as individual ranch pastures, maintaining the character of the ranches as distinct entities within the historic district. The open grassland setting of the rolling hills, with ranch cores, fence lines, roads, and riparian vegetation concentrated near the tributaries leading from the ridges to the creeks in the valleys, is retained from the period of significance. Continued use as dairy/beef ranches and ongoing grazing further reinforce the district's integrity of setting.

In addition, the system of roads, including State Highway 1, Sir Francis Drake Boulevard, and Platform Bridge Road, still connect the ranches to San Francisco.

Design

The historic district retains integrity of design associated with the siting of the ranch building cores and roads to meet the practical needs of the historic dairy and beef operations. The ranches have common building types with similar methods of construction and building layouts. The ranch cores are comprised of vernacular-style residential buildings, agricultural barns and outbuildings, and landscape features, including ornamental vegetation, windbreaks, and fruit and nut trees. Many of the ranch barns and outbuildings retain their original form and style from the period of significance. Outside of the ranch building core, fences and roads divide pastures comprised predominantly of pastures interspersed with native forests. The ranch core and pastures are connected by ranch roads that maintain their historic alignments and connect the ranches to the greater district by intersecting with regional roads and highways.

Materials and Workmanship

The historic district also retains integrity of materials and workmanship associated with the historic buildings and structures and ornamental vegetation and fruit and nut trees dating to the period of significance. The vernacular building styles, dairy ranch typology, and construction methods employed throughout the district's history reflect the availability of materials and technology of the time. Most buildings from the period of significance are constructed of wood. Generally, compatible or in-kind materials have been used in the modification and repairs of the historic structures. Though some materials have changed, the changes are often minimal or reversible. Examples of non-compatible materials and workmanship include those that have been added or remodeled after 1958 and no longer contribute to the

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integrity of the district. Most boundary fences are constructed of post and barbed wire, although some sections are split-picket fences. Gates are predominantly modern metal swinging gates, while corrals are metal and wood. While historic fences have been altered over time through the replacement of deteriorated materials, the fences often retain their alignment from the period of significance while continuing to serve current ranching activities.

Feeling and Association

The historic district maintains its association with the early dairy ranching in Marin County through the dairy ranch buildings and features that remain in a rural setting. The relationship of the open pastures, wooded draws, and the developed ranch cores reflect long-term manipulation of the natural environment for agricultural purposes. Even though all operational ranches have been converted to beef cattle ranches, altering the use of some buildings and structures, their overall form and appearance continue to reflect dairy ranching during the period of significance. Since most of the agricultural pastures have remained in use for grazing and the majority of the ranch buildings are still intact and continually used, the historic district retains the feeling of a small-scale agricultural community from the period of significance.

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INDIVIDUAL RANCH DESCRIPTIONS

Olema Valley Dairy Ranches Historic District Resources Table

Name	Contributing or Non-contributing	Resource Type	Narrative (page #)	Historic Photo (page #)	Current Photo (No.)
Resources Intersecting Multiple Ranches					
State Highway 1 (DeSouza, Edwin Gallagher, Genazzi, Giacomini, Hagmaier, Lupton/Five Brooks, McCurdy, McFadden, Randall, Rogers, Stewart, Teixeira, Truttman and Wilkins Ranches)	Contributing	Structure	17	N/A	N/A
Sir Francis Drake Boulevard (Cheda, DeSouza, Edwin Gallagher, Genazzi, Jewell, McFadden, Neil McIsaac, McIsaac, and Rogers Ranches)	Contributing	Structure	17	N/A	N/A
Platform Bridge Road (Edwin Gallagher, McFadden and McIsaac Ranches, Zanardi)	Contributing	Structure	17	N/A	N/A
Old Olema Trail (DeSouza, Jewell, Neil McIsaac and Truttman Ranches)	Contributing	Structure	17	N/A	45-46
Northwestern Pacific Railroad Berm Segment (Edwin Gallagher, Jewell, McFadden, McIsaac, Neil McIsaac and Zanardi Ranches)	Contributing	Structure	18	N/A	N/A
Cheda Ranch			26-28	N/A	1-5
Cheda Ranch Main House	Contributing	Building	Maps (pages): 133-134		
Cheda Ranch Grade A Dairy	Contributing	Building			
Cheda Ranch Old Milking Barn	Contributing	Building			
Cheda Ranch Hay Barn	Contributing	Building			
Cheda Ranch Calf Shed	Contributing	Building			
Cheda Ranch Garage	Contributing	Building			
Cheda Ranch Pasture Lands	Contributing	Site			
Cheda Ranch Entry Road	Contributing	Structure			
DeSouza Ranch			28	103	6-8
DeSouza Ranch Pasture Lands	Contributing	Site	Maps (pages): 135-136		
DeSouza Ranch Entry Road	Contributing	Structure			
Edwin Gallagher Ranch			29	N/A	9-10
Edwin Gallagher Ranch Windbreak	Contributing	Structure	Maps (pages): 137-138		
Edwin Gallagher Ranch Pasture Lands	Contributing	Site			
Edwin Gallagher Ranch Entry Road	Contributing	Structure			
Genazzi Ranch			30	N/A	11-12
Genazzi Ranch Pasture Lands	Contributing	Site	Map (page): 139		
Giacomini Ranch			30-32	104	13-16
Giacomini Ranch Main House	Contributing	Building	Maps (pages): 140-141		
Giacomini Ranch Carriage House	Contributing	Building			
Giacomini Ranch Old Milking Barn	Contributing	Building			
Giacomini Ranch Creamery	Contributing	Building			
Giacomini Ranch Grade A Dairy	Contributing	Building			
Giacomini Ranch Wood Shed	Contributing	Building			
Giacomini Ranch Horse Barn	Contributing	Building			
Giacomini Ranch Pasture Lands	Contributing	Site			

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Name	Contributing or Non-contributing	Resource Type	Narrative (page #)	Historic Photo (page #)	Current Photo (No.)
Giacomini Ranch Entry Road	Contributing	Structure			
Hagmaier Ranch			32-34	105	17-21
Hagmaier Ranch Main House	Contributing	Building	Maps (pages): 142-143		
Hagmaier Ranch Bunkhouse	Contributing	Building			
Hagmaier Ranch Old Milking Barn	Contributing	Building			
Hagmaier Ranch North Shed	Contributing	Building			
Hagmaier Ranch South Shed	Contributing	Building			
Hagmaier Ranch Pump House	Non-Contributing	Building			
Hagmaier Ranch Pasture Lands	Contributing	Site			
Hagmaier Ranch Entry Road	Contributing	Structure			
Jewell Ranch			35	N/A	22-24
Jewell Ranch Windbreak North	Contributing	Structure	Maps (pages): 144-145		
Jewell Ranch Windbreak South	Contributing	Structure			
Jewell Ranch Pasture Lands	Contributing	Site			
Jewell Ranch Entry Road	Contributing	Structure			
Lupton/Five Brooks Ranch			36-38	106	25-31
Pinkerton Main House	Contributing	Building	Maps (pages): 146-147		
Benevenga Main House	Contributing	Building			
Benevenga Garage	Contributing	Building			
Lupton House	Non-Contributing	Building			
Lupton House Garages (2)	Non-Contributing	Building			
Pinkerton Shed	Contributing	Building			
Pinkerton Tractor Shed	Contributing	Building			
Pinkerton Pump House	Contributing	Building			
Benevenga Chicken Shed	Contributing	Building			
Benevenga Pump House	Contributing	Building			
Benevenga Shed	Contributing	Building			
Lupton/Five Brooks Ranch Pasture Lands	Contributing	Site			
Parsons Ranch Entry Road	Contributing	Structure			
Five Brooks Residential Entry Roads	Contributing	Structure			
McCurdy Ranch			39	106	32-33
McCurdy Ranch Pasture Lands	Contributing	Site	Maps (pages): 148		
McCurdy Ranch Entry Road	Contributing	Structure			
McFadden Ranch			39-42	107	34-37
McFadden Ranch Main House	Non-Contributing	Building	Map (page): 149-150		
McFadden Ranch Mobile Home	Non-Contributing	Building			
McFadden Ranch Old Milking Barn	Contributing	Building			
McFadden Ranch Grade A Dairy	Contributing	Building			
McFadden Ranch Creamery	Contributing	Building			
McFadden Ranch Garage	Contributing	Building			
McFadden Ranch Shed	Contributing	Building			
Water Tank	Contributing	Structure			
McFadden Ranch Hay Barn	Non-Contributing	Building			
McFadden Ranch Machine Shed	Non-Contributing	Building			
1973 Water Tank	Non-Contributing	Structure			
McFadden Ranch Pasture Lands	Contributing	Site			
McFadden Ranch Entry Road	Contributing	Structure			
McIsaac Ranch			42-46	N/A	38-44

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Name	Contributing or Non-contributing	Resource Type	Narrative (page #)	Historic Photo (page #)	Current Photo (No.)
McIsaac Ranch Eucalyptus Windbreak	Contributing	Structure	Maps (pages): 151-152		
McIsaac Ranch Monterey Cypress Windbreak	Contributing	Structure			
McIsaac Ranch Main House	Contributing	Building			
McIsaac Ranch Residential Garage	Non-Contributing	Building			
McIsaac Ranch Garcia House	Contributing	Building			
McIsaac Ranch Mare Island Residence	Contributing	Building			
McIsaac Ranch Creamery/Residence	Non-Contributing	Building			
McIsaac Ranch Old Milking Barn	Contributing	Building			
McIsaac Ranch Grade A Dairy	Contributing	Building			
McIsaac Ranch Horse Barn	Contributing	Building			
McIsaac Ranch Calf Barn	Contributing	Building			
McIsaac Ranch Water Tank	Contributing	Structure			
McIsaac Ranch Pole Barn	Non-Contributing	Building			
McIsaac Ranch Equipment Garage	Non-Contributing	Building			
McIsaac Ranch Shed	Non-Contributing	Building			
McIsaac Ranch Feed Shed	Non-Contributing	Building			
McIsaac Ranch Feed Shed 2	Non-Contributing	Building			
McIsaac Ranch Garcia (Shafter) House Shed	Non-Contributing	Building			
McIsaac Ranch Pasture Lands	Contributing	Site			
McIsaac Ranch Entry Road	Contributing	Structure			
Garcia House Road	Contributing	Structure			
Tocaloma Bridge	Contributing	Structure			
Neil McIsaac Ranch			47	108	45-49
Neil McIsaac Ranch Windbreak	Contributing	Structure	Maps (pages): 153-154		
Neil McIsaac Ranch Pasture Lands	Contributing	Site			
Neil McIsaac Ranch Entry Road	Contributing	Structure			
Randall Ranch			48-49	N/A	50-51
Randall Ranch Windbreak	Contributing	Structure	Maps (pages): 155-156		
Sarah Seaver Randall House	Contributing	Building			
Randall Ranch Pasture Lands	Contributing	Site			
Randall Ranch Entry Road	Contributing	Structure			
Rogers Ranch			49-51	108	52-56
Rogers Ranch Mobile Home	Non-Contributing	Building	Maps (pages): 157-158		
Rogers Ranch Old Milking Barn	Contributing	Building			
Rogers Ranch Grade A Dairy	Contributing	Building			
Rogers Ranch Creamery	Contributing	Building			
Rogers Ranch Cube Hay Barn	Non-contributing	Building			
Rogers Ranch Carriage Shed	Contributing	Building			
Rogers Ranch Garage/Shed	Contributing	Building			
Rogers Ranch One Car Garage	Contributing	Building			
Rogers Ranch Pasture Lands	Contributing	Site			
Rogers Ranch Entry Road	Contributing	Structure			
Stewart Ranch			51-55	109-110	57-62
Stewart Ranch Main House	Contributing	Building	Maps (pages): 159-160		
Stewart Ranch Bunkhouse	Contributing	Building			

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Name	Contributing or Non-contributing	Resource Type	Narrative (page #)	Historic Photo (page #)	Current Photo (No.)			
Stewart Ranch Laundry	Contributing	Building						
Stewart Ranch Carriage House	Contributing	Building						
Stewart Ranch House #1	Contributing	Building						
Stewart Ranch House #2	Contributing	Building						
Stewart Ranch House #3	Contributing	Building						
Stewart Ranch House #4	Contributing	Building						
Stewart Ranch House #5	Non-Contributing	Building						
Stewart Ranch Old Milking Barn	Contributing	Building						
Stewart Ranch Grade A Dairy	Contributing	Building						
Stewart Ranch Stables (Large)	Contributing	Building						
Stewart Ranch Calf Shed	Contributing	Building						
Stewart Ranch Stable (Small)	Contributing	Building						
Stewart Ranch Equipment Shed	Contributing	Building						
Stewart Ranch Open Front Shed	Contributing	Building						
Stewart Ranch Silo	Contributing	Structure						
Stewart Ranch Water Storage Tank	Contributing	Structure						
Stewart Ranch Horse Arena	Non-Contributing	Building						
Stewart Ranch Chicken Shed	Non-Contributing	Building						
Stewart Ranch Pasture Lands	Contributing	Site						
Stewart Ranch Entry Road	Contributing	Structure						
Teixeira Ranch			55-58	110	63-67			
Teix. Ranch Monterey Cypress Windbreak	Contributing	Structure	Maps (pages): 161-162					
Teixeira Ranch Main House	Contributing	Building						
Teixeira Ranch Silveira House	Contributing	Building						
Teixeira Ranch Silveira Garage	Contributing	Building						
Teixeira Ranch Studio	Non-Contributing	Building						
Teixeira Ranch Modern Shed	Non-Contributing	Building						
Teixeira Ranch Modern Garage	Non-Contributing	Building						
Teixeira Ranch Grade A Dairy	Contributing	Building						
Teixeira Ranch Old Milking Barn	Contributing	Building						
Teixeira Ranch Horse Barn	Contributing	Building						
Teixeira Ranch Garage/Shed	Contributing	Building						
Teixeira Ranch Fuel Shed	Contributing	Building						
Teixeira Ranch Modern Barn	Non-Contributing	Building						
Teixeira Ranch Shed	Non-Contributing	Building						
Teixeira Ranch Pasture Lands	Contributing	Site						
Teixeira Residence Entry Road	Contributing	Structure						
Silveira Residence Entry Road	Contributing	Structure						
Teixeira Ranch Entry Road	Contributing	Structure						
Truttman Ranch						58-60	111	68-71
Truttman Ranch Main House	Contributing	Building				Maps (pages): 163-164		
Truttman Ranch Bunkhouse	Contributing	Building						
Truttman Ranch Grade A Dairy	Contributing	Building						
Truttman Ranch Grain Shed	Contributing	Building						
Truttman Ranch Shed	Non-Contributing	Building						
Truttman Ranch Pump House	Non-Contributing	Building						
Truttman Ranch Pasture Lands	Contributing	Site						
Truttman Ranch Entry Road	Contributing	Structure						

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Wilkins Ranch			60-63	112-114	72-77
Wilkins Ranch Cypress Windbreak	Contributing	Structure	Maps (pages): 165-166		
Wilkins Ranch Main House	Contributing	Building			
Wilkins Ranch Garage	Contributing	Building			
Wilkins Ranch Old Milking Barn	Contributing	Building			
Wilkins Ranch Grade A Dairy	Contributing	Building			
Wilkins Ranch Creamery/Residence	Contributing	Building			
Wilkins Ranch Horse Barn	Contributing	Building			
Wilkins Ranch Granary	Contributing	Building			
Wilkins Ranch Well House	Contributing	Building			
Wilkins Ranch Bull House	Contributing	Building			
Wilkins Ranch Feed Shed	Contributing	Building			
Wilkins Ranch Shed	Non-Contributing	Building			
Wilkins Ranch Pasture Lands	Contributing	Site			
Wilkins Ranch Entry Road	Contributing	Structure			
Zanardi Ranch			63-66	N/A	78-83
Zanardi Ranch Main House	Contributing	Building	Maps (pages): 167-168		
Zanardi Ranch House (1923)	Contributing	Building			
Zanardi Ranch Creamery	Contributing	Building			
Zanardi Ranch Old Milking Barn	Contributing	Building			
Zanardi Ranch Grade A Dairy	Contributing	Building			
Zanardi Ranch Garage	Contributing	Building			
Zanardi Ranch Shed	Contributing	Building			
Zanardi Ranch Chicken Coop	Contributing	Building			
Zanardi Ranch Blacksmith Shop	Contributing	Building			
Zanardi Ranch Horse Barn	Contributing	Building			
Zanardi Ranch Lower Garage	Contributing	Building			
Zanardi Ranch Carriage Shed	Contributing	Building			
Zanardi Ranch Washroom	Contributing	Building			
Zanardi Ranch Water Tank House	Contributing	Building			
Zanardi Ranch Pasture Lands	Contributing	Site			
Zanardi Ranch Entry Road	Contributing	Structure			

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Cheda Ranch

The approximate 892-acre Cheda Ranch encompasses several secondary ridges of the larger Bolinas Ridge, specifically the hill slopes east of the Lagunitas Creek. Outlying ranch lands consist principally of grass pasture, with bands of riparian vegetation (e.g., live oak and California bay) lining the drainages and north facing slopes within the ranch. The ranch pastures continue to be used to graze beef cattle owned by a neighboring rancher. The intact ranch core is located at the end of a half-mile-long access road that exits from the north side of Sir Francis Drake Boulevard. The ranch core's contributing buildings include the Main House, Grade A Dairy, Old Milking Barn, Hay Barn, Calf Shed, and Garage.

Land Use and Activities: Residential/Domestic

Cheda Ranch Main House (Contributing Building)

This residence was built around 1920 after the original ranch house burned. It is a one-story, wood frame building with a cross-gable roof and an irregular plan. The exterior walls are clad with wood drop siding with corner board trim, and the roof is covered with asphalt shingles. Fenestration primarily consists of wood-sash, six-over-one, double-hung windows located both singly and in pairs. An enclosed shed-roof porch is located on the northeast façade of the building. A brick chimney is located on the southeast façade of a gabled wing. A deck has been added to the southwest corner. A short, mortared stone wall is located in a terraced garden near the main residence. It is unknown when the garden and wall were installed.

A concrete walkway with steps is located at the main entrance, creating a small front patio and garden bed around a few large irregular-sized boulders. One large boulder has been creatively incorporated into the steps up to the entrance on the north side of the house. A second concrete walkway is located at the northeast corner of the house and forms a small patio. Both walkways are approximately 3' wide.

Land Use and Activities: Milking and Dairy Production

Cheda Ranch Grade A Dairy (Contributing Building)

Constructed in 1937, the Grade A Dairy is located northeast of the main residence. This one-story concrete building measures 35' by 100'. The gable roof is covered with standing steel metal panels, with corrugated metal sheets located in the gable ends. Fixed windows line the east and west façades of the milking parlor, and the interior retains some of the original stanchions and a feed cart on tracks. Concrete pads are located northwest, southwest, and southeast of the building. Two large rectangular concrete watering troughs are located near the dairy, one to the southeast and the other in a holding pen to the west.

A concrete drainage channel is located along the northeast side of the Grade A Dairy with a drop inlet at the lower east end. The drain system was likely constructed at the same time as the Grade A Dairy, as the channel appears to be part of the foundation. The channel probably was used for manure disposal from the dairy and storm water drainage from the adjacent concrete pads into the creek on the southeast side of the property.

Cheda Ranch Old Milking Barn (Contributing Building)

Constructed in 1925, the original milking barn is located at the north end of the complex. This timber frame building measures 48' by 108' and is clad with vertical wood boards. It has a central gable roof flanked by shed roof wings. The roofs are covered with corrugated metal sheets. Concrete pads are located south and southeast of the building. After the Grade A Dairy was installed, the Old Milking Barn was converted to a hay barn.

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Cheda Ranch Hay Barn (Contributing Building)

This barn was constructed in 1952 immediately adjacent to the Old Milking Barn in order to expand the capacity for hay storage. The wood frame barn measures 28' by 108' and has corrugated metal sheets covering the walls and roof.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Cheda Ranch Calf Shed (Contributing Building)

The Calf Shed is located adjacent to the Hay Barn. Built around 1900, this wood frame building measures 30' by 35'. It has wood board siding and a front-gable roof covered with corrugated metal sheets. Windows have been added to the building, and the interior has been modified to serve as a music studio.

Cheda Ranch Garage (Contributing Building)

The 15' by 30' garage is a rectangular-in-plan, wood frame building with a shallow gable roof, a concrete floor and foundation, and a sliding door on the north façade. Corrugated metal sheets cover the walls and roof.

Land Use and Activities: Livestock Grazing

Cheda Ranch Pasture Lands (Contributing Site)

The Cheda Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance and are characterized by maintained native and non-native grassland vegetation on the ridge top and western slope of the Nicasio Ridge, which are cut by the densely wooded Cheda Creek. The extent of the Cheda Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Cheda Ranch pasture lands from those of the neighboring ranches. The Cheda Ranch Pasture Lands are bounded by Lagunitas Creek to the west, the top of the Nicasio Ridge to the east, and fence lines dividing the lands from McIsaac Ranch to the north and California State Parks land to the south. Within the Cheda Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences and troughs. Other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard crosses the southwestern portion of Cheda Ranch.

Cheda Ranch Entry Road (Contributing Structure)

The narrow, 10'-wide road accessing the Cheda Ranch core branches from Sir Francis Drake Boulevard. The ranch core is located northeast of the highway almost a half mile parallel to a tributary of Lagunitas Creek. The section of the entry road from Sir Francis Drake Boulevard to the ranch core underwent major repairs by the National Park Service in the early 1980s. The repairs including adding culverts (see below), regrading some sections, and resurfacing with gravel. The road is currently surfaced with gravel until passing through a fence where it crosses a concrete pad adjacent to the Grade A Dairy. The road also required cut and fill to create the road bench along the steep hillsides. Despite these alterations, the road appears to follow its historic alignment.

Two concrete pipe culverts run under the Ranch Entry Road and utility yard, connecting the western gulches to the creek east of the ranch core. One culvert inlet is located at the roadside east of the Garage,

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with the culvert running approximately 85' southeast to an outlet above the creek. The second is located under the utility yard between the Grade A Dairy and Old Milking Barn. The inlet is located approximately 40' southwest of the Hay Barn at the base of small gulch. The pipe runs under the concrete utility yard for approximately 120' southeast to an outlet above the creek just northeast of the Grade A Dairy. These culverts were likely constructed during the period of significance as part of the Ranch Entry Road.

DeSouza Ranch

DeSouza Ranch is an approximate 283-acre vernacular ranching landscape occupying a wedge-shaped section of land extending up the western slope of the Bolinas Ridge, from the town of Olema west to the ridgetop. Although the dairy ranch buildings are non extant, the DeSouza Ranch Pasture Lands and Ranch Entry Road are maintained by continued use and contribute to the visual character and overall spatial organization of the historic district.

Land Use and Activities: Livestock Grazing

DeSouza Ranch Pasture Lands (Contributing Site)

The DeSouza Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation on the ridgetop and west facing slopes of the Bolinas Ridge with a densely wooded gulch running through the center of the pasture lands. The extent of the pasture is defined by boundary fences that divide the DeSouza Ranch pasture lands from those of the neighboring ranches. The DeSouza Ranch Pasture Lands are bounded by fence lines dividing the lands from Rogers Ranch to the north, Neil McIsaac Ranch to the east, and Truttman Ranch to the west and south. Only the eastern edge of the DeSouza Ranch Pasture Lands continue to be grazed by cattle, and the remaining areas are beginning to transition to chaparral and forest.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs along the northwestern boundary of the DeSouza Ranch.

State Highway 1 (Contributing Structure)

State Highway 1 runs southwest of the DeSouza Ranch.

DeSouza Ranch Entry Road (Contributing Structure)

The DeSouza Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from State Highway 1 since the ranch was established. The road is approximately 1,000' in length and typically 12' in width.

Old Olema Trail (Contributing Structure)

A segment of the Old Olema Trail runs along the southern boundary of DeSouza Ranch.

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Edwin Gallagher Ranch

The Edwin Gallagher Ranch is an approximate 348-acre vernacular ranching landscape occupying a narrow strip of land extending over the Bolinas Ridge between the Olema and Lagunitas creeks. Although no buildings remain of the former dairy ranch, the spatial organization of the ranch and its relationship to the surrounding ranches is visually evident by the pasture lands maintained by continued livestock grazing and the eucalyptus and Monterey cypress windbreaks that mark the location of the former dairy operation.

Spatial Organization

Edwin Gallagher Ranch Windbreak (Contributing Structure)

The Edwin Gallagher Ranch Windbreak consists of eucalyptus and Monterey cypress trees that were planted to buffer the buildings at the ranch core from the prevailing winds. This landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

Land Use and Activities: Livestock Grazing

Edwin Gallagher Ranch Pasture Lands (Contributing Site)

The Edwin Gallagher Ranch Pasture Lands were the focus of livestock grazing activities for the ranch throughout the period of significance and are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and slopes of the Bolinas Ridge. The extent of the pasture is defined by both natural features of the landscape and boundary fences that divide the Edwin Gallagher Ranch pasture lands from those of the neighboring ranches. The Edwin Gallagher Ranch Pasture Lands are bounded by Olema Creek to the west, Lagunitas Creek to the east, and fence lines dividing the lands from Genazzi Ranch to the north and McFadden Ranch to the south. Within the Edwin Gallagher Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainage that transects the pastures, and troughs and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1/Sir Francis Drake Boulevard (Contributing Structure)

State Highway 1/Sir Francis Drake Boulevard forms the southwestern boundary of the ranch.

Platform Bridge Road (Contributing Structure)

Platform Bridge Road forms the eastern boundary of the ranch.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs along the west side of Platform Bridge Road within the ranch boundary.

Edwin Gallagher Ranch Entry Road (Contributing Structure)

The Edwin Gallagher Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from State Highway 1 since the ranch was established. The road is approximately 4,400' in length and typically 10' in width.

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Genazzi Ranch

Genazzi Ranch is an approximate 426-acre vernacular ranching landscape occupying the northern end of the Bolinas Ridge. The ranch buildings associated with the Genazzi Ranch are not within National Park Service lands; therefore, only the Genazzi Ranch Pasture Lands have been evaluated as a contributing resource to the Olema Valley Dairy Ranches Historic District. The Genazzi Ranch Pasture Lands are maintained by active livestock grazing and contribute to the visual character and overall spatial organization of the historic district.

Land Use and Activities: Livestock Grazing

Genazzi Ranch Pasture Lands (Contributing Site)

The Genazzi Ranch Pasture Lands were the focus of livestock grazing activities for the Genazzi Ranch throughout the period of significance and are characterized by maintained pastures of native and non-native grassland vegetation on the northern end of the Bolinas Ridge. The extent of the Genazzi Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Genazzi Ranch pasture lands from those of the neighboring ranches. The Genazzi Ranch Pasture Lands are bounded by Lagunitas Creek to the north, Olema Creek to the west, and fence lines dividing the lands from Edwin Gallagher Ranch to the south and west. The grazing lands are further divided into smaller pastures by pasture fences, and ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1/Sir Francis Drake Boulevard (Contributing Structure)

State Highway 1/Sir Francis Drake Boulevard forms the southwestern boundary of the ranch.

Giacomini Ranch

The approximate 658-acre Giacomini Ranch encompasses parts of several side ridges that descend southwest towards Olema Creek from the crest of the Bolinas Ridge. Two intermittent drainages, both tributaries to Olema Creek, flow through the ranch. The ranch contains open pasture on the west facing hill slopes, with mixed hardwoods adjacent to the drainages and redwood forest on higher elevations. Another large grass pasture occupies the terrace above the east bank of Olema Creek, between the creek and State Highway 1. The intact ranch core is located adjacent to the east side of the highway, near the north ranch boundary. The ranch core includes multiple contributing residential, dairy-related, and support buildings. An unnamed drainage lined with dense stands of hardwood trees forms the northern boundary of the ranch core and the adjacent pasture located west of the highway.

Land Use and Activities: Residential/Domestic

Giacomini Ranch Main House (Contributing Building)

The eastern half of the Giacomini Ranch Main House is believed to represent the original volume, built by Giuseppe Muscio ca. 1858. Sometime prior to 1880s, an addition was constructed on the west façade, resulting in the current irregular plan measuring 65' by 30'. The one-story, wood frame house is perhaps best described as vernacular with some Folk Victorian detailing. The original component appears to have consisted of a cross-gable building with a porch wrapping around the east and north façades. The addition has a gable-on-hip roof. The building is clad with wood drop siding and corner-board trim, and the roofs are covered with asphalt shingles. An open porch with a hipped roof with a central pediment extends

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along the southwest façade of the addition. The gable ends of the roof and pediment are covered with alternating rows of fish scale and square shingles. One-over-one, double-hung, wood-sash windows are located throughout the house.

Giacomini Ranch Carriage House (Contributing Building)

Constructed ca. 1870, this two-story, wood frame building measures 20' by 32'. The north façade of the first story contains three open garage bays, while the second story contains a two-room residential unit. The exterior walls are clad with vertical wood board siding, and the gable roof is covered with corrugated metal sheets. A covered stairway on the west façade provides access to the second story entrance.

Land Use and Activities: Milking and Dairy Production

Giacomini Ranch Old Milking Barn (Contributing Building)

Constructed ca. 1880, the Old Milking Barn is located at the rear of the barnyard complex near the base of the hill slope. It is surrounded by a series of fences, two of which define an alley that extends from the rear of the building. This timber frame barn measures 45' by 105' and has variable-width vertical wood board cladding. The gable roof is covered with corrugated metal sheets placed over the original wood shingles. Several unglazed window openings line both the sides of the building. The remains of the milking pens are evident along the interior sides of the barn. The floor is earthen in the center and paved with concrete inside the milking pens.

Giacomini Ranch Creamery (Contributing Building)

Constructed ca. 1870, the Creamery is a wood frame building with double walls to provide insulation. The exterior walls are primarily covered with wood shiplap and drop siding. Portions of the north façade are covered with plywood, while an opening on the south façade is plastered over. The gable roof is covered with corrugated metal sheets, and the interior has a concrete floor.

Giacomini Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy, built ca. 1941, is located west of the Old Milking Barn. This one-story concrete block building has a gable roof with a full-length vent. The exterior walls are clad with stucco, and the roof is covered with corrugated metal sheets. The north façade is sheltered by a shed roof extension of the eave, the edge of which is supported by pipe metal posts with cross rails. The area beneath the eave is paved with concrete, providing a path for milk cows to enter the barn. The wall beneath the overhang contains several large window openings, with six-light windows. An open breezeway separates the milking area of the barn from a smaller, fully enclosed volume at the west end. The latter contains an entry accessed via a concrete stoop and window openings in the north and west façades. A concrete drainage gutter extends from the northeast corner of the barn north towards the creek forming the north boundary of the ranch core. Scored concrete paving for livestock was installed during the period of significance between the Grade A Dairy and Old Milking Barn. A concrete channel conducts runoff from the pad to Giacomini Creek.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Giacomini Ranch Wood Shed (Contributing Building)

A wood shed stands just east of the main residence. Constructed ca. 1880, this 13' by 21' wood frame building has variable-width, vertical board siding and a gable roof covered with corrugated metal sheets. The building has an arched door on the west façade and a small access door on the east façade.

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Giacomini Ranch Horse Barn (Contributing Building)

Constructed ca. 1870, the Horse Barn is located opposite the Old Milking Barn to the north. It is built adjacent to the creek that forms the north boundary of the ranch core. The wood frame building has wood board and batten cladding and a gable roof with a shed roof extension on the north façade; the shed-roof wing overhangs the adjacent creek channel. The roof is covered with corrugated metal sheets placed over the original sawn cedar shingles. The west façade contains an entrance in the north half and a hay door in the half story. The interior has four horse stalls at the ground floor. The northeast corner of the building has suffered some damage from undercutting by the adjacent creek.

Land Use and Activities: Livestock Grazing

Giacomini Ranch Pasture Lands (Contributing Site)

The Giacomini Ranch Pasture Lands were the focus of livestock grazing activities for the Giacomini Ranch throughout the period of significance and are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and the western slope of the Bolinas Ridge. Multiple densely wooded gulches transect the open pasture lands. The extent of the Giacomini Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Giacomini Ranch pasture lands from those of the neighboring ranches. The Giacomini Ranch Pasture Lands are bounded by Olema Creek to the west and fence lines dividing the lands from Lupton/Five Brooks Ranch to the north and Randall Ranch to the south. Within the Giacomini Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences, and troughs and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1 (Contributing Structure)

State Highway 1 crosses the southwestern portion of Giacomini Ranch, just west of the ranch core.

Giacomini Ranch Entry Road (Contributing Structure)

The main ranch road accessing the Giacomini Ranch core branches from State Highway 1. The entrance road branches east off the highway, just north of the Main House. It is a narrow, slightly curved, 10'-wide road that extends approximately 120' toward the utility yard beyond the house. The road is currently surfaced with gravel and dirt, but bits of broken asphalt indicate it was once paved. The road then widens to form the ranch utility yard surfaced with gravel, dirt, and patches of grass. It constricts again between the Old Milking Barn and Creamery. Beyond this point, the road passes through a fenced corral via a gate to access the pasture lands.

Hagmaier Ranch

The approximate 524-acre Hagmaier Ranch straddles the low divide that separates the Olema and Pine Gulch creek watersheds. The ranch is located west of State Highway 1 and covers the banks of the two creeks and the lower hill slopes of the Inverness Ridge. It consists of two separate properties, known historically as the Miller and Figueras ranches, consolidated under the ownership of the Hagmaier family in the 1930s. The Hagmaiers occupied the buildings in the Miller Ranch core and rented the Figueras ranch core to tenant dairymen. Today, only the Miller/Hagmaier ranch core remains, as the Figueras buildings have been removed. Contributing buildings within this core include the Main House, Bunkhouse, Old Milking Barn, and Sheds. The complex is accessed via a vehicular road that extends southwest from the highway across Olema Creek. All of the remaining buildings in the ranch core are

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located on the level terraces above the west bank of the creek. Dense riparian vegetation lines the creek corridor near the ranch core, thus shielding the buildings from view from State Highway 1. The ranch pastures have not been grazed in some time, and brush is beginning to replace the fine-textured grasses.

Land Use and Activities: Residential/Domestic

Hagmaier Ranch Main House (Contributing Building)

The Main House, built by the Healion family around 1915 to replace the pioneer dwelling built by Benjamin Miller, occupies a knoll overlooking Olema Creek. This one-and-one-half story, wood frame building has an irregular plan, which measures approximately 34' by 53'. The complex gable roof features gabled roof dormers in the half story on the south and north façades. The building is clad with lapped board siding with wood shingles in the gable ends. The roof is covered with sawn cedar shingles. An enclosed porch with a half-hipped roof is located on the west façade, adjacent to a one-story wing. An open porch with a half-hipped roof wraps around portions of the east and north façade, overlooking Olema Creek and a steep expanse of lawn and. An exterior brick chimney is located on the north façade beneath the porch. The porch roof has wood square posts and a plain wood railing. Reminiscent of Craftsman-style architecture, the fenestration includes large bands of three eight-over-one, double-hung, wood-sash windows. Additional eight-over-one and six-over-one, wood-sash windows are located singly and in pairs throughout the building. A small remnant of a concrete walkway leads from the front porch steps, around the corner, and along the south façade.

Hagmaier Ranch Bunkhouse (Contributing Building)

The Hagmaier family constructed the Bunkhouse in 1938 as living quarters for ranch hands. It is located north of the Main House on the edge of the terrace overlooking Olema Creek. The two-story, rectangular-in-plan, wood frame building measures 33' by 37'. It has a gable roof and horizontal wood drop siding with vertical corner board trim. One-over-one, double-hung, wood-sash windows are located throughout. A one-story, shed-roofed wing extends across the majority of the west façade, and a modern deck has been added at the southwest entrance. The building has been converted to an office.

Land Use and Activities: Milking and Dairy Production

Hagmaier Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn is located northwest of the bunkhouse adjacent to a former field west of the buildings. The Hagmaiers built this barn in 1941 to replace another milking barn that burned earlier that year. The one-and-one-half-story, wood frame building has a steep gable roof. Both the roof and the exterior walls are covered with corrugated metal sheets. Six-light, fixed windows are located on the northeast and southwest façades. The northeast façade contains a large vehicular entrance with two pedestrian entrances at either end; each opening has a sliding metal door.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Hagmaier Ranch North Shed (Contributing Building)

Constructed by George Hagmaier in 1938, the North Shed stands between the Bunkhouse and the Main House, just south of the ranch entrance road, and measures 25' by 40'. The one-story, wood frame building has wide, vertical wood board siding and a gable roof covered with corrugated metal sheets. It is currently used as a garage and for storage.

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Hagmaier Ranch South Shed (Contributing Building)

A second shed, also built by George Hagmaier in 1938, is located immediately south of the North Shed. The one-story, wood frame building measures 20' by 36' and has wide, vertical wood board siding and a gable roof covered with corrugated metal sheets. It is also currently used as a garage and for storage.

Hagmaier Ranch Pump House (Non-contributing Building)

The Pump House stands directly south of a water tank on a shared concrete foundation. It measures approximately 5' by 10' and has horizontal wood lap siding with corner boards and a gable roof. It was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

Hagmaier Ranch Pasture Lands (Contributing Site)

The Hagmaier Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance and are characterized by pastures of native and non-native grassland vegetation occupying a long, narrow flat between the Olema and Pine Gulch creeks. The pasture lands are defined both by natural features of the landscape and boundary fences that divide the Hagmaier Ranch pasture lands from those of the neighboring ranches. The Hagmaier Ranch Pasture Lands are bounded by Olema Creek and fence lines dividing the lands from Randall Ranch to the west, Pine Gulch Creek and the steep slopes of the Inverness Ridge to the east, and fence lines dividing the lands from Teixeira Ranch to the south and Giacomini Ranch to the north. The pasture lands are no longer grazed and are beginning to transition increasingly to chaparral and forest.

Circulation

Hagmaier Ranch Entry Road (Contributing Structure)

The Ranch Entry Road accessing the ranch core branches from State Highway 1 approximately 3.5 miles north of the Bolinas Bay. The 10'-wide gravel road runs perpendicular to the highway for 450' where it dead-ends at the separate road accessing the ranch buildings. The portion of the road from the highway to the creek is part of a Randall Ranch right-of-way obtained from Sarah Seaver Randall in the 1860s. The Hagmaier property boundary begins just east of Olema Creek. Branching from the Ranch Entry Road, the gravel road accessing the ranch core extends approximately 280' south toward the Sheds and Main House and approximately 160' north past the Bunkhouse and Old Milking Barn. After the barn, the road opens up into a utility yard and turns west where it becomes a dirt two-track after approximately 200'. The two-track road leads west toward the Olema Valley Trail and most likely was once used to access pastures west of the building core. The Hagmaier Ranch Entry Road, along with the ranch core road, appears to follow historic alignment dating to at least 1898.

State Highway 1 (Contributing Structure)

State Highway 1 generally runs parallel to, and northeast of, the northeastern ranch boundary. At the southeast end of Hagmaier Ranch, a small segment of State Highway 1 serves as the ranch boundary.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Jewell Ranch

Jewell Ranch is an approximate 551-acre vernacular ranching landscape situated on the eastern slopes of the Bolinas Ridge between the crest of the ridge and Lagunitas Creek. Although the ranch buildings are non extant, the spatial organization of the ranch and its relationship to the surrounding ranches is still visually evident by its pasture lands (no longer grazed) and the eucalyptus windbreaks marking the location of the former dairy operation.

Spatial Organization

Jewell Ranch Windbreak North (Contributing Structure)

The Windbreak North consists of a long alignment of eucalyptus trees planted along the boundary between the Jewell and Neil McIsaac ranches. It sheltered the ranch core from the prevailing winds until the entire dairy operation and domestic buildings were relocated upslope. This landscape feature visually distinguishes the developed ranch core from the surrounding pasture lands.

Jewell Ranch Windbreak South (Contributing Structure)

The Windbreak South consists of eucalyptus trees that were planted to buffer the ranch core from the prevailing winds. This landscape feature visually distinguishes the developed ranch core area from the surrounding pasture lands.

Land Use and Activities: Livestock Grazing

Jewell Ranch Pasture Lands (Contributing Site)

The Jewell Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation intersected by several densely wooded gulches on the east facing slopes of the Bolinas Ridge. The extent of the Jewell Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Jewell Ranch pasture lands from those of the neighboring ranches. The Jewell Ranch Pasture Lands are bounded by Lagunitas Creek to the east and fence lines dividing the lands from the Neil McIsaac Ranch to the north and the Truttman and Stewart ranches to the west. The pasture lands are no longer grazed and are beginning to transition increasingly to chaparral and forest.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard forms part of the eastern boundary of the ranch.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs along the west side of Sir Francis Drake Boulevard within the ranch boundary.

Jewell Ranch Entry Road (Contributing Structure)

The Jewell Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from Sir Francis Drake Boulevard since the ranch was established. The road takes a winding path up the eastern slope of the Bolinas Ridge. It is approximately 2,250' in length and typically 10' in width.

Old Olema Trail (Contributing Structure)

A segment of the Old Olema Trail generally runs along the northern boundary of Jewell Ranch.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Lupton/Five Brooks Ranch

The Lupton/Five Brooks Ranch is an approximate 839-acre property located immediately north of the Giacomini Ranch and south of Stewart Ranch. Ranch lands cover the west slope of the Bolinas Ridge, between the ridge crest and Olema Creek; a small portion of the ranch, referred to as the Longley addition, incorporates land on the east slope of the Bolinas Ridge. Open grassy pastures occupy the west facing hill slopes, broken only by bands of riparian vegetation that line the drainages within the ranch boundary. The east facing slopes of the Bolinas Ridge are timbered. The property was used for dairying from the mid-1880s until 1945 when it was converted to a sheep ranch. It was then converted to a cattle ranch in 1971. Today, the pastures are no longer grazed.

Historically, this ranch was unique among the Olema Valley ranches because it had two separate developed areas dating to the mid-1880s. One was the Five Brooks residential area where the ranch owners resided. The other was the Parsons ranch core where the ranch tenants lived and managed the day-to-day operations. The Five Brooks residential area is still intact with two separate building clusters known as the Pinkerton and Benevenga areas. The Pinkerton area was developed in the 1860s, and contributing buildings include the Main House, Pump House, and associated sheds. The Benevenga area was developed in the 1930s to 1940s, and contributing buildings includes the Main House, Garage, Shed, Pump House, and Chicken Shed. The ranch retains a remnant orchard situated between these two residential clusters.

The buildings at the Parsons ranch core were removed in the 1990s; however, several structures and small-scale features remain, such as corral fencing, two water troughs, a concrete water tank, remnant foundations, and a cluster of eucalyptus trees. The ranch core is surrounded by pastures that are divided by fences and are comprised predominantly of non-native grasses interspersed with native forests. The two developed areas and surrounding pastures are connected by a ranch road that retains its historic alignment. A modern house constructed in 1971 by the grandson of Parsons, Lt. Col. Earl Lane Lupton, is located at the junction of the ranch road and State Highway 1.

Land Use and Activities: Residential/Domestic

Pinkerton Main House (Contributing Building)

The Pinkerton Main House consists of two small houses and a shed that have been joined together. The northern section was the original house constructed ca. 1858 to 1865. It is a one-story, wood frame building with board and batten siding and a low pitched, pyramidal roof. Two porches on the front and rear façades have been enclosed. The southern section is reportedly older but relocated to the site between 1870 and 1900. It is a one-and-a-half-story, wood frame building with horizontal board siding, an entrance on the southwest façade, a gable roof, and Italianate detailing, including a boxed cornice and frieze. A rectangular-in-plan shed was attached later to the west façade. Although the original residence has been modified several times, the major structural additions occurred during the period of significance.

Benevenga Main House (Contributing Building)

In 1931, the old Five Brooks schoolhouse was moved a short distance across the highway to its current location southwest of State Highway 1. The gabled structure was altered significantly in the 1940s, and a shed-roof dining room was added to the northwest façade in 1971. A shallow, gabled addition subsequently was attached to the southeast corner. The original portion of the building has drop siding, and the 1971 addition has wood, V-groove siding. The roofs are covered with asphalt shingles. The windows have been replaced. A concrete walkway extends between the Benevenga Main House and Garage. An additional concrete walkway is located at the southeastern entrance.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Benevenga Garage (Contributing Building)

This rectangular-in-plan, wood frame garage has horizontal V-groove wood siding, gable roof covered with rolled asphalt roofing, and two horizontal sliding garage doors. Two fixed windows are located on the southeast façade, and a fixed window and door are located on the southwest façade.

Lupton House (Non-contributing Building)

This one-story, L-shaped, Ranch-style home was built in 1971 by Earl Lupton on the east side of State Highway 1, across from the Five Brooks residential area. The wood frame building has wood board and batten siding and a gable roof covered with asphalt shingles.

Lupton House Garages (2) (Non-contributing Buildings)

Two identical single-car garages were constructed in the 1970s by Earl Lupton on the east side of State Highway 1, across from the Five Brooks residential area. The wood frame buildings have plywood siding and gable roofs covered with asphalt shingles.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Pinkerton Shed (Contributing Building)

This shed stands southwest of the Pinkerton House and was built ca. 1900, reportedly from materials obtained from a small barn dismantled on the property. The wood frame structure measures 15' by 32' and has a gable roof.

Pinkerton Tractor Shed (Contributing Building)

This shed was constructed at the south end of the Five Brooks area ca. 1900. The 12' by 16', wood frame structure has a shed roof.

Pinkerton Pump House (Contributing Building)

This pump house stands near the location of the former outhouse on the southwest side of the Five Brooks area. The structure was built ca. 1900 and measures 7' by 10'.

Benevenga Chicken Shed (Contributing Building)

This wood frame shed has vertical wood board siding and a gable roof covered with rolled asphalt roofing material. It is open at the south gable end. The structure contains a screened chicken coop at the west end, as well as a water pump connected to the Olema Creek.

Benevenga Pump House (Contributing Building)

This pump house has a gable roof with covered with rolled asphalt roofing material, horizontal wood drop siding, a single entrance, and fixed windows. The building is located near Olema Creek and contains a pump for creek water.

Benevenga Shed (Contributing Building)

This small, wood frame shed has a flat roof with a slight slope at the rear. The structure is covered with corrugated metal sheets on three façades and on the roof. The remaining façade is open.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Land Use and Activities: Livestock Grazing

Lupton/Five Brooks Ranch Pasture Lands (Contributing Site)

The Lupton/Five Brooks Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and western slope of the Bolinas Ridge. Multiple densely wooded gulches transect the open pasture lands. The extent of the Lupton/ Five Brooks Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Lupton/ Five Brooks Ranch pasture lands from those of the neighboring ranches. The Lupton/Five Brooks Ranch Pasture Lands are bounded by Olema Creek to the west and fence lines dividing the lands from Stewart Ranch to the north and Giacomini Ranch to the south. Within the Lupton/Five Brooks Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Parsons Ranch Entry Road (Contributing Structure)

The road accessing the former Parsons ranch core branches east from State Highway 1. It was constructed prior to 1865, likely to access Thomas Longley's home at the top of the Bolinas Ridge. The former Parsons ranch core is located approximately one mile east of the highway along this road. The narrow, unpaved road winds up the hill, passes a modern residence, then follows along a drainage gulch through a stand of bay laurel trees to the site of the old ranch core. It required significant cut and fill along the section spanning the draining gulch. In 1971, the lower quarter-mile of the road was realigned in conjunction with the construction of the Lupton House near State Highway 1, across from the Five Brooks residential area. Remnants of the original alignment of the road are still visible in aerial photographs. The remainder of the road follows the historic alignment.

State Highway 1 (Contributing Structure)

A segment of State Highway 1 crosses the western portion of the ranch, running just east of the Five Brooks residential area.

Five Brooks Residential Area Entry Roads (Contributing Structures)

Two driveways within the Five Brooks residential area access the two main houses and garages for the Benevenga and Pinkerton residences. Both driveways branch west from Sir Francis Drake Boulevard/ State Highway 1, pass their respective main house, and terminate at the garages. The driveways are surfaced with dirt and gravel. The driveways are connected to each other by two one-lane roads that parallel the highway. These are also surfaced with dirt and gravel. These driveways and roads follow their original alignments.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

McCurdy Ranch

The McCurdy Ranch is an approximate 1,787-acre vernacular ranching landscape occupying the western slopes of the Bolinas Ridge, extending from the crest of the ridge west toward Pine Gulch Creek. No buildings remain of the former dairy operation, and the grazing pastures are no longer grazed by livestock. Although the former pasture lands are increasingly transitioning to chaparral and woodland, portions of the ranches grasslands remain intact and are partially maintained by prescribed fires meant to reduce the fuel load on this stretch of the Bolinas Ridge.

Land Use and Activities: Livestock Grazing

McCurdy Ranch Pasture Lands (Contributing Site)

The McCurdy Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation on the lower slopes of the Bolinas Ridge, with wooded gulches transitioning to densely wooded lands on the upper slopes of the Bolinas Ridge. The extent of the McCurdy Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the McCurdy Ranch pasture lands from those of the neighboring ranches. The McCurdy Ranch Pasture Lands are bounded by the crest of the Bolinas Ridge to the east and fence lines dividing the lands from Randall Ranch to the north, Teixeira Ranch to the west, and Wilkins Ranch to the south. The McCurdy Ranch Pasture Lands are no longer grazed and are increasingly transitioning to chaparral and forest. Within the former pasture lands, remnant pasture fences, ponds, troughs, ranch roads, and other features that once supported grazing are distributed throughout.

Circulation

State Highway 1 (Contributing Structure)

State Highway 1 runs along the southwestern boundary of McCurdy Ranch and passes west of the former ranch core.

McCurdy Ranch Entry Road (Contributing Structure)

The McCurdy Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from State Highway 1 since the ranch was established. The road is approximately 400' in length and typically 10' in width. The road is not frequently used and is becoming less discernable over time.

McFadden Ranch

The approximate 342-acre McFadden Ranch extends from the west side of State Highway 1 eastward to the west bank of the Lagunitas Creek. The narrow parcel of land consists principally of steep hill slopes covered with pasture grasses, although pockets of brush and trees are located in the gulches and on the east facing hill slopes above Lagunitas Creek. Although dairying ended some time ago, the ranch's grasslands are still used to graze beef cattle.

The ranch retains its ranch core, which is located at the end of a 0.5-mile-long, paved, one-lane access road that leads east from the highway. The location of the ranch core, away from the main through-road, distinguishes this property from most other ranches in the district. The buildings are located on level ground in the bottom of a sheltered draw that drains the west slope of the Bolinas Ridge. The Creamery, Garage, and Shed date to the 1880s, with the remainder of the contributing buildings, including the Old Milking Barn, Grade A Dairy, and Water Tank, dating to the 1930s expansion of the dairy. Other than a fenced yard around the house, little ornamental vegetation is located within the building cluster.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Land Use and Activities: Residential/Domestic

McFadden Ranch Main House (Non-contributing Building)

The Main House was originally constructed during the period of significance but rebuilt after 1972. The original house was stripped down to the studs and almost doubled in size to approximately 26' by 42'. A second story was also added. The house is now clad in stucco and has a gable roof covered with composition shingles. A wood porch is located on the southwest façade, and a wood deck is located on the southeast façade. A concrete walkway wraps around the house to access the porch and deck. A large number of fig and apple trees were planted near the house at an unknown date.

McFadden Ranch Mobile Home (Non-contributing Building)

Constructed after 1972, the Mobile Home is a one-story structure that measures approximately 55' by 10' and has corrugated metal sheet cladding.

Land Use and Activities: Milking and Dairy Production

McFadden Ranch Old Milking Barn (Contributing Building)

Constructed in 1934, the Old Milking Barn is a rectangular-in-plan, wood frame building that measures 48' by 62'. It has a concrete foundation and corrugated metal sheet cladding on the end walls and roof and vertical wood board cladding on the sidewalls. The barn was used for milking cows for two years, before being replaced by the Grade A Dairy and later converted for hay storage. Small corrals are located at the east and west ends. A long concrete alley spans the north façade and connects to a chute used to move cattle into the building. A concrete pipe culvert forms a basin just north of the barn. The culvert is approximately 2' in diameter and has a concrete head wall and side retaining wall. A large round concrete watering trough is located just north of the barn.

McFadden Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy is attached to the southwest façade of the Old Milking Barn. Built in 1936, the concrete block building measures 54' by 24'. The gable roof is covered with corrugated metal sheets. Two concrete drainage channels run along the north façade and lead southwest from the building and adjacent cattle enclosures to convey runoff and waste disposal. A corral with a concrete pad was installed near the Grade A Dairy and Old Milking Barn within the period of significance. The building is currently used for ranch storage.

McFadden Ranch Creamery (Contributing Building)

Constructed in the 1880s, the Creamery was used for separating cream and making butter prior to 1936. It is located across the interior access road from the Old Milking Barn. The one-and-one-half-story, wood frame building has wood shiplap siding and originally measured 18' by 25'. Shed-roof wings were added on each side in the 1930s, increasing its dimensions to 25' by 46'. The gable roof is covered with corrugated metal sheets. The main part of the building is now used to store ranch equipment and hay, and the north wing houses a chicken coop.

Land Use and Activities: Ranch Support, Storage, and Maintenance

McFadden Ranch Garage (Contributing Building)

Constructed in the 1880s, the Garage is a rectangular-in-plan, wood frame building clad with vertical boards on three façades. The shed roof is covered with corrugated metal sheets. Originally, the south

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

façade contained three open bays to accommodate carriages, but the center bay has been enclosed. The open bays are currently used for vehicle and ranch equipment storage.

McFadden Ranch Shed (Contributing Building)

This small shed was constructed on the west façade of the garage in the 1880s. The one-story, wood frame structure measures 12' by 15' and has vertical wood board siding. The gable roof is covered with corrugated metal sheets.

Water Tank (Contributing Structure)

This round concrete water tank is approximately 14' in diameter and rests on a 16-sided concrete base. The low-pitched, wood frame conical roof is covered with tarpaper and capped by a small wood cupola.

McFadden Ranch Hay Barn (Non-contributing Building)

Built after 1972, the Hay Barn is a rectangular-in-plan pole barn that measures approximately 60' by 25'. It has a concrete foundation, wood frame, and a gable roof covered with corrugated metal sheets. The north façade is open; the west façade has corrugated metal doors; and the south façade is clad with wood siding.

McFadden Ranch Machine Shed (Non-contributing Building)

The Machine Shed was originally constructed concurrent with the Grade A Dairy in the 1930s but was remodeled after 1972. The structure measures 12' by 15' and is clad with stucco. It is accessed by a wood door and has a gable roof covered with corrugated metal sheets.

1973 Water Tank (Non-contributing Structure)

The Water Tank was constructed in 1973 according to the date etched into its foundation. The concrete structure has an approximate 18' diameter and rests on a round concrete foundation. The round roof is constructed of metal and is capped by a round metal cupola.

Land Use and Activities: Livestock Grazing

McFadden Ranch Pasture Lands (Contributing Site)

The McFadden Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and slopes of the Bolinas Ridge. The extent of the McFadden Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the McFadden Ranch pasture lands from those of the neighboring ranches. The McFadden Ranch Pasture Lands are bounded by Olema Creek to the west, Lagunitas Creek to the east, and fence lines dividing the lands from Edwin Gallagher Ranch to the north and the Rogers and McIsaac ranches to the south. Within the McFadden Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Sir Francis Drake Boulevard/State Highway 1 (Contributing Structure)

A segment of Sir Francis Drake Boulevard/State Highway 1 crosses the westernmost portion of the ranch approximately 0.5 mile west of the ranch core.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Platform Bridge Road (Contributing Structure)

Platform Bridge Road forms the eastern boundary of the ranch.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs along the west side of Platform Bridge Road within the ranch boundary.

McFadden Ranch Entry Road (Contributing Structure)

The main ranch road accessing the ranch core branches from Sir Francis Drake Boulevard/State Highway 1. The ranch core is located northeast of the highway via a 0.5-mile-long road that winds south up the hill, then parallel to the creek at the southern property boundary. The narrow, 10'-wide entry road required cut and fill to create the road bench along the steep hillsides. The road is currently paved with asphalt from the highway until it reaches the entrance gate near the main house. The road then turns to gravel and maintains its width until opening up behind the house to form the ranch utility yard.

McIsaac Ranch

The McIsaac Ranch consists of two parcels of land straddling the Lagunitas Creek, which together total approximately 1,086 acres. The smaller parcel on the west side of the creek encompasses the top and sides of a small knob. The west facing slopes contain open grasslands, while the east facing slopes are timbered. This parcel originally contained its own dairy complex. The parcel east of the Lagunitas Creek is comprised mostly of grassland on steep rolling hills culminating at the top of a high ridge overlooking the Nicasio Valley. It contains the mostly intact ranch core developed by Giuseppe Codoni and his descendants. The ranch perimeter is fenced along its historic boundary, although most of the original split redwood picket fencing has been replaced with modern materials. Some of the original fencing can be found near the Codoni ranch core, mostly along the ranch road that leads from the building cluster to the top of the ridge behind it.

The ranch core buildings are located on a narrow terrace above the north bank of the Lagunitas Creek, adjacent to the north side of Sir Francis Drake Boulevard. Largely due to a shortage of level land, the buildings are tightly clustered between the edge of the road and the base of the steep hill slope that rises behind the ranch. A short driveway leads from the north side of the highway directly into the ranch complex, which includes multiple residential, dairy-related, and support buildings. A row of pine trees partially shields the buildings from view from the highway. The residence is located west of the entrance drive, which is defined by a planted area and a windbreak of Monterey cypress trees along its west edge. A stand of eucalyptus trees is located on the hill slope behind the Old Milking Barn. Ornamental plantings near the residence include an expanse of grass lawn around the front and east sides of the building as well as foundation plantings.

Most of the ranch pastures were reconfigured when the McIsaac family converted the property to a beef cattle and horse boarding ranch. The interior of the Old Milking Barn has been converted to accommodate the stabling of boarded horses, and a new riding corral has been added to the east side of the barn.

Spatial Organization

McIsaac Ranch Eucalyptus Windbreak (Contributing Structure)

A cluster of blue gum eucalyptus trees is located on the hillside to the north of the ranch core behind the Old Milking Barn. Giuseppe Codoni planted the windbreak to provide firewood and to prevent erosion

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

caused by dairy cows kept in a pasture behind the barn and deep gullies forming at this location. They may have naturally spread into a large cluster.

McIsaac Ranch Monterey Cypress Windbreak (Contributing Structure)

A row of Monterey cypress trees is located northwest of the main house. These trees were probably planted during the period of significance as a windbreak to protect the ranch core from the prevailing winds.

Land Use and Activities: Residential/Domestic

McIsaac Ranch Main House (Contributing Building)

The Main Residence, also known as the Codoni residence, consists of two volumes: the original house built in 1866 and an addition built in 1884. The older section is a simple, one-story farmhouse with a side-gable roof and shed roof porches. The 1884 addition was attached to the south façade of the original building and expanded the building footprint to 28' by 54'. It is a two-story, wood frame building with a mortared stone foundation. It has a hipped roof and features Italianate design elements, including overhanging eaves supported by decorative brackets and decorative pediments above the window openings. The entire building is clad with horizontal wood drop siding with vertical corner board trim. The original wood-sash windows have been replaced with aluminum windows, and the front door has been replaced with a sliding glass door. A modern carport has been attached to the northwest corner of the building. The residence is surrounded by a substantial lawn with ornamental plantings and a vertical board fence.

McIsaac Ranch Residential Garage (Non-contributing Building)

This garage is a rectangular-in-plan building with two car bay openings on the northwest façade. It has a low-pitched gable roof and horizontal wood lap siding.

McIsaac Ranch Garcia House (Contributing Building)

The Garcia House is located 0.75 mile northwest of the McIsaac ranch core on the west side of Platform Bridge Road. The one-and-one-half-story, wood frame house measures 34' by 28' and has an attached garage with a shed roof and arched opening. It is clad in horizontal wood drop siding, and fenestration includes six-over-six, two-over-two, and one-over-one, wood-sash windows. Select windows have been replaced. The gable roof is covered with standing seam steel panels. The house is surrounded by pasture with expansive views of adjacent hills.

McIsaac Ranch Mare Island Residence (Contributing Building)

This mid-twentieth century vernacular residence was moved from Mare Island to its present location southeast of the ranch core near the eastern bank of McIsaac Creek and adjacent to Sir Francis Drake Boulevard. A wood frame outbuilding with plywood siding stands behind the residence.

McIsaac Ranch Creamery/Residence (Non-contributing Building)

The Creamery/Residence is located northwest of the McIsaac ranch core on the west side of Platform Bridge Road (below the Garcia House). It was originally located within the ranch core, but was moved to this location and converted to a residence in the 1960s. The two-story, wood frame building has horizontal wood board cladding and a gable roof covered in asphalt shingles. The windows are predominantly two-over-two, vinyl. The building is non-contributing to the ranch due to its relocation and conversion into a residence.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Land Use and Activities: Milking and Dairy Production

McIsaac Ranch Old Milking Barn (Contributing Building)

Constructed in the late 1800s, the Old Milking Barn dominates the barnyard complex located east of the residence. This one-and-one-half story, timber frame building measures 50' by 55' and is built into the base of the steep hill slope at the north edge of the building complex. The building features board and batten cladding and a central gable roof with shed wings on three sides. The roof is covered with corrugated metal sheets placed over the original sawn cedar shingles. A hay hood is located at the rear gable end. The interior has concrete floor dating to ca. 1906 and the remains of the manure conveyer system. The majority of the hayloft has been removed, and the milking stanchions have been replaced with horse stalls. A corral is located to the southeast, and a concrete pad is located to the west. The building is now used for hay storage and a workshop.

McIsaac Ranch Grade A Dairy (Contributing Building)

Built in 1951, the Grade A Dairy is located just inside the building complex situated east of the entry drive. The concrete block building has a gable roof, and an adjacent scored concrete pad for livestock, which was installed during the period of significance.

Land Use and Activities: Ranch Support, Storage, and Maintenance

McIsaac Ranch Horse Barn (Contributing Building)

The horse barn was built in the late nineteenth century just southeast of the Old Milking Barn. This building measures 16' by 46' and sits between the Grade A Dairy to the west side and the Calf Barn to the east. The wood frame building has vertical wood board siding, a steeply-pitched gable roof covered with corrugated metal sheets, and a shed roof addition on the south façade. It also has an attached corral.

McIsaac Ranch Calf Barn (Contributing Building)

The Calf Barn was constructed adjacent to the shelter shed in the late nineteenth century to house dairy calves. It measures 24' by 28' and has board and batten siding and a gable roof covered with corrugated metal sheets.

McIsaac Ranch Water Tank (Contributing Structure)

Dating to ca. 1900, the Water Tank is located on the open hill slope north of the main building complex. The 8'-deep, below grade portion of the tank is constructed of concrete. A 12' by 12', wood frame superstructure shelters the tank. This structure has a pyramidal roof that is covered with sawn cedar shingles and is capped by a vent cupola with decorative spire at the top.

McIsaac Ranch Pole Barn (Non-contributing Building)

This open, post and beam structure measures 100' by 30'. It has a gable roof covered with corrugated metal sheets. A corral system consisting of five large enclosures and numerous smaller enclosures, alleys, and loading chutes is located between the barn and the Monterey cypress windbreak to the east.

McIsaac Ranch Equipment Garage (Non-contributing Building)

The Equipment Garage was constructed between the Grade A Dairy and the Horse Barn after the period of significance. It is a rectangular-in-plan, wood frame structure with vertical wood boards and plywood siding. The low-pitched gable roof is covered with corrugated metal sheets.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

McIsaac Ranch Shed (Non-contributing Building)

This structure was constructed northwest of the Main House after the period of significance. The one-story, wood frame building has plywood cladding and a gable roof covered with corrugated metal sheets.

McIsaac Ranch Feed Shed (Non-contributing Building)

The Feed Shed is a wood frame structure built after the period of significance. The building is enclosed on three sides with plywood boards, and the shed roof is covered with corrugated metal sheets.

McIsaac Ranch Feed Shed 2 (Non-contributing Building)

This shed is located near Sir Francis Drake Boulevard, adjacent to the Mare Island Residence southeast of the ranch core. The wood frame structure has a shed roof covered with corrugated metal sheets. Three walls are enclosed with plywood boards. It was constructed after the period of significance.

McIsaac Ranch Garcia (Shafter) House Shed (Non-contributing Building)

A small storage shed is located behind the Garcia House. It is constructed of a variety of materials, including corrugated metal sheets, plywood sheets, and wood boards.

Land Use and Activities: Livestock Grazing

McIsaac Ranch Pasture Lands (Contributing Site)

The McIsaac Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They characterized by maintained native and non-native grassland vegetation extending from top of the Nicasio Ridge across Lagunitas Creek to the crest of the neighboring Bolinas Ridge with several densely wooded gulches transecting the pastures. The extent of the McIsaac Ranch pasture is defined by boundary fences that divide the McIsaac Ranch pasture lands from those of the neighboring ranches. The McIsaac Ranch Pasture Lands are bounded by fence lines dividing the lands from McFadden and Zanardi ranches to the north, the Neil McIsaac and Cheda ranches to the south, and Rogers Ranch to the west. A dry stacked stone wall constructed on local serpentine defines the eastern boundary of the ranch along the Nicasio Ridge. Within the McIsaac Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences, and troughs, and other features supporting the grazing of the pastures are distributed throughout. A small corral is located 300' southwest of the Garcia House on the ridge. The corral appears to be modern but is likely located near the former Garcia ranch core, serving as an entrance to the McIsaac Ranch western pastures.

An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators. One dirt road provides access from the ranch core to the northeast pastures. This road connects to the ranch core north of the Old Milking Barn and takes multiple switchbacks up the steep hillside. Another dirt road extending from Sir Francis Drake Boulevard west of the ranch core provides access to the pastures in the eastern section of the property as well as the Garcia House. These roads were most likely used historically as access routes to the Garcia House, pastures, and water tanks, and continue to be used today to support the beef cattle operation. These roads maintain their historic alignment.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard forms the southern boundary of the McIsaac Ranch.

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Platform Bridge Road (Contributing Structure)

Platform Bridge Road runs along Lagunitas Creek and north-south through the middle of the ranch, west of the main building cluster but east of the Garcia House. In 1962, a cattle pass was constructed underneath the road when the county built a new highway bridge over Lagunitas Creek. Two large rectangular concrete watering troughs are located on the west side of the road and adjacent to the cattle underpass.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs along the west side of Platform Bridge Road within the ranch boundary.

McIsaac Ranch Entry Road (Contributing Structure)

The McIsaac Ranch core is located at the northeast corner of the intersection of Sir Francis Drake Boulevard and Platform Bridge Road. The main ranch road accessing the McIsaac Ranch core is a gravel road that was the original route of Sir Francis Drake Boulevard before it was rerouted to the south. From Platform Bridge Road, the access road passes the Pole Barn and continues southeast past the Main House and Garage. The road then opens up to a utility yard that serves as the main access to all the working ranch buildings and horse arena. A gate located at the southwest corner of the Old Milking Barn provides access to a pasture road, which winds up the steep hillside. From the utility yard, the main road continues southeast and terminates at Sir Francis Drake Boulevard.

Garcia House Road (Contributing Structure)

The Garcia House is accessed via a dirt road that extends northwest from Taylor Park Road, which in turn branches north from Sir Francis Drake Boulevard just west of the Lagunitas Creek Bridge. The single-lane dirt road extends north for 0.25 mile up the hill before terminating in the yard north of the Garcia House. The road alignment was modified prior to 1940 during the period of significance. The original road left Taylor Park Road at the same location, but instead of rising slowly north toward the hilltop house, it ascended northwest steeply through the forest and then north some 90' above the current alignment, terminating on the west side of the house. The old alignment is still visible near Taylor Park Road.

Tocaloma Bridge (Contributing Structure)

Constructed in 1927, the Tocaloma Bridge is a reinforced concrete, through arch bridge (also known as a bowstring or rainbow arch span) that carries the original alignment of Sir Francis Drake Boulevard over Lagunitas Creek. The Tocaloma Bridge features distinctive arched ribs with three vertical hangers that support the road deck. The bridge also includes a thick concrete balustrade with punched, rectangular openings characteristic of reinforced concrete bridges from that era. The bridge measures 56'-long and 16'-wide and carries a 15'-wide roadway with a concrete wearing surface patched with asphalt. The three-span reinforced concrete structure consists of two slab approach spans and a main through arch span. All structural and safety components of the bridge (e.g., arches, piers, abutments, and guardrails) are fabricated with cast-in-place, steel-reinforced concrete.

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Neil McIsaac Ranch

The Neil McIsaac Ranch is an approximate 443-acre vernacular ranching landscape occupying a portion of the ridgetop and east facing slopes of the Bolinas Ridge just south of Sir Francis Drake Boulevard. Although no buildings remain of the former dairy ranch, the spatial organization of the ranch and its relationship to the surrounding ranches is made visually evident by its pasture lands that are maintained by continued livestock grazing and the Monterey cypress windbreak that marks the location of the former dairy operation.

Spatial Organization

Neil McIsaac Ranch Windbreak (Contributing Structure)

The Neil McIsaac Ranch Windbreak consists of Monterey cypress trees planted in a 100' by 150' rectangle around the location of the non-extant main residence. The individual trees are tightly spaced within the windbreak and formed a critical buffer from the prevailing winds. This landscape feature visually distinguishes the Neil McIsaac Ranch core from the surrounding pasture lands.

Land Use and Activities: Livestock Grazing

Neil McIsaac Ranch Pasture Lands (Contributing Site)

The Neil McIsaac Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetops of the Bolinas Ridge and more densely wooded lands on the east facing slopes and gulches. The extent of the Neil McIsaac Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the pasture lands from those of the neighboring ranches. The Neil McIsaac Ranch Pasture Lands are bounded by Lagunitas Creek to the east and fence lines dividing the lands from DeSouza Ranch to the west, McIsaac Ranch to the north, and Jewell Ranch to the south. The grazing lands are further divided into smaller pastures by pasture fences, and troughs and other features are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs along the northeastern and northwestern portions of the Neil McIsaac Ranch boundary.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs along the west side of Sir Francis Drake Boulevard within the ranch boundary.

Neil McIsaac Ranch Entry Road (Contributing Structure)

The Neil McIsaac Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from Sir Francis Drake Boulevard since the ranch was established. The road is approximately 975' in length and typically 10'-wide.

Old Olema Trail (Contributing Structure)

A segment of the Old Olema Trail generally runs along the southern boundary of the ranch.

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Randall Ranch

The Randall Ranch is an approximate 1,443-acre vernacular ranching landscape occupying the western slopes of the Bolinas Ridge. It extends from the crest of the ridge to the most southerly reach of Olema Creek. Contributing features are limited to the 1880s Sarah Seaver Randall House, Windbreak, Ranch Entry Road, and the surrounding pasture lands. The spatial organization of the ranch and its relationship to the surrounding ranches is indicated by the residence and windbreak marking the location of the former dairy and the surrounding pasture lands that are maintained by continued livestock grazing.

Spatial Organization

Randall Ranch Windbreak (Contributing Structure)

The Randall Ranch Windbreak consists of two eucalyptus trees planted northwest of the main residence to buffer the ranch buildings from prevailing winds. This landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

Land Use and Activities: Residential/Domestic

Sarah Seaver Randall House (Contributing Building)

Constructed in the early 1880s, the Sarah Seaver Randall House is a two-story, wood frame, Italianate building with a brick foundation. It has a complex gable-on-hip roof, with a closed pediment above the front porch on the west façade. The residence features horizontal board siding, excluding the alternating bands of fish scale and square wood shingles on the south façade. Window openings occur both singly and in pairs throughout the building, and the majority feature decorative triangular pediments. The original porches had flat roofs with square posts and decorative elements. The current shed roof porch on the west façade was added after the period of significance as a stabilization measure.

Land Use and Activities: Livestock Grazing

Randall Ranch Pasture Lands (Contributing Site)

The Randall Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the lower slopes and the ridgetop of the Bolinas Ridge and wooded gulches and dense forests on the upper slopes of the Bolinas Ridge. The extent of the Randall Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the pasture lands from those of the neighboring ranches. The Randall Ranch Pasture Lands are bounded by the crest of the Bolinas Ridge to the east and fence lines dividing the lands from Hagmaier Ranch to the west, Giacomini Ranch to the north, and McCurdy Ranch to the south. Within the Randall Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences, and ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1 (Contributing Structure)

State Highway 1 runs along the southwestern boundary the ranch and passes southwest of the former ranch core.

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Randall Ranch Entry Road (Contributing Structure)

The Randall Ranch Entry Road is a narrow, single-lane road that has provided access to the ranch core from the State Highway 1 since the ranch was established. The road is approximately 200' in length and is typically 10' in width.

Rogers Ranch

The Rogers Ranch, which was historically as the Clorindo Bloom Ranch, is located near the north end of Olema. The approximate 269-acre ranch is situated on the west slope of the Bolinas Ridge, north of Sir Francis Drake Boulevard. The bulk of the land consists of open grassland used for grazing beef cattle. Riparian vegetation lines the single intermittent drainage that flows southwest through the ranch towards Olema Creek.⁵

The original ranch core is located adjacent to the east side of State Highway 1. Contributing buildings include an Old Milking Barn, Grade A Dairy, Creamery, and associated support buildings. The buildings are accessed from a narrow gravel road that extends from the east side of the highway and then northeast past a small fenced pasture to a modern hay storage building at the northeast end of the ranch core. An unnamed stream flows along the north side of the access road. The house and garage are located on the toe slope of a ridge, above the other buildings, which are distributed on the level terraces in the bottom of the intermittent drainage. Stands of native live oaks are located near the agricultural outbuildings. Several fruit trees, as well as pine, Douglas fir, and Monterey cypress trees are located near the buildings. The Monterey cypress trees are located in the yard in front of the residence on privately owned ground.

Land Use and Activities: Residential/Domestic

Rogers Ranch Mobile Home (Non-contributing Building)

Constructed after 1972, the approximate 34' by 9' Mobile Home is a one-story structure clad in corrugated metal sheets. A pump house stands next to the trailer. The structure has a 6' square plan, vertical wood board cladding, and a shed roof covered with corrugated metal sheets.

Land Use and Activities: Milking and Dairy Production

Rogers Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn was built around 1900 and measures approximately 55' by 60'. The one-and-one-half story, timber frame building has a rectangular plan, corrugated metal sheet cladding, and a gable roof covered with corrugated metal sheets. A hay hood is located at the southern gable end. A concrete channel extending along the southwest façade conveys runoff from the roof as well as from the concrete pads in the corrals south the barn.

Rogers Ranch Grade A Dairy (Contributing Building)

Constructed in 1958, the Grade A Dairy measures approximately 20' by 80'. It is a long, rectangular-in-plan, one-story building with a gable roof covered with corrugated metal sheets. The northern three-quarters of the building are constructed of cinder block, while the southern quarter consists of an open-air, wood frame patio. Three pairs of metal-sash casement windows in varying sizes are located on the east and west façades. An entrance and small covered portico are located on the east façade. A metal sliding glass door and a pair of metal-sash casement windows are located on the north façade. The interior milk

⁵ Within the Rogers Ranch boundary, several small parcels adjacent to the north side of Sir Francis Drake Boulevard are privately owned and contain modern residences and associated buildings. These parcels, as well as the plot of land containing the privately owned Rogers' residence and garage, are excluded from the district boundary.

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room was converted to a residence, while the milking parlor has been converted to a shop. A wood water tank constructed after the period of significance is located south of the building.

Rogers Ranch Creamery (Contributing Building)

The original Creamery is located south of the Carriage Shed and east of the Old Milking Barn. The one-and-one-half story building has vertical wood board cladding and a gable roof covered with corrugated metal sheets.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Rogers Ranch Cube Hay Barn (Non-contributing Building)

The Cube Hay Barn is a 200'-long by 28'-wide, wood frame structure with a concrete foundation and a gable roof covered with corrugated metal sheets. A central, 12'-wide, enclosed aisle extends the length of the building and is accessed by metal sliding doors at each end. The enclosed area originally stored specialized cube hay but now stores conventional hay bales. The outer 8'-wide wings flank the enclosed aisle and contain open-air feeding mangers. The feeding troughs are constructed of 2'-tall concrete walls and are filled from the barn interior. Each manger is separated by angled wood posts. A small-diameter concrete pipe culvert is located in the seasonal tributary northwest of the barn. The Cube Hay Barn was built in 1959, just after the period of significance.

Rogers Ranch Carriage Shed (Contributing Building)

The Carriage Shed is located at the northeast edge of the ranch core. This one-story, wood frame, rectangular-in-plan building measures 45' by 22'. It has three bays, vertical wood board cladding, and a gable roof covered with corrugated metal sheets. Approximately 50 years ago, the roof was extended around 7' to increase the building footprint. A large rectangular concrete trough is located on a concrete slab east of the Carriage Shed and at the eastern end of a fenced alley leading between the corrals situated behind the Old Milking Barn and the Cube Hay Barn. The concrete trough was installed after the period of significance.

Rogers Ranch Garage/Shed (Contributing Building)

The Garage/Shed is located near the Main Residence and southwest of the Old Milking Barn. It is reported to have been built of lumber salvaged from the original house on the property. The 16' by 36' building has horizontal tongue-and-groove siding and a side-gable roof covered with corrugated metal sheets. The south façade contains vehicular entries with sliding plywood doors and opens onto an internal access road.

Rogers Ranch One Car Garage (Contributing Building)

This garage is located south of the Garage/Shed, adjacent to a privately owned garage. The 14' by 22' structure has horizontal wood board siding and a gable roof covered with corrugated metal sheets. Large hinged wood doors span the northwest façade.

Land Use and Activities: Livestock Grazing

Rogers Ranch Pasture Lands (Contributing Site)

The Rogers Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation on the west facing slopes of the Bolinas Ridge and two wooded gulches intersecting portions of the pasture lands. The extent of the Rogers Ranch pasture is defined by boundary fences that divide the pasture lands from those

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of the neighboring ranches. The Rogers Ranch Pasture Lands are bounded by fence lines dividing the lands from McFadden Ranch to the north, McIsaac Ranch to the east, DeSouza Ranch to the south, and Olema to the west. Within the Rogers Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Sir Francis Drake Boulevard/State Highway 1 (Contributing Structure)

Sir Francis Drake Boulevard/State Highway 1 runs along the southwestern boundary of Rogers Ranch.

Rogers Ranch Entry Road (Contributing Structure)

The main Ranch Entry Road branches from Sir Francis Drake Boulevard/State Highway 1 and extends for 500' parallel to a seasonal tributary to access the ranch core. The first 175' of the road are flanked to the north and south by private properties; the southern property contains the former Rogers Ranch residence. The narrow, two-lane, dirt and gravel road varies in width from 10' to 12'. It widens slightly near the Grade A Dairy to create informal parking areas and a small utility yard. Beyond the utility yard, the road becomes less defined as it crosses a concrete drainage channel northwest of the Old Milking Barn. The two-lane road continues northeast toward the Cube Hay Barn where it splits into two roads; one road extends past the barn and up the valley toward a settling pond, while the other road extends northwest uphill along switchbacks toward the northern pastures.

Stewart Ranch

The approximate 828-acre Stewart Ranch incorporates a portion of the west slope of the Bolinas Ridge, between the ridge crest and the east bank of the Olema Creek. Originally known as the Woodside Ranch, the Stewart family purchased it from the Olds brothers in 1924. Except for bands of riparian vegetation that line intermittent drainages, the majority of the ranch consists of open hill slopes covered with pasture grasses that support the current beef cattle and horse boarding operations. The property retains its ranch core, which is located adjacent to the east bank of Olema Creek. Although most of the ranch buildings are located west of State Highway 1, some corrals and a large concrete water tank are located on the hill slopes east of the highway.

The ranch core is accessed from a driveway that extends west from the highway. It includes many contributor resources, including eight residential buildings, the Old Milking Barn, the Grade A Dairy, and several sheds and support structures. One branch of the road leads south over the elevated knoll toward the Main Residence, while another leads north to a large barn currently used for boarding horses. The buildings are arranged in a line along an interior access road. With the exception of the Main Residence, the majority of the buildings are oriented toward the interior road. Agricultural buildings are located closer to the floodplain, while the residential buildings occupy higher ground within the ranch core.

The Main Residence is the most prominent building due to its size and location on the crest of a knoll overlooking State Highway 1. A hedge encloses a large yard in front and along the north façade of the residence. The front yard features ornamental trees and shrubs, while foundation plantings are located along the sides and rear of the house. The grounds outside the formal yard include stands of eucalyptus, Douglas fir, redwood, and native oak trees. Several large eucalyptus trees are located on east of the highway near the Water Storage Tank.

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Fenced pastures are located to the north, east, and south of the building cluster. A large fenced field located south of the building complex was formerly irrigated and used to grow corn; it has been reseeded with grass hay. The Stewart family also grew corn in fields north and east of the Old Milking Barn and south of the Main Residence. Most of these fields have been converted to pasture or small horse paddocks.

Land Use and Activities: Residential/Domestic

Stewart Ranch Main House (Contributing Building)

The original volume of the main residence dating to 1864 is comprised of a one-and-one-half story building constructed with locally harvested redwood lumber. The building now has a concrete foundation and an L-shaped plan due to several additions. These include a full-height, shed roof addition constructed at the rear façade in 1942 and a one-story, kitchen wing extending from the north portion of the rear façade at an unknown date. The residence has wood lapped board siding and a cross-gable roof covered with asphalt shingles. Gothic Revival detailing include the steeply-pitched, cross-gable roof; arched, two-over-two, wood-sash windows with hood molding; decorative verge boards and eave trim; and a full-length front porch with decorative supports. Portions of the original woodwork at the eaves was removed in the 1930s. The building contains four interior brick chimneys, including one that was replaced after the 1906 earthquake. Concrete walkways extend from the north, west and south façades of the house.

Stewart Ranch Bunkhouse (Contributing Building)

Constructed ca. 1880, the Bunkhouse is located adjacent to the west side of the Main Residence. It measures 17' by 36' and has horizontal wood drop siding and a gable roof covered with corrugated metal sheets. Several windows and a large opening are located on the east façade.

Stewart Ranch Laundry (Contributing Building)

Constructed around 1870, the laundry shed is located at the rear of the Main House, just outside the hedge that defines the rear yard. The rectangular-in-plan, wood frame building measures 10' by 12'. It has horizontal wood drop siding and a gable roof covered with corrugated metal sheets.

Stewart Ranch Carriage House (Contributing Building)

Built around 1869, the Carriage House is located just south of the Main Residence. This one-story, wood frame building measures 15' by 21'. It originally was used to store carriages and wagons but now houses automobiles. The building has wood board siding and a gable roof covered with corrugated metal sheets. The entrance on the north façade has been replaced, and the entrance on the south façade has been boarded up. A portable shed placed on a concrete slab foundation has been attached to the rear façade.

Stewart Ranch House #1 (Contributing Building)

Constructed around 1870 and entirely rebuilt in 1940, this residence serves as a bunkhouse. It measures 26' by 28' and has T1-11 siding and a gable roof covered with corrugated metal sheets. A shed roof porch is located on the front façade facing the main access road.

Stewart Ranch House #2 (Contributing Building)

This multi-story, 28' by 30' building was constructed south of the Main House at the edge of the knoll overlooking the low-lying pastures adjacent to Olema Creek. It has wood lap siding, a gable roof covered with standing seam steel panels, aluminum-sash windows, and enclosed shed roof porches.

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Stewart Ranch House #3 ("Squatters House") (Contributing Building)

This residence is located southeast of the Main House at the edge of low-lying pastures adjacent to Olema Creek. Built in 1856, it was moved to its current location in 1936 and subsequently remodeled. This one-story, wood frame building has lap siding and a shallow gable roof covered with corrugated metal sheets. A small gabled addition is located at the southwest corner.

Stewart Ranch House #4 (Contributing Building)

This dwelling overlooks the hayfield at the south end of the building cluster. It is a small wood frame building with wood drop siding and a gable roof covered with corrugated metal sheets.

Stewart Ranch House #5 (Non-contributing Building)

This residence is located west of House #4. The one-story structure has board and batten siding and a shallow gable roof covered with corrugated metal sheets. A shed roof porch is located on the northeast façade.

Land Use and Activities: Milking and Dairy Production

Stewart Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn is located north of the Main Residence on a low-lying terrace above Olema Creek. It is reported to have been constructed after the previous barn was destroyed during the 1906 earthquake and to have accommodated about 80 cows. The one-and-one-half-story, 69' by 147' building has vertical wood board siding and a gable roof covered with corrugated metal sheets. The barn is accessed by rolling doors. The east façade is open for stock access. The remains of metal pipe animal pens are located adjacent to the west façade and currently contain horses. The wood milking stations remain intact in the barn interior. Concrete pads are located to the north and south.

Stewart Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy was built in 1935 into the hillside just south of the Old Milking Barn. The 20' by 60' building is comprised of a 28' by 14' shed and a 20' by 10' milk room. The concrete building has stucco cladding and a gable roof covered with corrugated metal sheets. The original gabled entryway has been removed. The Grade A Dairy is connected to the Old Milking Barn with fencing.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Stewart Ranch Stables (Large) (Contributing Building)

A large horse stables was built between 1941 and 1942 adjacent to the east façade of the Old Milking Barn. The 60' by 144', wood frame building occupies the site of the old dairy house. It has board and batten cladding and a central gable roof flanked by two shed roof wings; corrugated metal sheets cover the roof surfaces. The east façade of the building is connected to small fenced paddocks. Concrete pads are located to the north and east, and a concrete trough is located to the north.

Stewart Ranch Calf Shed (Contributing Building)

The Calf Shed is a long, one-story, gabled structure. It has approximate 3'-tall concrete walls supporting wood-clad, wood frame walls above. The roof is covered with corrugated metal sheets. A large opening is located on each gable end.

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Stewart Ranch Stable (Small) (Contributing Building)

This small, one-story stable has approximate 3'-tall concrete walls that support wood frame walls above. It has two shed roofs located at different heights and covered with corrugated metal sheets. A clerestory of four large square windows situated between plywood sheets is located underneath the taller roof. Double doors are located on the northwest façade, and a smaller entrance is located on the southeast façade.

Stewart Ranch Equipment Shed (Contributing Building)

This building was constructed in the early 1930s at the edge of a steep slope on the site of the old horse barn. The wood frame building consists of two volumes that form an L-shaped plan. A one-story, rectangular-in-plan, gabled massing is supported by concrete piers as it extends southwest over the steep hill slope. The east façade contains a set of sliding garage doors, and the north and south façades have six-light, wood-sash windows. The second massing serves as the equipment shed and has corrugated metal cladding and a gable roof covered with corrugated metal sheets. The northeast façade is open to allow easy access to the interior.

Stewart Ranch Open Front Shed (Contributing Building)

This small, wood frame building has vertical wood board cladding and a shed roof. It is located across from Stewart Ranch House #1, on the opposite side of the interior access road.

Stewart Ranch Silo (Contributing Structure)

Built in 1936, this concrete silo is located just southwest of the Old Milking Barn and was originally used to store corn grown on the ranch for animal feed. It measures 18' in diameter and 60' in height.

Stewart Ranch Water Storage Tank (Contributing Structure)

Also built in 1936, this concrete water tank is located on the east side of the highway.

Stewart Ranch Horse Arena (Non-contributing Building)

A large covered riding arena is located at the south end of the ranch core on a low-lying terrace adjacent to Olema Creek. Constructed in the mid-1970s, the structure has a low-pitched gable roof covered with corrugated metal sheets.

Stewart Ranch Chicken Shed (Non-contributing Building)

Located south of House #1, the chicken shed is a rectangular-in-plan structure measuring approximately 10' by 20'. It has vertical wood board cladding and a low-pitched gable roof covered with corrugated metal sheets.

Land Use and Activities: Livestock Grazing

Stewart Ranch Pasture Lands (Contributing Site)

The Stewart Ranch Pasture Lands were the focus of livestock grazing activities for the Stewart Ranch throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and western slope of the Bolinas Ridge. Multiple wooded gulches transect the open pasture lands. The extent of the Stewart Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Stewart Ranch pasture lands from those of the neighboring ranches. The Stewart Ranch Pasture Lands are bounded by Olema Creek to the west and fence lines dividing the lands from Truttman Ranch to the north, Jewell Ranch to the east, and Lupton/Five Brooks Ranch to the south. Within the Stewart Ranch Pasture Lands, the grazing lands are

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further divided into smaller pastures by pasture fences. Multiple stock ponds, troughs, and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1 (Contributing Structure)

A segment of State Highway 1 crosses the western portion of Stewart Ranch, running just east of the ranch core.

Stewart Ranch Entry Road (Contributing Structure)

The main ranch road accessing the Stewart Ranch core branches from State Highway 1. The ranch core is located just west of the highway via a short entrance road that splits in three directions. To the north, the road provides access to the ranch buildings, such as the Grade A Dairy, Old Milking Barn, and stables. It then turns into a large gravel yard just past the Old Milking Barn and stables and continues onward to access four large corrals. The second branch of the entry road continues straight to provide access to the large sheds and a small utility yard. The southern branch accesses to the residential area of the ranch core and a modern arena and then crosses a small creek to access a southern pasture. The ranch roads are surfaced with gravel and maintain their historic alignments.

Teixeira Ranch

The majority of the approximate 230-acre Teixeira Ranch is located west of State Highway 1. The ranch lands straddle both sides of Pine Gulch Creek. It retains a well-defined ranch core and fencing demarcating the original ranch boundary. Conversely, the ranch pastures have not been grazed in nearly 30 years, such that the former grasslands on the west and east banks of Pine Gulch Creek consist principally of brush rather than the fine grasses characteristic of actively grazed pastures within the historic district. The National Park Service still mows portions of the original pastures within and surrounding the ranch core to maintain their open character.

The ranch core contains two buildings clusters, including 1) the original settlement site with ranch buildings constructed by Henry Strain and the Teixeira family and 2) a second house and garage built near the highway in the late 1940s. Most of the buildings associated with Strain family's initial settlement are located in the low-lying area adjacent to Pine Gulch Creek. The exception is the Italianate ranch house, built by Henry Strain in the 1880s atop a knoll between the creek and State Highway 1. This house, which is sited some distance from the remaining buildings, is accessed by a separate driveway. A dense windbreak consisting of Monterey cypress trees and some eucalyptus trees extends along the north side of the original building cluster. The second cluster was added to the property in 1948 by members of the Teixeira family. Unlike the original buildings, which are set back from State Highway 1, the modern complex is located close to the road.

Spatial Organization

Teixeira Ranch Monterey Cypress Windbreak (Contributing Structure)

A windbreak of Monterey cypress trees was planted approximately 100' to the north of the main house. The trees shelter the ranch core from strong winds out of the north.

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Land Use and Activities: Residential/Domestic

Teixeira Ranch Main House (Contributing Building)

The Italianate ranch house, built between 1880 and 1885, is the most imposing building on the property. Located on a promontory with a commanding view of the ranch and valley, the house is accessed by a separate road leading west from State Highway 1. The road terminates in a circular turnaround with a central Southern magnolia tree in front of the house. Foundation plantings are located along the front and sides façades. A redwood picket fence and hedge define a yard on the west façade.

The two-story, wood frame house has an asymmetrical plan with a hipped roof. Paired brackets are located beneath the wide overhanging eaves. Two-over-two, double-hung, wood-sash windows with pediments are located singly and paired throughout the building. The original clapboard siding has been covered with wide wood boards. The main entrance consists of a wood, glazed door surmounted by a transom window and an elaborate crown with decorative brackets. A bay window is located west of the entrance, and a wraparound porch to the east. A second bay window is located on the west façade. A studio constructed after the period of significance is located near the house.

Teixeira Ranch Silveira House (Contributing Building)

In 1948, Tony Teixeira constructed the Silveira House adjacent to State Highway 1. The one-story, wood frame building has wide wood lap siding and a side-gable roof covered with asphalt shingles. The primary fenestration consists of one-over-one, double-hung, wood-sash windows located singly or in pairs. A garden well constructed of randomly coursed, mortared stones is located in the front yard. The well measures approximately 30" in diameter and 2' in height.

Teixeira Ranch Silveira Garage (Contributing Building)

The Silveira Garage was added to the property near the Silveira House by Tony Teixeira in 1948. The two-car, wood frame building has wide wood lap siding and a gable roof covered with asphalt shingles.

Teixeira Ranch Studio (Non-contributing Building)

This one-story, wood frame building has variable-width, vertical wood board siding and a shed roof. The south façade contains the entrance and an adjacent window, and the west façade has two additional windows. The north façade has an attached fuel shed. The building was constructed after the period of significance.

Teixeira Ranch Modern Shed (Non-contributing Building)

This rectangular-in-plan, wood frame building is located near the Main House and contains a garage at the east end and storage space at the west end. It has vertical wood panel siding and a shed roof covered with corrugated metal sheets. The south façade has a large garage opening. It was constructed after the period of significance.

Teixeira Ranch Modern Garage (Non-contributing Building)

This is a rectangular-in-plan, wood frame building has wood board and batten cladding and a shed roof covered with corrugated metal sheets. The east façade has a large garage opening. It was constructed after the period of significance.

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Land Use and Activities: Milking and Dairy Production

Teixeira Ranch Grade A Dairy (Contributing Building)

The Teixeira family constructed the Grade A Dairy in the 1940s just east of Pine Gulch Creek on the site of the former creamery. The rectangular-in-plan building measures 33' by 72'. It has a concrete foundation and low concrete perimeter walls that support a wood frame clad with horizontal wood drop siding. The gable roof is covered with corrugated metal sheets. Rows of six-light, fixed, wood-sash windows line the side façades. The building has a 6'-wide concrete walkway that extends from the east façade, through the building, and terminates at a dilapidated, 15'-long wood footbridge spanning the creek. Built prior to 1900, the bridge connected the Old Milking Barn with the non-extant creamery. Concrete pads were installed near to the building during the period of significance.

Teixeira Ranch Old Milking Barn (Contributing Building)

Built ca. 1870 west of Pine Gulch Creek, the Old Milking Barn measures 45' by 85'. The building is clad with variable-width, vertical wood board siding and has a gable roof with corrugated metal sheets placed over wood shingles. A shed roof addition with a lean-to feeding structure is located on the west façade.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Teixeira Ranch Horse Barn (Contributing Building)

Around 1876, Henry Strain built this two-and-one-half-story, post and beam Horse Barn that measures 27' by 28'. The south façade is clad with vinyl siding, while the remaining façades are clad with wood board and batten siding. The gable roof is covered with corrugated metal sheets. In 1971, the upper two floors were converted to a residence and new aluminum-sash windows were installed.

Teixeira Ranch Garage/Shed (Contributing Building)

Built prior to 1920, the Garage/Shed measures 20' by 43'. The one-story, wood frame building has variable-width vertical board siding and a shed roof covered with corrugated metal sheets. The front façade has three open bays for vehicle access. A fuel shed is located on the north façade.

Teixeira Ranch Fuel Shed (Contributing Building)

The Fuel Shed is an 18' by 18', wood frame building with corrugated metal sheets covering the walls and roof. An addition has been constructed on the west façade.

Teixeira Ranch Modern Barn (Non-contributing Building)

The Modern Barn is a rectangular-in-plan building with wood cladding and a gable roof covered with corrugated metal sheets. The northeastern wall is lined with three horse stalls. The barn was constructed after the period of significance.

Teixeira Ranch Shed (Non-contributing Building)

This small, wood frame shed has horizontal wood board siding and a shed roof covered with corrugated metal sheets. The front façade is open. It was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

Teixeira Ranch Pasture Lands (Contributing Site)

The Teixeira Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation on the flats

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along Pine Gulch Creek with forested lands to the north. The extent of the Teixeira Ranch pasture is defined by boundary fences that divide the Teixeira Ranch pasture lands from those of the neighboring ranches. The Teixeira Ranch Pasture Lands are bounded by fence lines dividing the lands from the Hagmaier Ranch to the north, McCurdy Ranch to the south and east, and the steep slopes of the Inverness Ridge to the west. The pasture lands are no longer grazed and are beginning to transition increasingly to chaparral and forest.

Circulation

State Highway 1 (Contributing Structure)

A segment of State Highway 1 crosses the northeastern portion of the ranch, running just east of the ranch core.

Teixeira Residence Entry Road (Contributing Structure)

This 250'-long entry road provides access to the Main House from State Highway 1. It climbs along the hillside and terminates at the roundabout in front of the residence. It is surfaced with gravel.

Silveira Residence Entry Road (Contributing Structure)

The 75'-long entry road leading to the Silveira House is located south of the Teixeira Ranch Entry Road. It extends from State Highway 1 and terminates at a concrete pad located 50' east of the Silveira Garage. It is surfaced with gravel.

Teixeira Ranch Entry Road (Contributing Structure)

The primary 350'-long entry road extends from State Highway 1, follows the contours of the hillside, and provides access to the ranch core. The 10'-wide road is surfaced with gravel and widens just north of the Grade A Dairy to form a small yard. After spanning the creek via a modern bridge, it forms a vehicular roundabout.

Truttman Ranch

The approximate 1,181-acre Truttman Ranch is among the largest ranches in the historic district. Located north of the Stewart Ranch, it occupies the west slope of the Bolinas Ridge between the ridge crest and Olema Creek. Like the Stewart Ranch, it contains extensive grasslands, with riparian vegetation lining Olema Creek and intermittent stream courses draining the ranch. Although dairying ended in the mid-1970s, the outlying grasslands continue to be used to graze beef cattle. The ranch core remains intact despite the removal of nine buildings dating to the period of significance. Contributing buildings include the Main House, Bunkhouse, Grade A Dairy, and Grain Shed.

The ranch core occupies the broad toe slope of a ridge above the east bank of Olema Creek, between the creek and State Highway 1. A gravel access road extends west from the highway, leads west-southwest to the vicinity of the barnyard complex, and then travels north to terminate at a water tank. The majority of the remaining improvements are located west of the highway, although a corral is located east of the highway.

Land Use and Activities: Residential/Domestic

Truttman Ranch Main House (Contributing Building)

Constructed in the 1940s, the main residence faces south toward the primary access road. The one-story, wood frame, building has horizontal wood drop siding with corner board trim and a side-gable roof

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covered with asphalt shingles. Fenestration primary includes six-over-six and four-over-four, double-hung, wood-sash windows. An enclosed, recessed entry porch is located in the eastern half of the south façade. A large replacement window is located west of the porch. The front yard is enclosed with a wood picket fence and contains ornamental plantings, such as roses and escallonia. A remnant orchard dating to ca. 1860 is located behind the house. Approximately a half dozen of 200 trees remain.

Truttman Ranch Bunkhouse (Contributing Building)

The Bunkhouse is likely the original ranch dwelling constructed ca. 1858. The plain, wood frame dwelling has a square plan, redwood board and batten siding, and with a hipped roof covered with sawn cedar shingles. The southeast façade contains a central, wood paneled door flanked on each side by a window. The windows throughout the building are currently boarded up.

Land Use and Activities: Milking and Dairy Production

Truttman Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy was constructed in 1935 adjacent to the north façade of the non-extant milking barn. The rectangular-in-plan building is constructed of reinforced concrete, wood, and metal. A four-room complex that contained the tank room, cooler room, washroom, and utility room is located at the north end. A breezeway with concrete stairs separates this complex from the southern milking parlor. A gabled clearstory with metal vents runs the length of the milking parlor. As originally constructed, the barn accommodated 100 cows. In the mid-1960s, however, it was remodeled to decrease capacity but increase efficiency. During the remodeling, the original wood stanchions were removed. The interior layout was changed to include three holding pens, a shorter row of metal stanchions with automatic feeders, and a stainless steel pipe to convey milk to the storage tank. Several small concrete pads are located south of the building. The large concrete pad southwest of the Grade A Dairy was constructed in the mid-1960s, after the period of significance.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Truttman Ranch Grain Shed (Contributing Building)

The Grain Shed is a small, one-story frame building with vertical wood board cladding and a gable roof covered with corrugated metal sheets. It is located just west of the Grade A Dairy.

Truttman Ranch Shed (Non-contributing Building)

This small, 6' by 12' structure is located west of the Main House. It is clad with horizontal wood siding and has a gable roof. It was constructed after the period of significance.

Truttman Ranch Pump House (Non-Contributing Building)

The Pump House was constructed in 2015 to replace a similar building located adjacent to the Main House. The 10' by 10' structure has horizontal wood siding and a hipped roof covered with composite shingles.

Land Use and Activities: Livestock Grazing

Truttman Ranch Pasture Lands (Contributing Site)

The Truttman Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained pastures of native and non-native grassland vegetation on the ridgetop and western slope of the Bolinas Ridge and the flats along Olema Creek. Multiple densely

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wooded gulches transect the open pasture lands. The extent of the Truttman Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Truttman Ranch pasture lands from those of the neighboring ranches. The Truttman Ranch Pasture Lands are bounded by Olema Creek to the west and fence lines dividing the lands from the DeSouza Ranch to the north, Jewell Ranch to the east, and Stewart Ranch to the south. Within the Truttman Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences, and troughs and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

State Highway 1 (Contributing Structure)

A segment of State Highway 1 crosses the western portion of the ranch, running just east of the ranch core.

Truttman Ranch Entry Road (Contributing Structure)

The main Entry Road extends from State Highway 1 southwest toward the ranch core. The 12'-wide dirt road continues past the Grade A Dairy and divides at the utility area. The northern fork terminates at a water tank, and the southern fork extends behind the barns and dairy yard. The road maintains its original alignment.

Old Olema Trail (Contributing Structure)

A segment of the Old Olema Trail runs along the northern boundary of Truttman Ranch.

Wilkins Ranch

The approximate 1,387-acre Wilkins Ranch is located on the west slope of the Bolinas Ridge, at the southern end of the historic district. The ranch lands extend from the crest of the ridge southwest to State Highway 1. The ranch boundary has changed since its establishment by William Wilkins in the mid-1860s. About three-quarters of the ranch is timbered, including the steep upper hill slopes and the bottoms of the two primary drainages, Copper Mine and Wilkins gulches. Both gulches contain perennial streams. The ranch core lies on a low knoll with a view southeast to the Bolinas Lagoon. Contributing buildings include the Main House, Garage, Old Milking Barn, Grade A Dairy, Creamery, Horse Barn, Granary, Well House, Bull House, and Feed Shed. The ranch core is surrounded by pasture on the lower hill slopes of the three finger ridges that descend southwest from the crest of the Bolinas Ridge.

Spatial Organization

Wilkins Ranch Cypress Windbreak (Contributing Structure)

A row of Monterey cypress trees planted prior to 1900 is located on the hill behind the Granary. It consists of six mature trees extending approximately 150' northwest from the ranch core, parallel to the Old Milking Barn and Grade A Dairy. The alignment maintains the grid-like formation of the ranch core layout. It was likely planted to protect the barn and nearby corrals from westerly winds coming off the coast. Low, broad branches on the extant trees and gaps between trunks indicate that some trees were likely lost during the period of significance.

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Land Use and Activities: Residential/Domestic

Wilkins Ranch Main House (Contributing Building)

Constructed in 1876, the main residence is a two-story, wood frame building with an original gable front and wing plan that has been modified by several additions. The building has horizontal wood board siding with corner boards and alternating rows of fish scale and square shingles in the front gable. The fenestration primarily consists of two-over-two, double-hung, wood-sash windows located singly or in pairs. The windows are surmounted by decorative crown molding. An open porch spans the south façade of the front gable end. The porch has square column supports and a hipped roof. A one-story addition is located east of the porch in the ell of the building; it was constructed during the period of significance and has a long picture window on the south façade. A hipped roof addition is located on the west façade. The house has three brick chimneys, with one added as late as 1953.

Wilkins Ranch Garage (Contributing Building)

The Garage is located behind the Main House at the edge of the paved driveway. The one-story, wood frame building measures 21' by 30'. The building has variable-width vertical board siding and a side-gable roof covered with sawn cedar shingles. The northeast façade contains two entry doors and a band of wood-sash windows. Additional wood-sash, double-hung windows are located throughout the building.

Land Use and Activities: Milking and Dairy Production

Wilkins Ranch Old Milking Barn (Contributing Building)

Constructed ca. 1866, the Old Milking Barn is the oldest building surviving on the ranch. The three-story building measures 57' by 93'. The original massing has hand-hewn redwood beam framing and a basement constructed with vertical log walls. The original wood shingles on the gable roof were covered with corrugated metal sheets in the 1930s. A milking parlor occupied the second floor and was accessed via an earthen ramp at the north façade. The third story was used for hay storage. The building has two additions completed between 1906 and 1933. These consist of a gabled addition on the southwest façade and a shed roof addition in the ell between the original barn and gabled addition. A rear wood retaining wall was installed by National Park Service staff to stabilize the building following the removal of earth underneath and behind the barn. A small rectangular concrete pad under the southern portion of barn was most likely used as a covered area for livestock or as an ingress point for the Grade A Dairy. Adjoining the pad is a concrete path that extends east from the barn approximately 35' and then turns south, extending 125' through a fenced alley leading to the southern pastures.

Wilkins Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy was built in 1933 at the southeast façade of the gabled addition on the Old Milking Barn. The concrete block building measures 35' by 60' and has a gable roof covered with corrugated metal sheets. The milk room measures 12' by 25' and is separated from the milking parlor via a breezeway. The milking parlor retains the original milking stanchions.

Wilkins Ranch Creamery/Residence (Contributing Building)

The Creamery/Residence is located southwest of the Old Milking Barn and was likely one of the first buildings constructed by William Wilkins in the mid-1860s. It is located at the edge of a hill slope. The lower story is made of mortared stone, while the second story is wood frame. The southeast façade of the lower level of the building contains the entrance and a window. The upper level is accessed from the northwest façade via a drive leading from the Main House. The exterior walls of the frame upper story are covered with wood lap siding. The gable roof is covered with corrugated metal sheets. The building

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originally measured 20' by 40' and contained equipment for butter production. It has since been enlarged to 27' by 40' and remodeled into a residence.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Wilkins Ranch Horse Barn (Contributing Building)

The ca. 1870 Horse Barn is a one-and-one-half story, wood frame building measuring 18' by 24'. It has variable-width vertical wood board siding and a gable roof covered with corrugated metal sheets. Remnants of wood roof shingles are evident on the west side of the building. The building has an interior hayloft.

Wilkins Ranch Granary (Contributing Building)

This building was used as a granary in the early days of the ranch. An antique gasoline pump located in front of the building and the conversion of an interior loft into a residence indicates its use may have changed over the past century. It measures 8' by 18' and has board and batten siding, a small entry porch, and a gable roof covered with corrugated metal sheets. A small, shed roof addition is located on the east façade. A small utility shed is located to the east.

Wilkins Ranch Well House (Contributing Building)

This small, wood frame building has a 6.5'-square plan, board and batten siding, and a solitary door. An interior pump conveyed water from a nearby gulch to the ranch.

Wilkins Ranch Bull House (Contributing Building)

The 12' by 18' Bull House is located within a small corral situated east of the barn. It is a one-story, wood frame building with a concrete foundation, vertical wood board cladding, and a gable roof covered with corrugated metal sheets. A sliding wood door is located on the southeast façade.

Wilkins Ranch Feed Shed (Contributing Building)

The Feed Shed is located in the western corner of a corral situated northeast of the Grade A Dairy. It measures 20' by 10' and has a shed roof covered with asphalt shingles. It is open on three sides and enclosed on the rear façade with horizontal wood slats and wood panels. A feed trough is located along the back wall.

Wilkins Ranch Shed (Non-contributing Building)

This small, wood frame structure sits on a slope behind the Main House. The 8' by 12' shed was built in the 1980s or 1990s with recycled lumber. It has a concrete foundation, board and batten siding, a shed roof covered by asphalt shingles, and double doors.

Wilkins Ranch Utility Shed (Non-contributing Building)

This small structure is located east of the Granary. It is approximately 4' high and has a 5' square plan. It has wood horizontal wood board cladding, a gable roof covered with wood shingles, and a vertical wood board door. It was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

Wilkins Ranch Pasture Lands (Contributing Site)

The Wilkins Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by pastures of native and non-native grassland vegetation on the

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lower slopes of the Bolinas Ridge with wooded gulches and dense forests on the upper slopes and top of the Bolinas Ridge. The extent of the Wilkins Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Wilkins Ranch pasture lands from those of the neighboring ranches. The Wilkins Ranch Pasture Lands are bounded by the crest of the Bolinas Ridge to the east, the head of the Bolinas Lagoon to the west, and fence lines dividing the lands from the McCurdy Ranch to the north. The pasture lands are no longer grazed and are beginning to transition increasingly to chaparral and forest.

Circulation

State Highway 1 (Contributing Structure)

State Highway 1 runs along the southwestern boundary of the ranch.

Wilkins Ranch Entry Road (Contributing Structure)

The 450'-long Entry Road extends northeast from State Highway 1 just north of the Bolinas Lagoon toward the ranch core. The 12'-wide road is currently paved with asphalt from the highway to the ranch core and then transitions to a gravel surface as it continues past the Old Milking Barn to the pastures. Paved secondary roads extend from the main access road.

Zanardi Ranch

The Zanardi Ranch encompasses approximately 610 acres of land situated above the east bank of the Lagunitas Creek. The boundary incorporates the majority of a steep secondary ridge south of Black Mountain. The ridgetop and west and south facing slopes contain grassland pasture, while the north and east slopes and drainage bottoms are wooded. The ranch has been in continuous operation since the initial purchase in the 1860s, although its outlying lands are currently used to graze beef cattle. Fenced pastures typically enclosed by redwood picket fences are located on the perimeter of the intact ranch core. An irrigated hayfield is located just east of the ranch core. Most of the boundary fencing has been replaced with barbed wire fencing following original boundary lines.

The ranch core occupies a narrow terrace above the east bank of the Lagunitas Creek. The buildings are located directly adjacent to Platform Bridge Road, which runs parallel to the creek and connects Sir Francis Drake Boulevard with Nicasio and Point Reyes Station. A gravel road extends past the front of the buildings. Ornamental plantings surround the Main Residence; these include a hedge enclosing lawns on the front and southeast façades. A distinctive redwood picket fence also lines the front yard. Several clusters of Monterey cypress trees are located outside the yard. An extensive system of corrals and scored concrete paving for livestock links the Grade A and Grade B dairies located at the northwest end of the ranch core.

Land Use and Activities: Residential/Domestic

Zanardi Ranch Main House (Contributing Building)

The Main House occupies a high point overlooking Platform Bridge Road and Lagunitas Creek. This building consists of two volumes: 1) the original dwelling and 2) a large addition built in 1886. Together, the two volumes form an L-shaped plan measuring approximately 48' by 28'. The residence has horizontal wood lap siding throughout. The original volume is a simple, wood frame, hall-and-parlor building with a side-gable roof covered with asphalt shingles. It currently contains the kitchen and has a porch on the front façade. The one-and-one-half-story, wood frame addition has a side-gable roof covered

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with asphalt shingles. It has two gabled roof dormers situated above a full-length, hipped porch on the front façade. The original windows have been replaced with one-over-one, aluminum-sash windows.

Zanardi Ranch House (1923) (Contributing Building)

This secondary house was constructed southeast of the main residence in 1923. The one-story, wood frame building measures 30' by 40'. The building has wood lap siding and a hipped roof covered with asphalt shingles. In 1961, an addition on the northwest façade created the current L-shaped plan. A recessed entry porch is located in the southeast corner of the original volume. Fenestration consists primarily of one-over-one, double-hung, wood-sash windows located singly or in pairs.

Land Use and Activities: Milking and Dairy Production

Zanardi Ranch Creamery (Contributing Building)

Built ca. 1870, the Creamery is a two-story, wood frame building measuring 24' by 16'. It has horizontal wood drop siding and a gable roof covered with corrugated metal sheets. An external covered stairway on the northeast façade leads to a second-story entrance. A shed roof addition with two garage bays is located at the southeast façade. One-over-one, double-hung, wood-sash windows are located throughout. The ground floor originally was used as the dairy house where the cream was separated and made into butter, while the upper story continues to be used as a residence.

Zanardi Ranch Old Milking Barn (Contributing Building)

The ca. 1884 Old Milking Barn is located at the northwest end of the ranch core. This post and beam, one-and-one-half-story building measures 40' by 64'. It has a mortared stone foundation, vertical wood board cladding with sections of board and batten cladding, and a gable roof covered with corrugated metal sheets. The wing extending from the north façade has a shed roof also covered with corrugated metal sheets. The southeast façade contains a central, full-height double door flanked by pedestrian sliding doors. Cows originally were milked on a raised wood floor, and some wood stanchions remain.

A fenced corral wraps around the south and west façades, and a 60' by 80' concrete pad with a large circular concrete watering trough is located on the east façade. The concrete pad connects the Old Milking Barn, Creamery/Residence, and Grade A Dairy. It includes cattle chutes to direct livestock in and out of the Grade A Dairy.

Zanardi Ranch Grade A Dairy (Contributing Building)

In 1947, the Zanardi family constructed the Grade A Dairy adjacent to the Creamery/Residence. The one-story concrete building has a gable roof covered with corrugated metal sheets and an addition on the rear façade. An open breezeway separates the milking parlor and milk room.

Land Use and Activities: Ranch Support, Storage, and Maintenance

Zanardi Ranch Garage (Contributing Building)

The Garage is one of four small buildings located behind the Main House. It measures 14' by 24' and has horizontal wood drop siding and a shed roof covered with corrugated metal sheets. The west façade is open.

Zanardi Ranch Shed (Contributing Building)

The Shed is located adjacent to the north façade of the Garage. The small, wood frame building has horizontal wood drop siding and a gable roof covered with corrugated metal sheets.

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Zanardi Ranch Chicken Coop (Contributing Building)

The Chicken Coop is located east of the Main House. The small, wood frame building has wood board cladding.

Zanardi Ranch Blacksmith Shop (Contributing Building)

Constructed in the late 1890s, the Blacksmith Shop is a large structure located east of the Old Milking Barn and north of the Creamery. The one-story, wood frame building measures 21' by 12' and has horizontal wood drop siding and a shed roof covered with corrugated metal sheets.

Zanardi Ranch Horse Barn (Contributing Building)

The Horse Barn is located at the southeast end of the ranch core facing Platform Bridge Road. It was constructed in the 1870s originally as a carriage house. The one-and-one-half story, wood frame building measures 25' by 42'. It has vertical wood board cladding and a front-gable roof covered with corrugated metal sheets. The front façade contains a full-height opening with an unglazed triangular window opening in the gable end. A one-story, shed roof wing extends from the southeast façade.

Zanardi Ranch Lower Garage (Contributing Building)

The Lower Garage is located adjacent to Platform Bridge Road, north of the driveway leading to the Horse Barn. The building was constructed in the early twentieth century and measures 10' by 18'. The one-story, wood frame building has a concrete foundation, board and batten cladding, and a gable roof covered with corrugated metal sheets. The southwest façade has a central set of double doors to provide vehicular access to the interior.

Zanardi Ranch Carriage Shed (Contributing Building)

The Carriage Shed is attached to the rear of the Horse Barn. It has vertical wood board siding and a shed roof covered with corrugated metal sheets. The northeast façade contains two large open bays.

Zanardi Ranch Washroom (Contributing Building)

The Washroom is a small structure with a stone and mortar foundation, horizontal wood drop siding, and a pyramidal roof. It has two doors and a six-light, wood-sash window.

Zanardi Ranch Water Tank House (Contributing Building)

A concrete Water Tank is located in a pasture on the hill slope northeast of the ranch core. It is enclosed by a 10'-square wood frame superstructure, which has board and batten cladding and a pyramidal roof covered with wood shingles.

Land Use and Activities: Livestock Grazing

Zanardi Ranch Pasture Lands (Contributing Site)

The Zanardi Ranch Pasture Lands were the focus of livestock grazing activities throughout the period of significance. They are characterized by maintained native and non-native grassland vegetation on the ridgetop and the western slope of the Nicasio Ridge and are transected by several wooded gulches. The extent of the Zanardi Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Zanardi Ranch pasture lands from those of the neighboring ranches. The Zanardi Ranch Pasture Lands are bounded by Lagunitas Creek to the west, Nicasio Creek to the north, the top of the Nicasio Ridge to the east, and fence lines dividing the lands from the McIsaac Ranch to the south. A dry wall constructed of dry stacked, locally sourced serpentine stones defines the eastern boundary of the

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ranch along the Nicasio Ridge. Within the Zanardi Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences, and troughs and other features supporting the grazing of the pastures are distributed throughout. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Zanardi Ranch Entry Road (Contributing Structure)

The ranch core is accessed from Platform Bridge Road by two entrances connected by a frontage road. The west entrance services the Main House and utility yard and leads to a pasture road behind the ranch core. The east entrance services the 1923 House and Horse Barn.

The 10'-wide road is surfaced with gravel. A concrete pipe culvert channels water underneath the road near the concrete pad east of the Old Milking Barn. The culvert has a 1' diameter and a concrete headwall.

Platform Bridge Road (Contributing Structure)

Platform Bridge Road forms the western half boundary of the ranch, passing along the southwestern edge of the ranch core.

Northwestern Pacific Railroad Berm Segment (Contributing Structure)

A portion of the Northwestern Pacific Railroad berm runs parallel to the western edge of Platform Bridge Road within the ranch boundary.

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8. Statement of Significance

Applicable National Register Criteria

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

AGRICULTURE
COMMERCE
ARCHITECTURE

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Period of Significance

1856-1958

Significant Dates

1856
1933
1858

Significant Person

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Olema Valley Dairy Ranches Historic District is a significant collection of 19 ranches in western Marin County that developed in the mid-nineteenth century as small- to medium-sized, family- or tenant-operated dairy ranches and that evolved over the next century as ownership changed and new dairy technology and regulations required operational upgrades. The historic district qualifies for listing in the National Register of Historic Places at the local level under Criterion A in the area of Agriculture and Commerce and under Criterion C in the area of Architecture. The district is significant as an intact collection of early dairy ranches in California that catapulted Marin County to the forefront of butter and cheese production by the 1870s. The period of significance covers roughly a century, beginning with the establishment of the first dairy in Olema Valley in 1856 and extending to 1958 when the last extant dairy ranch converted to a Grade A dairy (Rogers Ranch). The district boundary encompasses approximately 14,127 acres of contiguous ranches that retain integrity.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

The Olema Valley Dairy Ranches Historic District consists of 19 ranches that collectively contributed to the development of the dairy industry in Marin County, one of the earliest suppliers of butter and cheese to the San Francisco Bay Area following the city's rapid growth during the Gold Rush. The first dairy ranches in Olema Valley were established in the mid-1850s as American and European immigrant settlers began purchasing land within Mexican ranchos that encompassed the valley and during a period of rapid expansion and experimentation of agriculture throughout the state. Beginning in the mid-1850s, the dairies prospered by exploiting the lush valley grasslands to produce large volumes of milk, cream, and butter by 1870. Although the dairy ranches produced cheese and other dairy products, they were renowned for their high quality butter. While the adjacent Point Reyes Peninsula dairies received high praise by the press, the Olema Valley dairies rivaled the neighboring dairies in quality. Several of the Olema Valley ranches were commensurate with individual Point Reyes ranches in acreage, number of cows milked, and quantity and quality of butter produced. Olema Valley ranch owners and tenants were equally engaged in debating and implementing modern dairy technology and received recognition in the agricultural press as model dairies in California. Olema Valley included the first dairies in California to secure trademarks for their butter stamps, several years prior to James McMillian Shafter and Charles Webb Howard trademarking the Point Reyes brand. With the output from the Olema Valley ranches, Marin County dominated the state's butter production until the 1890s, when other coastal counties took the lead.

The formation of the Olema Valley dairy ranches in the mid-nineteenth century had a significant and enduring impact on the development of Marin County. The Olema Valley ranches were successful financially and provided local economic opportunity to Marin County residents by allowing them to purchase land and to establish agricultural businesses. They attracted a rich mix of immigrant laborers from the East Coast, Eastern Europe, and other parts of the world to own or work on the ranches. In particular, Swiss Italian immigrants developed many of the ranches beginning in the mid-1860s, resulting in a distinctive settlement pattern in Marin County. Other dairy operators included Irish and Portuguese immigrants. The ranches underwent little change in operation until regulations in the early twentieth century ended the on-site production of butter and cheese and prompted the gradual construction of Grade A dairies to produce milk under modern sanitary standards. All but five ranches added the new smaller, standardized dairies between the 1930s and 1950s. In the 1970s, most ranches switched from dairy to beef production in response to the high costs associated with complying with stricter environmental regulations. The enabling legislation that created the Point Reyes National Seashore (1962) and Golden Gate National Recreation Area (1972) authorized the National Park Service to purchase the Olema Valley ranches at fair market value and allowed ranchers to continue their ranching practices through agreements with the park. The 19 individual ranches form a cohesive, agricultural landscape as ranching practices continue to the present, largely through grazing and raising beef cattle.

Olema Valley Dairy Ranches Historic District
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Criterion C

The Olema Valley Dairy Ranches Historic District is locally significant under Criterion C for its vernacular agricultural and residential buildings. The agricultural buildings' form, construction, and style were influenced by the decisions of individual ranch owners, broader trends in the dairy industry, and the topography and natural features of the Olema Valley. Typical buildings, structures, and landscape features at each ranch within the district include ranch houses (both single-family residences and bunkhouses for workers), creameries, milking barns, horse and hay barns, Grade A dairies, fences, corrals, and windbreaks clustered together in ranch cores nestled among large pastures. A significant number of the mid- to late nineteenth century residences remain standing and feature a wide range of forms and styles. Some display high style architectural styles (e.g., Gothic Revival, Italianate), while others were additive, starting with a small gabled cottage that was expanded with the addition of a larger residence in a contemporary style (e.g., Italianate, Folk Victorian) indicating the prosperity of the ranch owners.

While upgrades occurred over time, the older buildings, such as the milking barns, were left in place and oftentimes converted to new, compatible uses. The original milking barns were used for hay storage following the construction of a new concrete Grade A dairy, and the old creameries were often converted to worker housing. In the early to mid-twentieth century, new residences typically comprised of modest examples of bungalows and ranch houses replaced the nineteenth century farmhouses or were constructed adjacent to the original residences. New buildings and structures were located within the historic core and therefore, were compatible with the existing development pattern. Despite individual variations, the extant ranch cores maintain a common spatial organization, setting, and location. The result is a significant, intact vernacular landscape; collectively the ranches within the historic district convey the vast scale and remoteness of ranching life at the western edge of Marin County. Thus, a century of residential architectural styles and dairy technology is visibly expressed in the landscape within the individual ranches that comprise the historic district.

Historic Context

Overview

Criterion A: Social/Economic Development of the Olema Valley Dairy Ranches

- Cattle Grazing During the Spanish Mission Period
- Transition from Mexican to American Ownership
- Rise of Marin County's Dairy Industry
- Gilt-Edge Butter
- Dairy Ownership/Tenancy
- Ranch Demographics
- Transition to Grade A Dairies

Criterion C: Physical Development of the Olema Valley Dairy Ranches

- Dairy Architecture
- Residential Architecture
- Livestock Improvements
- Pastures
- Circulation and Transportation

Additional Historic Context Information

- Federal Government Acquisition, 1963-1988

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Overview

The following historic context is divided in two major sections. The first part discusses the social and economic development of the ranches as related to the historic district's significance under Criterion A. It frames the ranches within the larger history of the agricultural history in California and how the ranches came to be located in the Olema Valley under the ownership by individual families in the mid-nineteenth century. It also discusses how the ranches contributed to Marin County's prominence in the state's dairy industry through the 1890s and how they continued to evolve through the mid-twentieth century as new technology and regulations required operational changes.

The second part discusses the development history of the historic district and how the ranches took their physical form. It demonstrates how the physical landscape was shaped by significant industry trends and regulations within the period of significance and by the decisions of individual owners and tenants. Although the district is comprised of individual ranches that took different paths toward their eventual conversion to Grade A dairies and acquisition by the National Park Service, they exhibit remarkable continuity in site planning, land use, and building typology and construction. This expansive, layered physical landscape contributes to the district's significance under Criterion C.

A summary of how the ranches became part of the Point Reyes National Seashore and the Golden Gate National Recreation Area is presented under "Additional Historic Context Information."

Over the past two decades, the Olema Valley Dairy Ranches Historic District has been intensively researched and documented in various publications, beginning with Dewey S. Livingston's "A Good Life: Dairy Farming in the Olema Valley" in 1995 and continuing with a series of Cultural Landscape Inventories (CLIs) prepared by National Park Service staff from 2011 to 2013.⁶ In particular, the historic context presented below derives from "A Good Life: Dairy Farming in the Olema Valley" and the parent CLI for the historic district but it has been adapted and expanded as follows:

- how the Olema Valley dairy ranches fit into the broader history of land acquisition and agricultural development in California following statehood in 1850;
- Marin County's importance within the state's dairy industry;
- immigration patterns of ranch owners and tenants; and
- the design and layout of the ranch buildings and infrastructure.

⁶ See Dewey Livingston's "A Good Life: Dairy Farming in the Olema Valley" and the CLIs for detailed histories and additional historic photographs of individual ranches within the historic district.

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Criterion A: Social/Economic Development of the Olema Valley Dairy Ranches

Cattle Grazing During the Spanish Mission Period

Between 1769 and 1823, Spanish missionaries founded 21 missions along the Alta California coastline. The closest mission to Olema Valley was Mission San Rafael Arcángel, which was established second-to-last in 1817 as a *hospital asistencia* for Mission Dolores in San Francisco and later granted full mission status in 1822. It claimed the majority of what is now Marin County, excluding the Tiburon peninsula and the land west of a line extending from Corte Madera northwest to the head of Tomales Bay (including Olema Valley and Point Reyes Peninsula).⁷ The mission complex was located just over 11 miles east of Olema Valley.

Spanish missions reportedly did not produce much dairy but rather focused on maintaining small herds of cattle imported from Baja California. Some missions expanded their cattle herds such that they were able to produce excess meat, tallow (rendered fat from cattle) for soap and candles, and hides that were traded for clothing, tools, and furniture.⁸ Although small by mission standards, by the early 1830s, Mission San Rafael maintained a herd of approximately 2,000 cattle, which grazed as far away as Olema Valley and the Point Reyes Peninsula.⁹ On a secondary level, the Spanish padres cultivated crops; raised sheep, goats, and pigs; planted gardens, orchards, and vineyards using imported seeds and cuttings from Baja California and Spain; and constructed extensive water conveyance systems comprised of aqueducts, dams, and reservoirs. Although it had a smaller footprint and shorter history than the earlier missions, Mission San Rafael was known for its high agricultural output of grains (wheat and barley), legumes (beans, peas, lentils), grapes, nuts, and fruit (pears).¹⁰ Historical documents recount that Spanish missionaries produced milk that provided critical nutrition in dire times, although it remains unknown if this occurred at Mission San Rafael.¹¹ Regardless, the grazing of Spanish cattle in Olema Valley marked an important transition from the Coast Miwok land management practices of controlled burning, weeding, and selective re-seeding toward a European agricultural system that included free-range cattle grazing that set the stage for the establishment of large-scale dairies within just a few decades.¹²

⁷ Marin County land excluded from Mission San Rafael's jurisdiction served as a buffer from the Russian colony at Fort Ross established along the Sonoma County coastline in 1812. Jack Mason, *Early Marin* (Petaluma, California: House of Printing, 1971), 4; "The Marin Mission Period," *Marin Journal*, February 16, 1922.

⁸ They traded with Spanish ships sailing to Baja California and with American and British ships engaged in whaling and sea otter fur trade along the California coastline. Lawrence Jelinek, *Harvest Empire: A History of California Agriculture*, 2nd ed. (San Francisco: Boyd & Fraser Publishing Company, 1982), 11-14.

⁹ Robert H. Becker, *Design of the Land: Diseños of California Ranchos and Their Makers* (San Francisco: The Book Club of California, 1961), 41; Jack Mason, *Point Reyes: The Solemn Land* (Inverness, California: North Shore Books, 1970), 20.

¹⁰ Lawrence Jelinek, *Harvest Empire*, 11-14; California Missions Resource Center, "San Rafael Arcángel," accessed May 31, 2017, <https://www.missionscalifornia.com/keyfacts/san-rafael-arcangel.html>.

¹¹ Franciscan priest Junípero Serra recorded in 1772 that "milk from the cows and some vegetables from the garden have been [our] chief subsistence" at Mission San Carlos in Carmel, Monterey County. Two years later Francisco Palou wrote at Mission San Carlos that "for eight months milk was the manna... meals consisted of gruel made of garbanzos or beans ground to flour with which milk was mixed." As the herds grew at the Spanish missions, they were able to produce higher quality milk products. In 1776 at Mission San Gabriel Arcángel in Los Angeles County, Father Font wrote that "the cows are very fat and they give much and rich milk, with which they [Mission Indian women] make cheese and very good butter." A portion of the missions' 500,000 head of cattle were dairy cows. All quotes from Robert L. Santos, "Dairying in California Through 1910," *Southern California Quarterly* 76, no. 2 (Summer 1994): 176.

¹² Christina M. MacDonald, "F is Not Forgotten: F Ranch – A California Cultural Landscape (Masters thesis, Sonoma State University, 2006), 63, 79-80.

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Transition from Mexican to American Ownership

When Mexico gained independence from Spain in 1821, California became a Mexican territory, and the new government secularized the missions beginning in 1834 and distributed the land as large grants to private citizens. At Olema Valley, three grants significantly influenced future land settlement and division within Olema Valley: *Rancho Tomales y Baulines*, *Rancho Las Baulines*, and Section 4 of *Rancho Nicasio*. The future dairy ranches would conform to rancho boundaries as the land was subdivided and sold to American and European immigrant settlers.

Rancho Tomales y Baulines

The majority of the Olema Valley dairy ranches are located within what became known as Rancho Tomales y Baulines. In 1833, Corporal Rafael Garcia established a hacienda on the shores of the Bolinas Bay, presumably in response to the secularization act. Garcia's home represented the first known non-indigenous residence on the western shore since Mission San Rafael laid claim to the lands 16 years earlier.¹³ In 1835, Garcia petitioned the Mexican government for two leagues, or approximately 8,800 acres, encircling the Bolinas Bay and received his grant the following year.¹⁴ Garcia named his land Tomales y Baulines but vacated it shortly thereafter for use by his brother-in-law, Gregorio Briones.¹⁵ Garcia then moved north from Bolinas Bay to claim two of the eight leagues already granted to James Richard Berry as *Rancho Punta de los Reyes*. Garcia claimed Olema Valley and named his new property *Rancho Al Punta El Estero*, which extended between Lagunitas Creek to the north and east, just past Olema Creek to the west, and the northern boundary of his initial rancho to the south.¹⁶ He established a new hacienda just west of present-day Olema.¹⁷ The complex consisted of Garcia's home, two or more adobe buildings for his servants, and several frame buildings.¹⁸

¹³ The boundaries, ownership, and settlement of Mexican ranchos can be quite complex. There is little written documentation on the ranchos during the Mexican period, and *diseños*, or maps required for land grants, often failed to depict accurate boundaries, resulting in confusion and conflict when the properties were patented by the United States government following California's statehood in 1850. For example, Garcia failed to describe the boundaries of his rancho accurately, which later contributed to a boundary conflicts with his neighbors James Richard Berry and Antonio Maria Osio.

¹⁴ A Spanish square league of land is approximately 4,428 acres; *cañada* translates to canyon. J.P. Munro-Fraser, *History of Marin County, California* (San Francisco: Alley, Bowen & Co., 1880), 276; Charles Meret, "A Chronological History of Marin County, 1542-1936," vol. 1 (privately printed, ca. 1936), n.p.

¹⁵ Hubert Howe Bancroft, *History of California*, 2: 730, 3: 704-6, 4: 669, 5: 669-70, 682-83; John W. Dwinelle, *The Colonial History of San Francisco*, 62 and Addenda no. 22, 36; and Bliss Brown, "Rancho Los Baulines," February 10, 1937, in "Marin County, Mexican Land Grant," Works Progress Administration Project, Typescript, no date, Marin County Library, San Rafael, 4.

¹⁶ Lagunitas Creek was originally named Arroyo San Geronimo. After Samuel P. Taylor built the paper mill adjacent to the creek in 1856, the name was changed to Paper Mill Creek and subsequently Lagunitas Creek. Jack Mason, *Point Reyes: The Solemn Land* (Inverness, California: North Shore Books, 1970), 42-43.

¹⁷ The Garcia hacienda was located at the site of the current parking lot south of the dairy barn at W Ranch within the Point Reyes Peninsula Dairies Historic District. It was recently located on an 1869 map housed at the Marin County Free Library. See Hiram Austin survey of a new road to Point Reyes (now Bear Valley Road) entitled, "Plat of Road in Bolinas Township/Petitione [sic] for by Martin Hagarty [sic] and others... December 8-9, 1869," map on file at the Marin County Free Library, Anne T. Kent California Room, Schroeder Map Collection.

¹⁸ The actual date of construction of Garcia's structures is uncertain; Dewey Livingston estimates that they were erected in the late 1830s or early 1840s. Joseph Warren Revere describes Garcia's residence in 1872; see *Keel and Saddle: A Retrospect of Forty Years of Military and Naval Service* (Boston: James R. Isgood and Company, 1872), 184.

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American and European explorers and settlers in California stereotyped Mexican landowners as lazy and indulgent, giving little care to their animals other than the annual slaughter. The rancheros also reportedly did not produce dairy products but rather continued the practice of open-range cattle grazing and earned their living in the hide and tallow trade and selling beef to gold miners.¹⁹ In his tour of the California coastline in the early 1840s, Sir George Simpson characterized cattle and horses on the neighboring Point Reyes Peninsula as “growing and fattening, whether their [Mexican] owners waked or slept...here, on this very threshold of the country, was California in a nutshell, nature doing everything and man doing nothing.”²⁰ Following his trip through the area in 1847, John Warren Revere remarked that the Point Reyes cattle were “so little civilized” and that the corrals were dilapidated.²¹ However, some ranchos – particularly Garcia’s property – were industrious, self-sufficient enterprises. Garcia owned approximately 3,000 cattle, 400 horses, and a large number of sheep and pigs and produced wool cloth and leather goods, such as boots and shoes, thus establishing an intensive agricultural use that would continue under the dairy ranches.²² He reportedly installed a remote stock corral on a knoll in present-day Stewart Ranch to serve the southern part of his rancho; he called the small knoll Cabristo Hill and raised tame steers for meat.²³

In 1848, California became a territory of the United States following a war with Mexico (1846-1848) and a state two years later. When Marin County was established as an original county within California, the ownership and boundaries of the various ranchos in the Olema Valley and Point Reyes Peninsula caused much confusion, a common situation at that time. The rancho owners had encroached on each other’s land grants and the exact acreage was unknown. Additionally, they had already begun leasing or selling their land to American and European settlers.

At Rancho Tomales y Baulines, Garcia leased parts of his rancho to various individuals for purposes of extracting and processing natural resources, such as quarrying limestone and logging. On July 13, 1850, he leased land to James A. Shorb and William F. Mercer to build lime kilns, although the business does not appear to have prospered.²⁴ In 1855, he began selling parcels of land, some of which would become

¹⁹ For the lack of butter and cheese production at Mexican ranchos, see Alexander Forbes, *California: A History of the Upper and Lower California* (London: Smith, Elder and Co. Cornhill, 1839), 266-267: “there is hardly any such thing in use as butter or cheese, and what little is made is of the very worst description...” See also George Simpson, *An Overland Journey Round the World, During the Years 1841 and 1842* (Philadelphia: Lea and Blanchard, 1847), 1841: “in the [Spanish] missions, the dairy formed a principal object of attention; but now, neither butter nor cheese, nor any preparation of milk whatever, is to be found in the province [under Mexican ownership].” There was some evidence of large-scale dairying during the Mexican period as recounted by Robert Glass Cleland in his 1951 book. He documents a dairyman overseeing the production of cheese and butter from a herd of 50 milk cows on Bernardo Yorba’s 115,000-acre rancho in Orange County. “By 1850 the Hacienda de Las Yorbas was the social and business center of the Santa Ana Valley.” A butter and “cheeseman” were employed to milk 50 to 60 cows daily. Robert Glass Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-1880* (San Marino, California: The Huntington Library, 1964), 53.

²⁰ Simpson, *An Overland Journey*, 156.

²¹ Joseph Warren Revere, *A Tour of Duty in California* (New York: C.S. Francis & Co., 1849), 85.

²² For an account of elk hunting at Garcia’s rancho, see Joseph Warren Revere, *A Tour of Duty in California*, 81-87; Anna Coxe Toogood, “Historic Resource Study: A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California,” vol. 1 (National Park Service, 1980), 38-39; Munro-Fraser, *History of Marin County*, 277.

²³ Livingston, “A Good Life: Dairy Farming in the Olema Valley,” 211.

²⁴ Information contained within a deed dated September 25, 1856, suggests that kilns were idle if not abandoned in favor of better and cheaper sources of lime for use in San Francisco. The lime kilns are listed in the National Register of Historic Places (#76000217) and as California Historical Landmark #222.

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future dairy ranches. That year he sold a parcel of land to Victor Post, a partner in Samuel P. Taylor's paper mill, then under construction on Garcia's land adjacent to Lagunitas Creek (part of present-day Stewart Ranch). The following year, he sold a piece of land representing nearly half his holdings to brothers Daniel Olds Jr. and Nelson H. Olds for less than \$2 per acre (present-day Truttman, Stewart, Lupton and Five Brooks, and Giacomini ranches).

In 1857, Garcia sold another 1,400 acres just south of the Olds tract to John Nelson and William E. Randall for \$2,000, again accepting less than \$2 per acre (present-day Randall Ranch). He also sold a portion of what became part of Hagmaier Ranch to Pablo Figueras in the late 1850s. Finally, he began selling lots in the newly established town of Olema. By 1862, Garcia had relinquished nearly 60 percent of his holdings, prior to the confirmation of his land title.²⁵

Following American statehood, the U.S. Congress passed the Land Act of 1851 to establish a board of three land commissioners to review and adjudicate Spanish and Mexican land claims in California. The U.S. Surveyor General was charged with surveying the land grants. The land commission, which began hearings on January 2, 1852, represented only a first legal step, as both sides—the land claimant and the federal government—had the right of appeal in the California district courts, and when necessary, in the California Supreme Court. As commonly practiced, U.S. attorneys entered an appeal to the courts, extending the average length of time between initial petition to the commission and final patent on the land to 17 years.²⁶

In the midst of this lengthy legal process, most claimants went bankrupt. Some who had received confirmation of their grants from the land commissioners had their titles invalidated in district courts. Presented with financial difficulties and the pressing demand for land from growing numbers of Americans in California, some owners sold sections of their grants before receiving a final land patent. Consequently, title to coastal lands remained obscure for years after California became a state. With approximately 1,400 land claims before the Board of Land Commissioners, lawyers were in constant demand in California. San Francisco's law bar included skilled and knowledgeable attorneys, including brothers Oscar Lovell Shafter and James McMillian Shafter. Many of these lawyers directed their energies toward acquiring property themselves, often accepting rancho lands as payment for their services or purchasing it at auction. By the close of 1866, vast tracts in Marin County had fallen into the hands of San Francisco attorneys, with few of the original rancho grantees remaining to witness the nearly completed American takeover of the land.²⁷ In 1857, the Shafter brothers' law firm Shafter, Shafter, Park and Heydenfelt obtained 66,000 acres within the former Ranchos Punta de los Reyes and Punta de los Reyes Sobrante that comprised the Point Reyes Peninsula immediately west of Olema Valley.

²⁵ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 30-31.

²⁶ For a concise history of this process, see Cris Perez, *Grants of Land in California Made by Spanish or Mexican Authorities*, prepared for Boundary Determination Office, State Lands Commission, Boundary Investigation Unit, August 23, 1982, accessed June 11, 2017, <http://www.lib.berkeley.edu/EART/rancho.html>.

²⁷ Robert H. Becker, *Design of the Land: Diseños of California Ranchos and Their Makers* (San Francisco: The Book Club of California, 1961); Marshall McDonald and Associates, "Report and Recommendations on Angel Island 1769-1966," prepared for the Division of Beaches and Parks, State of California, 1966, 60; Alfred Robinson, *Land in California: A Historical Account of the Origins, Customs, and Traditions of the Indians of Alta-California* (1868, reprint, Oakland, California: Biobooks, 1947), 106; Mason, *Early Marin*, xii and 82; Robert Becker, "Historical Survey of Point Reyes, Land Use Survey, Proposed Point Reyes National Seashore" (San Francisco: National Park Service, 1961), 43.

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In contrast, Rafael Garcia retained ownership of his rancho despite a lengthy legal battle with the Shafters. Through the land claims process, Rafael Garcia had his land officially surveyed, which resulted in an 8,868-acre property known as Rancho Tomales y Baulinas (not to be confused with his first rancho to the south with the same name) by 1859. Olema Creek formed the western boundary of his confirmed survey; thus his hacienda became part of the land owned by the Shafter law firm.²⁸

Despite Garcia's official survey, the Shafters claimed they owned Rancho Tomales y Baulinas, which was comprised of land originally part of Rancho Punta de los Reyes that they now possessed. The Shafters sued Garcia with John McMillian Shafter arguing in court in 1864 that they owned Garcia's land and that Garcia should occupy his original grant (now Rancho Los Bolinas). However, the court sided with Garcia, who received final approval of his grant, which had increased slightly to 9,467 acres, shortly before his death in 1866; it would not be patented until 1883.²⁹ Had the Shafters won their case, the Olema Valley dairy ranches would have been folded into the Shafter-Howard tenant dairy ranch empire. Never ones to leave a courtroom empty handed, the Shafters won the 13,644-acre Phelps patent, also confusingly named Tomales y Baulinas, which was patented in 1866. The property encompassed the gap between Garcia and Briones' ranchos and extended southeast to the summit of Mt. Tamalpais. The majority of the McCurdy Ranch would be established on this land patent.³⁰

Garcia left his remaining 3,089 acres north and east of Olema, as well as six Olema town lots, to his wife and seven other family members.³¹ By 1880, however, most of the acreage was in the hands of the American settlers, including James McMillan Shafter, and carved into twelve dairy ranches and the western half of what became the McIsaac Ranch.³² By 1900, the last member of the Garcia family had left the area, thus ending the original Mexican rancheros' ties to Olema Valley and the Point Reyes Peninsula.

Rancho las Baulinas

In 1843, Gregorio Briones filed a correction deed with the local government declaring that Garcia had transferred the original land grant known as Tomales y Baulines to him in 1836. Briones received title to 8,911 acres that he renamed Rancho las Baulinas in 1846.³³ Briones's rancho extended from the Pacific Coast inland to Lagunitas Creek, incorporating the steep grassy pastures and timbered gulches of the Inverness and Bolinas ridges, as well as the entirety of the Bolinas Lagoon and the north half of the Bolinas Bay shoreline. He established his hacienda, near the west shore of the Bolinas Lagoon (possibly at the site of the Garcia hacienda), where he lived with his wife and five children. Briones used the pasture to support his own livestock, and when adjacent communities began to develop, he brokered the rancho's abundant timber resources into additional income.

²⁸ The W Ranch would be constructed at Garcia's hacienda. Mason, *Early Marin*, 142-143.

²⁹ Mason, *Point Reyes: The Solemn Land*, 40-48.

³⁰ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 29-31.

³¹ Marin County Deeds, Book C, Pages 46, 66, 144, on file at the Marin County Recorder's Office; "Abstract of Title and Certificate of Search, Part of the Rancho Tomales y Baulinas," compiled for James McMillan Shafter, no date, on file at the Point Reyes National Seashore, Marin County, California.

³² The 12 ranches include, from south to north, the Randall, Giacomini, Lupton/Five Brooks, Stewart, Truttman, Jewell, DeSouza, Neil McIsaac, Rogers, McFadden, Edwin Gallagher, and Genazzi ranches.

³³ Becker, "Historical Survey of Point Reyes," 42; Munro-Fraser, *History of Marin County*, 112, 194, 418; Bancroft, *History of California*, 3, 712-13; Robert G. Cowan, *Ranchos of California, A List of Spanish Concessions 1775-1822 and Mexican Grants 1822-1846* (Fresno: Academy Library Guild, 1956), 18, 104; and Brown, "Rancho Los Baulines," 1.

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By the early 1850s, Briones had begun to sell off parts of his land grant to American settlers. From 1857 to 1858, he sold two parcels totaling 98 acres to Irish immigrant Henry Strain (present-day Teixeira Ranch). Following Gregorio Briones' death in 1863, the Briones family livestock and residences remained on the western half of the Bolinas Lagoon until, parcel by parcel, Briones's heirs sold the 3,000 acres left to them.³⁴ In 1869, the 1,300-acre Wilkins Ranch, the southernmost dairy ranch in the historic district, would be established on land at the north end of Rancho las Baulinas.³⁵

Rancho Nicasio

Encompassing 56,807 acres or nearly 13 leagues, Rancho Nicasio was among the largest Marin land grants and was given to Pablo de la Guerra and Juan Cooper in 1844. De la Guerra and Cooper hired professional surveyor Jasper O'Farrell to divide the grant into five sections, all of which had been sold by 1851. In 1850, Benjamin Buckelew purchased Section 4, consisting of 8,695 acres east of the Lagunitas Creek for \$10,000. Buckelew, who also owned Rancho Punta de Quentin on the eastern shore of Marin County, sold much of his Nicasio land to William J. Miller. The son of Marin pioneer James Miller, who settled in San Rafael in 1845, William Miller was educated at Jesuit College in Santa Clara and went into business dealing cattle and land. Including the Nicasio land, he owned roughly 8,000 acres around Marin County, making him one of the county's largest taxpayers until the Shafter brothers acquired title to their Point Reyes ranchos.³⁶

The Cheda and Zanardi ranches and eastern half of the McIsaac Ranch within the historic district would be established on land formerly within Section 4 of Rancho Nicasio. In 1866, Miller sold two parcels of the Nicasio land on the extreme west edge of Buckelew's grant, 932 acres to Gaudenzio Cheda for \$4,500 (Cheda Ranch) and 1,202 acres to Joseph and John DeMartin for \$6,000 (the parcel was eventually subdivided, becoming the Zanardi Ranch and eastern half of the McIsaac Ranch).

Rise of Marin County's Dairy Industry

The rise of dairy production in Olema Valley and more broadly within Marin County was part of the larger trend of experimentation and growth of agriculture in California in the two decades following the Gold Rush and statehood. The growth of the Olema Valley dairy ranches ran concurrent with the rise of the large beef ranches and wheat fields throughout the state. Wheat and barley cultivation, viticulture, and beef cattle and sheep ranching were regarded as the dominant forces in agriculture in the 1850s, with the dairy industry recalled as a footnote.³⁷

Prior to the transfer of California to the United States following the Mexican-American War, American and European immigrants were settling in California, cultivating fields of wheat, and establishing orchards and vineyards. They raised cattle but also turned to cultivation due to their farming backgrounds. Some obtained fruit and vine cuttings from the missions, including Mission San Rafael. These early agriculturalists were not entirely successful, because they lacked knowledge of the local soil and seasons,

³⁴ Munro-Fraser, *History of Marin County*, 194, quotes from Judge Ogden Hoffman's Report of Land Cases Determined in the United States District Court for the Northern District of California, which he published in 1862, having been the principal judge presiding in the district court in San Francisco. Robinson, *Land in California*, 263; Robert C. Matthewson, "Plat of the Rancho Los Baulines finally confirmed to Gregorio Briones . . . by, Robert C. Matthewson, Deputy Surveyor, October 1858, Containing 8911 34/100 acres," on file in Patent Book A, Page 157, Marin County Recorder's Office; Jack Mason, *Last Stage for Bolinas* (Inverness: North Shore Books, 1973), 15.

³⁵ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 10-13.

³⁶ Munro-Fraser, *History of Marin County*, 283; and Mason, *Early Marin*, 59-67. See *Early Marin* for the entire story of the Nicasio land case.

³⁷ See Jelinek, *Harvest Empire*, Chapter 4, "Gold Rush Agriculture: 1848-1872," 23-28.

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had access to basic farm implements, and lacked large markets to sell their goods. Some proved successful, including John Sutter, who cultivated hundreds of acres of wheat at New Helvetia in present-day Sacramento. To the south in the pueblo at Los Angeles, Jean-Louis Vignes and William Wolfskill established vineyards and orchards that would become commercially viable in the 1850s.³⁸

Agriculture in California began as subsistence farming, such as providing food at a small-scale for miners, but by the late 1850s, it was commercially profitable.³⁹ Over the next several decades, it came to be dominated by cattle ranches (to breed and fatten animals for stock sales or for meat packinghouses), wheat and barley fields, and fruit cultivation. This was in part due to the growth of large markets, particularly in Northern California at San Francisco. The city's population grew from about 1,000 people in 1848 to 20,000 in just two years; statewide it went from about 15,000 to 93,000 residents.⁴⁰ When John Quincy Adams Warren toured California's farms in the early 1860s, he was impressed by the vast herds of cattle and sheep, grain fields, and orchards versus the small-scale farms of New England and New York.⁴¹

Agricultural development was also well under way in Marin County as the Olema Valley ranches were established. Among the most notable is the Sweetser and DeLong orchard near Novato, which reportedly contained one of the largest apple orchards in the world. By 1862, their Novato ranch was described as encompassing 13,000 acres on the west side of San Pablo Bay. The orchard covered 125 acres and contained 18,000 apple trees, 500 peach trees, 200 to 300 plum trees, 250 to 300 quince trees, and 150 pear, apricot, fig, and almond trees. It also had 11,000 grape vines. They maintained a herd of 1,700 sheep, 1,000 cattle, and 300 horses, and produced dairy according to period newspaper articles. They also produced 6,000 bushels of wheat, oat, and barley and 400 tons of hay annually. The full-scale ranch included a house, granary, tool shop, blacksmith shop, storehouse, sheds, and a large barn with a stable in the basement.⁴⁸

The booming economy and population of San Francisco stimulated the basic need for milk and butter. The best way to assure that residents acquired fresh dairy products was to produce them locally. Milk was highly perishable and could only be produced in or near the city itself, while butter could withstand a day's journey and cheese even more under reasonable conditions. The earliest dairies were located near the mining camps; for example, an early concentration of dairy ranches was located in the Sacramento Valley to provide dairy to gold miners in the Sierra Nevada. Dairies sprung up in San Francisco to supply fresh milk. Initially, San Franciscans relied on butter imported from the East Coast or Chile, which was of poor quality despite being packaged for long-term storage. Firkins of butter were packed in barrels filled with brine, allowing them to survive long voyages without spoiling.⁴⁹

³⁸ Jelinek, *Harvest Empire*, 20.

³⁹ Ellen Liebman, *California Farmland: A History of Large Agricultural Landholdings* (Totowa, New Jersey: Roman & Allanheld, 1983), 13.

⁴⁰ Robert Glass Cleland and Osgood Hardy, *March of Industry* (San Francisco: Powell Publishing Co., 1929), 36.

⁴¹ John Quincy Adams Warren, *California Ranchos and Farms, 1846-1862, Including the Letters of John Quincy Adams Warren of 1861, Being Largely Devoted to Livestock, Wheat Farming, Fruit Raising, and the Wine Industry*, ed. Paul W. Gates (Madison, Wisconsin: The State Historical Society of Wisconsin, 1967), ix-xx.

⁴⁸ "Trip to the Country," *California Farmer*, January 17, 1862.

⁴⁹ A firkin historically was a unit of measurement equal to one-quarter of a barrel. It evolved to refer to a small, lidded wood bucket holding one quart to one gallon of butter or liquids. The technique of packing butter in brine for long voyages was implemented by the U.S. Navy. "How to Pack Firkin Butter," *Scientific American*, 7, no. 44 (July 17, 1852): 352.

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By the early 1850s, dairies in Sonoma and Santa Clara counties provided fresh butter and cheese to San Francisco residents. As early as 1852, the *Daily Alta California* began reporting on the arrival of wagon caravans with at least a hundred American dairy cows traveling up Sonoma Valley, “which will proved a valuable acquisition to the dairy business.”⁵⁰ Additionally butter from Petaluma Valley was advertised as early as 1855: “Fresh Ranch Butter: received fresh from the best dairys [sic.] in the Petaluma Valley. We are prepared for furnish Families, Hotels, Restaurants and Steamboats with a choice of fresh article, and in quantities to suit.”⁵¹

With its mild climate, fresh streams, fertile soil, and abundant native grass, western Marin County quickly proved to be an ideal location for dairying. The state’s nascent industry soon shifted from Sonoma County to the Point Reyes Peninsula when the Steele brothers established the first large-scale dairy operation in 1857.⁵⁵ The Shafter brothers expanded the peninsula dairies into a prolific collection of tenant dairy ranches over the next decade, and family-operated dairy ranches concurrently were established in Olema Valley.⁵⁶ By 1860, the dairy industry in California had matured into a permanent industry with butter production one of the chief exports.⁵⁷ Sonoma County proved to be the San Francisco’s major supplier until 1862 when Marin County took the lead in the quantity of butter produced, in part due to the large-scale operation on Point Reyes and the individual dairy ranches in Olema Valley.⁵⁸ In 1869, California dairies produced 6 million pounds of butter, with Marin County responsible for 1.5 million pounds or one-quarter of the total production. Marin County’s output nearly tripled that amount to 4.4 million pounds by 1872, dwarfing Sonoma County’s annual butter production of 763,000 pounds.⁵⁹

In Olema Valley, the present-day Truttman, Stewart, Randall, and Genazzi ranches were the first to be developed with dairies. In 1856, the Olds brothers purchase what became the northern portion of Truttman Ranch but sold 574-acres to Benjamin T. Winslow and Stephen Barnaby the following year. Winslow and Barnaby established a small dairy producing 1,500 pounds of butter annually from approximately 16 cows.⁶⁰ More notably, Zadock Karner purchased 157 acres in the central portion of the ranch; two years later, he established a dairy with his nephew Levi K. Baldwin.⁶¹ Karner had worked as a

⁵⁰ “Sonoma News,” *Daily Alta California*, September 9, 1852.

⁵¹ Advertisement, *Daily Alta California*, October 3, 1855.

⁵⁵ Some of the new dairies, such as those Isaac Steele and his partners founded in 1857 on the Point Reyes Peninsula (just west of the Olema Valley Dairy Ranches Historic District), grew quickly into successful corporate undertakings. By 1861, the Steeles had established three separate dairies on the peninsula, within a league of land leased from the Shafter family. They owned roughly 600 cows and employed between four and five workers for each dairy, who milked and made both butter and cheese. The demand for both products exceeded the supply, and the added value afforded by the production of cheese paid the wages of all the hired men. The Steele’s Point Reyes dairies served as the model for the system of tenant dairies the Shafter would eventually establish across the peninsula.

⁵⁶ For a discussion on other industries and land use, including logging, mining, lime production, paper and explosive powder manufacturing, and hunting, see Toogood, “Historic Resource Study,” and Livingston, “A Good Life: Dairy Farming in the Olema Valley.”

⁵⁷ Warren, *California Ranchos and Farms*, 29.

⁵⁸ “City Intelligence,” *Sacramento Daily Union*, April 22, 1861.

⁵⁹ In cheese production, Monterey County led the field in cheese with almost 1.3 million pounds, while Marin ranked fifth in the state with 132,600 pounds produced. California Surveyor General’s Office, *Biennial Report of the Surveyor-General of the State of California From December 4, 1871, to August 1, 1873*, (Sacramento: California State Printing Office, 1873), 34-35.

⁶⁰ The number of cows was more akin to the smaller dairies found on the East Coast. Winslow is credited with founding and naming the town of Olema at the north end of his property.

⁶¹ Dewey Livingston theorizes that the bunkhouse on the ranch may have served as the Baldwin’s residence.

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farmer, jeweler, and grocer in his native Vermont, before coming to California in 1851. After operating a hotel in the gold fields, he was able to purchase his acreage in Olema Valley by 1857. Two years later, he took up residency at his ranch and established the dairy with the help of his nephew Levi K. Baldwin. By 1860, the successful L.K. Baldwin & Co. dairy was producing 5,000 pounds of butter annually from 70 cows. By 1867, Baldwin had purchased adjacent parcels, including Winslow and Barnaby's dairy, which he consolidated into a 1,000-acre model dairy ranch on par with individual ranches in the Shafter and Howard empire on the Point Reyes Peninsula.⁶²

Delos D. (D.D.) Wilder was another pioneering dairyman in Olema Valley. Originally from Connecticut, Wilder arrived in Marin County in 1859, where he established a small chicken ranch and dairy near the mouth of the Lagunitas Creek on land rented from Rafael Garcia. It remains unknown exactly where his ranch was located, but it was likely located within the present-day Genazzi Ranch south of the extant ranch core where he leased land from the Garcia family. Like Karner and Baldwin, Wilder's Marin County dairy proved profitable. By 1870, he employed six laborers, several of whom would later establish their own dairy operations. Soon after, Wilder and his new partner Levi Baldwin moved south to Santa Cruz County, where they purchased land and established another successful dairy business.⁶³

In 1857, Vermont-born William Randall and Swedish immigrant John Nelson acquired 1,400 acres in what became the Randall Ranch and constructed three dairy ranch complexes within the property; one was operated by Randall and Nelson, the second by Randall's brother-in-law Daniel Seaver, and the third was leased as a tenant ranch. Sarah Randall took over the ranch operation following her husband's murder in 1860 and produced 5,000 pounds of butter annually in a rare instance of a woman operating a dairy in western Marin County. John Nelson soon moved north to work on the Giacomini Ranch, the site of Nelson Olds' ranch established in 1858.⁶⁴

Other Olema Valley ranches were not immediately developed as dairies but likely transitioned to intensive butter and cheese production due to the success of neighboring dairy ranches. From 1857 to 1858, Irishman Henry Strain purchased approximately 100 acres from Gregorio Briones, maintained a small herd of five dairy cows as part of general purpose farm, where he cultivated potatoes, hay, and firewood. In 1861, he purchased 200 acres, including his original land, from the Shafter law firm and began operating a dairy.⁶⁵ By 1880, he was milking 40 cows in what is now Teixeira Ranch. In the late 1850s, Pablo Figueras settled on 290 acres, which he then purchased from the Shafters in 1862. Similar to Strain, Figueras harvested potatoes, oats, and hay. Just before 1880, John Beisler purchased the property and established a dairy with a small herd of 17 cows. The dairy eventually became the northern half of the Hagmaier Ranch.⁶⁶

Unlike the dairies within the Point Reyes Peninsula, which more or less retained their boundaries after being delineated by the Shafter brothers and their son-in-law Charles Webb Howard in the 1860s, the Olema Valley dairy ranches expanded and contracted as families subdivided, sold, and combined parcels,

⁶² Livingston, "A Good Life: Dairy Farming in the Olema Valley," 239-276.

⁶³ The Wilder Ranch in Santa Cruz is now part of the California State Parks system.

⁶⁴ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 143-166.

⁶⁵ Several ranch owners in Olema Valley were forced to repurchase their land from the Shafters after they obtained legal ownership of disputed rancho land. In 1862, the *California Farmer* reported: "Titles! Titles! Titles! Everywhere, is the cry. Even the old original grants are now floating again, so that the farmer, after purchasing of one original owner, finds that grant floated off and a new claim floated on, and he is doomed to buy a second or third time or lose his 'Homestead.'" Quote in "Marin County—No. 4," *California Farmer*, April 4, 1862.

⁶⁶ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

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particularly during the two decades following the first sale of Garcia's rancho land in 1855. Some ranches, such as the McFadden Ranch (a 340-acre parcel inherited by Maria Hilaria Garcia and sold to Burton Shippy in 1874), Edwin Gallagher Ranch (a 321-acre parcel inherited by Felipe Garcia and purchased by Edward Gallagher in 1875), and Cheda Ranch (a 932-acre parcel sold by William J. Miller to Guandenzio Cheda and Carlo Solari in 1866) retained the same boundary after being purchased by dairymen.⁶⁷

Other ranches, including those formed from land sold to the Olds brothers, took a more complicated route to their present-day boundaries. In 1856, Ohio-born brothers Daniel and Nelson Olds purchased 4,366 acres from Rafael Garcia. The Olds established three homesteads on their land and divided the property in 1863, which eventually became part of the Truttman, Stewart, Lupton/Five Brooks, and Giacomini ranches located centrally in the historic district. By 1867, Levi K. Baldwin had assembled a 1,107-acre dairy ranch from four different parcels, two of which were sold by the Olds brothers (547 acres in 1857 and 243 acres in 1864). These parcels then exchanged hands once or twice before being purchased and consolidated by Baldwin, who operated the noted Karner and Baldwin Ranch with his uncle Zadock Karner (present-day Truttman Ranch).⁶⁸

In 1865, Daniel Olds sold two parcels consisting of 800 acres to Charles S. Parsons, the brother-in-law of Baldwin. In 1888, Parsons acquired a smaller, 47-acre parcel that Daniel Olds had previously sold to Thomas Longley. Along with a small lot acquired from James McMillian Shafter in 1875, Parsons assembled what became the present-day Lupton/Five Brooks Ranch over the course of two decades.⁶⁹

The Giacomini and Stewart ranches have the least complicated history of the four ranches evolving from the Olds' original 1856 land purchase. Giacomini Ranch formed in 1864 when Daniel Olds sold 614 acres to his sister Matilda C. Woods. Stewart Ranch formed in 1863 after the brothers split their land into two pieces; Nelson Olds retained the 1,955-acre northern parcel and sold everything except of the choicest 850 acres that he developed as the Woodside dairy (later becoming Stewart Ranch).⁷⁰

Other ranches outside of the Olds' purchase formed by splitting and merging adjacent parcels well into the early twentieth century. The DeSouza and Neil McIsaac ranches were formed when a property was divided in 1893; James McMillian Shafter purchased a 300-acre parcel at auction when Garcia's daughter Maria Dolores Garcia Hurtado defaulted on a mortgage. He then deeded the ranch to his son Payne Shafter, who sold the eastern half in 1893 to Neil McIsaac, leaving the 187-acre DeSouza Ranch. Neil McIsaac merged the 133-acre parcel with another 446-acre parcel he purchased at auction from Jose Garcia to form the present-day Neil McIsaac Ranch. The 469-acre Hagmaier Ranch was the result of merging two ranches in the late 1930s; two adjacent dairy ranches were purchased by George Hagmaier in 1937 (settled by Benjamin Miller in 1856) and 1938 (settled by Pablo Figueras in the late 1850s).⁷¹

As late as 1958, Fred Genazzi had purchased what became the Rogers Ranch and sold the northern two-thirds to Clarence Rogers (present-day Rogers Ranch) and the southern third to David Baty (currently private property and not located within the historic district boundary). That same year, the owners of the Jewell Ranch sold 144 acres along the east side to the California State Park System as an addition to the Samuel P. Taylor Park, resulting in slightly smaller 537-acre ranch. In 1987, the Genazzi family retained

⁶⁷ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

⁶⁸ Ibid.

⁶⁹ The extant residence may have been constructed by Daniel Olds prior to the sale to Parsons.

⁷⁰ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

⁷¹ Ibid.

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60 acres encompassing the ranch core for private use when they sold the property to the National Park Service.⁷² The resulting expansion and contraction of ranch boundaries in Olema Valley resulted in dairy ranches ranging in size from a couple of hundred acres, particularly at the southern end (McFadden, Rogers, and Teixeira ranches), upward to 1,400 acres (Wilkins Ranch), that would contribute to Marin County's booming dairy industry in the late nineteenth century.⁷³

Gilt-Edge Butter

Despite the increased dairy production in California toward the end of the 1850s, imports to the state remained high with complaints about the inferiority of locally produced butter: "half the butter made in California is fit only for 'soap grease!'" In 1862, John Quincy Adams Warren remarked that too many farmers "engaged in dairying, who had better be wood-chopping or coal heaving. They do not know the first principals of the business—can not distinguish a Durham from an Aryshire, or an Alderney from a California cow!" There was a perceived lack of knowledge for producing high quality butter and for properly raising dairy stock.⁷⁴ Warren continued his criticism by declaring "that butter could be shipped from the East a distance of 15,000 miles and be found better, sweeter, and preferable to the bulk of the local commodity called for strong action."⁷⁵

Western Marin County dairies proved otherwise and would dominate the state in both quantity and quality of butter, with a rivalry developing between the family-owned dairies in Olema Valley and the Shafter-Howard tenant ranches on the adjacent Point Reyes Peninsula. The agricultural press took notice and often featured the Shafter-Howard ranches in various publications, describing it as "gilt-edge" butter.⁷⁷ Several dairy farmers from the adjacent Olema Valley questioned the fairness of the reputation bestowed upon Point Reyes butter. One publication, *The San Francisco Merchant*, editorialized in 1879:

It seems so strange that Olema and other points with almost the same climate and soil cannot reach the prices obtained by the Point Reyes dairymen by a cent or more, but such is the case. Which is the more probable, that the dairymen are particular in preparing their butter or that the soil and climatic conditions are somewhat different, or that the produce agents and commercial reporters are in league to bull Point Reyes products at the expense of other points of the same county? We think the complainants will find the cause or causes of the discrimination against them at home if they look carefully for it.⁷⁸

The question arises, was Point Reyes butter overrated due to the Shafter's business and political connections and social stature in San Francisco? Or was the butter quality indeed high enough to deserve its praise and prices? The *Merchant's* point about soils and climate emphasizes the fact that the Olema Valley and Point Reyes Peninsula had different climates and soils, both in moisture levels and soil

⁷² Lands outside and adjacent to the historic district boundary contribute to the significance of the historic district but are held as private property. For example, the Robert and George Gallagher Ranch; the Vedanta Society Retreat property, formerly known as the James McMillan Shafter Ranch; and the Genazzi Ranch building core, are all historically part of the Olema Valley dairy ranches.

⁷³ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

⁷⁴ Warren, *California Ranchos and Farms*, 29.

⁷⁵ *Ibid.*, 30.

⁷⁷ They also featured other dairies throughout the state and are a good source of period descriptions of California's early dairies.

⁷⁸ Quoted in the *Marin Journal*, March 20, 1879.

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conditions, due to the divide created by the San Andreas Fault. This may have increased dairy production and quality on the peninsula.⁷⁹

Despite the extensive praise and news coverage of the Point Reyes peninsula dairies, many of the Olema Valley dairy ranches were individually featured as model dairies, and ranch owners kept abreast of dairy technology and techniques. Several of the ranches were featured in series of *California Farmer* articles in 1862, which comprise an important glimpse of the early Olema Valley ranches. Baldwin's dairy ranch (present-day Truttman Ranch), which was producing 10,000 pounds of butter annually by 1861, was described as follows:

This may be called a *Real Dairy Ranch*. It embraces 550 acres, and upon it are 250 head of stock, all told, usually 110 milkers; they now milk 60 cows; and the success of this Dairy should stimulate every one in the Dairy business. The whole arrangement of barnyards, corrals, pens for swine, domestic fowl, and all that appertains to a well arranged farm and dairy, gives evidence that what is worth doing at all *is worth doing well*. The large barn and hay-sheds were well [illegible] with hay the past winter, with tons of [illegible] and roots for stock. And what was the [illegible] for the winter. We take the dairy record: the months of January and February, 150 pounds of butter were made, which realized 62½c [per] lb. for the former month, and 54c for latter.

We noticed with pleasure, as a credit to the ranch, good dry stalls where 50 to 75 cows can be placed in warm stalls during stormy weather, or sheltered in hot weather. The milking corral is on a dry round knoll, with four large oaks for shelter, selected with reference to comfort and dryness, as the water rolls off as it falls. Pastures for the cows are divided off so as to give fresh feed at all times. Noble large oaks shelter the dwelling and the dairy-house from the heat of summer. It is such oversight, such care of stock, that has given 1500 pounds of extra butter, selling for \$800 in cash, to this dairy, without the loss of any stock, at a time when many others have lost [illegible] by starvation...⁸¹

In 1861, the State of California enacted the nation's first state-level trademark law, well in advance of a federal law, that allowed beverage companies to trademark branding marks stamped into bottles. It was followed two years later with a broader act to allow people trademark a name, letters, or figure used to manufacture or sell a broad range of products, including butter and cheese. In 1875, Levi Baldwin filed the state's first dairy trademark for the stamp he used to label his butter rolls, preceding the famed Point Reyes diamond-shaped trademark by eight years. Baldwin's trademark consisted of his last name spelled horizontally with the letter "L" situated above and the letter "K" situated below, forming a cross. Similar to the Steele brothers, who would expand the state's dairy industry to San Mateo County, Baldwin partnered with D.D. Wilder and establish the influential Baldwin and Wilder dairy in Santa Cruz in 1872. The Bloom brothers then took over the Baldwin ranch and filed a new trademark in 1879, consisting of the words "Original Baldwin Dairy, Bloom Brothers, Olema." This indicates that the Olema Valley

⁷⁹ The *Marin Journal's* rebuttal the *San Francisco Merchant's* editorial states: "We think it is an open question whether Point Reyes dairymen do obtain higher prices than others in this county. We know butter men in Olema, Nicasio, Marshall and Tomales, who claim that their product, placed side by side with Point Reyes, sells first, and at the same price; and they are reliable men. Point Reyes has become a synonym for gilt-edge butter, and deservedly so, but we are not clear that it ranks other places in this county" Quoted in the *Marin Journal*, March 20, 1879.

⁸¹ "Marin County—No. 3," *California Farmer*, March 28, 1862.

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dairymen proactively branding and marketing their products, despite the publicity bestowed on the Shafter brothers and Charles Webb Howard.⁸²

Giuseppe (Joseph) Codoni was another prominent dairymen who received praise for his enterprising dairy operation (now part of the McIsaac Ranch). Born in the canton of Ticino in 1847, Codoni immigrated to the United States from Switzerland with a group of young townsmen in 1867, arriving in San Francisco the following year. The group came to Marin County to work on dairies as others in their area had previously; Codoni found work on the dairy of D.D. Wilder on present-day Genazzi Ranch. In just over two years, Codoni was able to purchase his own dairy ranch, in partnership with a fellow traveler Giacomo Cotta. Codoni and Cotta bought a 619-acre ranch at Tocaloma from Giovanni Giacomini on August 15, 1870, for \$10,000. Giacomini, living in Switzerland at the time, enlisted his attorney John D. Giacomini, perhaps a relative, to handle the sale. Codoni and Cotta took over the dairy and improved it through the years made it a well-respected dairy farm. Cotta sold his undivided half of the ranch in 1874 and bought a ranch of his own nearby. Codoni added the 454.8-acre Felix Garcia ranch located directly to the west about 1895.⁸³

By the close of the century, Codoni's 1,073-acre ranch was a landmark on the road to Point Reyes.⁸⁴ It was considered by many to be a prominent one, no doubt because of Codoni's careful stewardship. The San Rafael newspaper made note of Codoni's operation in 1898:

Mr. G. Codoni, the enterprising dairyman, is milking over 120 cows at present and is making a box of butter daily. His butter is well known and in great demand in San Francisco, where he has the name of being one of the best butter makers in the County.⁸⁶

Codoni apparently ceased butter production temporarily at the ranch in 1902 and began to ship cream on the North Shore Railroad. The newspaper published the following report:

⁸² James McMillian Shafter and Charles Webb Howard filed their trademarks in 1891 and 1896, respectively. L.K. Baldwin, Old Series Trademark No. 0304, trademark application filed on July 19, 1875, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/304>. Other early trademarks filed by Point Reyes and Olema Valley dairies include the Bloom Brothers for a Baldwin Dairy in 1879 and A.J. Pierce for the S.P. Tomales Point Dairy in 1882. Bloom Brothers, Old Series Trademark No. 0535, trademark application filed on October 13, 1879, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/535>; A.J. Pierce, Old Series Trademark No. 0802, trademark application filed on February 2, 1882, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/802>. California State Archives, "California's Old Series Trademarks: California and Federal Legislation," accessed January 24, 2017, <http://www.sos.ca.gov/archives/trademarks/tm-laws/>. James McMillian Shafter, et al., Old Series Trademark No. 0998, trademark application filed on June 8, 1883, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/998>; Charles Webb Howard, Old Series Trademark No. 1995, trademark application filed on July 9, 1891, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/1904>; and Charles Webb Howard, Old Series Trademark No. 2703, trademark application filed on January 28, 1896, accessed January 24, 2017, <http://exhibits.sos.ca.gov/items/show/2610>.

⁸³ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

⁸⁴ The Felix Garcia Ranch had been leased as a dairy to a number of men, including Joseph Bloom in 1869 who would take over the Baldwin dairy in the Olema Valley. Marin County Deeds, Book F, Page 89, Book I, Page 384, Book K, Page 57, on file at the Marin County Recorder's Office; original deeds in the collection of Don McIsaac and reviewed by Dewey Livingston while preparing "A Good Life: Dairy Farming in the Olema Valley"; Rae Codoni, *The Corippians: A Retrospective View* (Riverbank, California: Baker Graphics, 1990), 40-42; *Marin Journal*, February 25, 1915.

⁸⁶ *Marin Journal*, March 31, 1898.

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Mr. Jos. Codoni's herd of 120 cows at Tocaloma is making a pound to the cow. The cows are in good condition and are one of the finest bunch to be seen in the county. Mr. Codoni is one of the dairymen in this county who does not milk his cows in the corral, but has a substantial and comfortable barn. He is a liberal feeder, and living right by the railroad, can have the feed he buys delivered very conveniently. At present, he is shipping cream to San Francisco.⁸⁸

A lengthy description of the Codoni Ranch appeared in early 1906 in the *Marin Journal*:

Improvement is the watchword on this progressive ranch. A big addition to the barn has been built. The writer knows of only one barn in the state as well lighted. There are fourteen windows on the north, twelve on the south, ten on the west, four glass to the sash 14x15 in size. The baby calf barn is also well lighted. Mr. Codoni does not do his work by halves, and will continue the good work until he has one of the best cow barns in the state. A carrier mounted on a track takes the barn cleanings to the tank house built to receive it, and a cement floor will soon be put in the barn, and a tank provided for the liquids. A concrete floor will soon be put in the dairy building. G. A. Codoni, the owner, has wisely turned the ranch over to his two sons, James and Romain. Romain attends to the butter department in a manner creditable to himself, while James attends to the outside work. One hundred cows are milked now, and about sixty pounds of gilt-edged butter is the daily output.⁹⁰

Joseph Codoni, one of "Marin county's noblemen," died after a long illness on February 20, 1915 at the age of 67. An obituary noted that Codoni "was well known throughout Marin County and was universally esteemed. He was a clean, upright, and honorable man, and was so regarded by all who knew him."⁹¹

Other dairymen, including Nelson Olds and William O.L. Crandell, conducted experiments at their dairies in order to improve their herds and butter production. At Woodside (present-day Stewart Ranch) in the early 1870s, Nelson Olds planted an experimental four-acre patch mesquite grass, which continued to grow as native grass dried up. At that time, dairymen recognized that irrigation and specific grasses could produce an abundant grass that could keep cows producing milk for longer periods. The article suggested that corn and alfalfa might be good options; however, corn did not grow well in Marin County despite local experimentations.⁹²

At Olema, William O.L. Crandell also pursued scientific methods in dairying. He conducted controlled experiments over several years and determined that milk should be cooled as soon as possible after milking in order to keep the milk sweet and that butter should be worked once as it results in more product and a better flavor. At the time, he was using Captain Oliver Allen's butter worker and molds to produce the final product. He conducted experiments on how long to let milk stand to let the cream rise and concluded that letting milk stand for 36 hours produced more cream than 48 hours. The *Marin Journal* noted:

Mr. [Crandell] is one of those who recognize that it requires a large number of careful experiments to establish a general law, and that every detail must be taken into the account. He

⁸⁸ *Marin Journal*, June 20, 1901 and March 20, 1902.

⁹⁰ *Marin Journal*, February 15, 1906.

⁹¹ *Marin Journal*, February 25, 1915.

⁹² "Marin County," *Pacific Rural Press*, September 21, 1872.

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does not conjure up a theory from his imagination and then try one or two experiments, with the determination that they shall prove it.⁹⁴

Dairy Ownership/Tenancy

Olema Valley dairies began as owner-occupied ranches and then transitioned to tenant ranches as the first generation of dairymen passed away or moved out of the area. While a handful of the early ranches, including Randall Ranch, were large enough to support multiple dairies rented to tenants, the majority of the first wave of Olema Valley ranches were operated by the families that purchased them in the 1850s and 1860s. Rogers and Wilkins ranches were the only two ranches that were entirely owner-operated throughout the course of their history. This trend is the reverse of the adjacent Point Reyes Peninsula dairies, which started as tenant dairy ranches under the Shafter-Howard family, but were sold to individual ranchers in the early twentieth century. In the Olema Valley, Gaudenzio Cheda purchased his ranch in 1866, and after arriving back from a trip to Switzerland in 1878, settled with his family in San Rafael and began leasing his property. The ranch continued to be leased by the Cheda Estate Company until being sold to a private developer in 1972 and acquired by the National Park Service a decade later. Other ranches, such as the DeSouza, Genazzi, and Giacomini ranches, alternated between owner-occupancy and tenancy based on the circumstances of the various property owners. For example, Candido Righetti consolidated the land that became the Genazzi Ranch in the 1890s and leased the dairy operation to Peter Campigli. Fred Genazzi eventually purchased the dairy business from his father-in-law and finally the land from Campigli in 1919, transforming the dairy ranch into a family run operation.⁹⁵

Ranch Demographics

The owners and tenants of the Olema Valley dairy ranches comprised a different settlement and immigration pattern than other dairy regions in Marin County, including the Point Reyes and Tiburon peninsulas and the southern portion of the county. The first wave of dairy owners were largely American-born, including D.D. Wilder, who was born in Connecticut and established a dairy in present-day Genazzi Ranch in the 1850s. Several of the dairymen relocated from Ohio, including the Olds brothers and Benjamin Miller, who moved to Olema Valley in 1856, purchased land from the Shafter family in 1861, and established a dairy ranch that became part of present-day Hagmaier Ranch. In 1856, Zadock Karner moved from Massachusetts, and purchased the initial acreage that became a model 1,000-acre dairy (present-day Truttman Ranch) operated by his nephew L.K. Baldwin, who followed his uncle to California. Fellow Massachusetts residents Baldwin Benjamin T. Winslow and Stephen Barnaby relocated to Olema Valley to establish a dairy in present-day Truttman Ranch in 1857.⁹⁶

The first wave of ranch development in the mid-1850s also included several Irishmen. Samuel McCurdy and David McMullin immigrated to California around 1852 and came to the Olema Valley sometime prior to 1860. The partners bought 1,835 acres of previously logged land (present-day McCurdy Ranch). With additional lands purchased from the Shafter law firm, the two men supported themselves by cutting wood and conducting limited farming, including a small 16-cow dairy and an orchard containing apple, cherry, and pear trees.⁹⁷ Ultimately, only McCurdy stayed in the area. By 1901, his sons operated a sixty-

⁹⁴ "Marin County," *Pacific Rural Press*, September 21, 1872. The exact location of Crandell's dairy within the historic district has not been identified to date. He left the dairy business just a few years later in 1875. "Local Intelligence," *Marin Journal*, January 28, 1875.

⁹⁵ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

⁹⁶ *Ibid.*

⁹⁷ U.S. Federal Census, 1860, 1900; Marin County Deeds, Book E, Page 423, Book F, Page 436, on file at the Marin County Recorder's Office; *Marin Journal*, June 20, 1901; J.M. Guinn, *History of the State of California and Biographical Record of the Coast Counties* (Chicago: Chapman Publishing Company, 1904), 1450.

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cow dairy, producing 2,100 pounds of butter monthly. McCurdy also continued to make money from his redwood timber by leasing rights to others for a sawmill that produced 18,000 to 20,000 feet of redwood lumber per year.⁹⁸

Henry Strain, born in County Monaghan, Ireland, in 1826, immigrated to New York City in 1842, where he worked as a hatter, then in a cotton manufacturing company before embarking for San Francisco in 1852. Unable to work in the mines because of poor health, in 1853 he made his way to Bolinas, where he found work driving a team for the Dogtown sawmill, and also operated a steamboat.⁹⁹ In 1857, he bought 78 acres of land north of Dogtown from Gregorio Briones, adding another twenty acres in 1858. Strain cut the alder trees on his land and sold them as firewood, then cleared the stumps for farmland. By 1859, he had a working farm where he grew 300 bushels of Irish potatoes and ten tons of hay during the year. He kept only five milk cows at that time, as well as one horse and twenty “other” (presumably beef) cattle.¹⁰⁰ By 1870, Strain had increased the size of his ranch to 258 acres and owned 23 milk cows.¹⁰¹ He built barns and developed a limited dairy business. The ranch (also known as Teixeira Ranch) contained 125 acres of grazing land, with a 25-acre hayfield and 100 acres of unusable land.¹⁰²

Swiss immigrants largely from the Italian-speaking canton of Ticino comprised the next wave of dairy owners beginning in the mid-1860s, such that the area became known as the “Italian farms.” Immigration to California began as early as 1849, with the first recorded Swiss immigrants settling in General John Sutter’s New Helvetia (New Switzerland) rancho in present-day Sacramento. Shortly thereafter, several Swiss men moved to San Francisco and opened boarding houses, restaurants, and other establishments in the Gold Rush boomtown. Others who primarily spoke German and French went directly to the gold fields, although they quickly gave up their pursuit of instant wealth to become farmers. Immigration from the Ticino canton increased in the early 1850s and continued through the 1860s due to political and economic pressure and a series of natural disasters in their hometowns. Many young men living in Ticino were buoyed by reports from their fellow citizens that California was the land of economic prosperity.¹⁰³

By 1870, 3,000 Swiss settlers were residing in California with just over 10 percent living in Marin County. Those from Canton Ticino were drawn toward the state’s dairy industry along the coast, particularly in Marin County’s Olema Valley. They were hired on as milkers and often gained enough wealth to purchase their own dairies. The Swiss settlement pattern in Olema Valley appears to be distinctive as the county’s other major dairy centers, including the Tiburon Peninsula and southern Marin County, were predominantly developed by Portuguese dairymen. Likewise, the Point Reyes Peninsula attracted a number of Portuguese dairymen, such that they built an I.D.E.S. Hall (*Irmando do Divino Espirito Santo* or Brotherhood of the Divine Spirit) within N Ranch. By 1870, Swiss dairymen began relocating south to San Luis Obispo, following the Steele brothers’ relocation from the Point Reyes Peninsula, and north to Humboldt County as the dairy industry spread outward from Marin and Sonoma

⁹⁸ U.S. Federal Census, 1900; *Marin Journal*, June 20, 1901; Guinn, *Coast Counties*, 1450.

⁹⁹ Munro-Fraser, *History of Marin County*, 427. Two other men, Robert Strain and John Strain, settled in Bolinas at the same time as Henry Strain; they may be related but this has yet to be documented.

¹⁰⁰ Munro-Fraser, *History of Marin County*, 427; and U.S. Federal Census, 1860.

¹⁰¹ Marin County Deeds, Book B, Page 312, Book C, Pages 220 and 380, Book E, Page 629, and Book I, Page 115, on file at the Marin County Recorder’s Office; and interview with Gordon Strain by Dewey Livingston while preparing “A Good Life: Dairy Farming in the Olema Valley.”

¹⁰² U.S. Federal Census, 1870, 1880.

¹⁰³ H.F. Raup, “The Italian-Swiss in California,” *California Historical Society Quarterly* 30, no. 4 (December 1951): 305-311 (305-314); John Paul von Gruening, *The Swiss in the United States* (Madison, Wisconsin: Swiss-American Historical Society, 1940), 93-94.

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counties. Immigration continued to ebb and flow over the next several decades until Swiss immigration peaked in 1930 due to federal restrictions.¹⁰⁴

Ranches settled by Swiss Italian dairymen include present-day Cheda, Zanardi, McIsaac, Hagmaier, Truttman ranches, among others. Gaudenzio Cheda and Carlo Solari, both Swiss emigrants, established the Cheda Ranch in 1866, when they purchased 932 acres of prime agricultural land east of the Lagunitas Creek from land speculator William Miller. Cheda relocated south from the mining community of Weaverville in Trinity County, where he had become a naturalized American citizen in 1859. He and Solari were among the first Swiss immigrants to arrive in Marin County.¹⁰⁵ Although Solari did not stay long at the ranch, Cheda, along with his wife and three children, developed a successful dairy on the property. By 1870, the Cheda dairy milked 85 cows and produced around 8,500 pounds of butter annually. Cheda employed six laborers, including his brother Pete Cheda, paying \$2,000 in wages during the year. At the end of 1870, Cheda took his family back to Switzerland. By 1878, however, he had returned to Marin County, at which time he bought a hay, grain, wool, and coal business and settled in San Rafael. The family never returned to the ranch; instead, Cheda leased the property to various dairy operators.¹⁰⁶ After Gaudenzio Cheda's death in 1889, his heirs continued to lease the ranch to a variety of dairymen.

In 1869, Luigi and Joseph Mazza established the Mazza Ranch, when they purchased around 585 acres from Joseph and John DeMartin.¹⁰⁷ The Mazza brothers had arrived in California from Switzerland in 1868, and, after working at a Petaluma dairy for a year, purchased the land on the east side of the Lagunitas Creek. Joseph died in 1873, leaving Luigi the sole owner of the ranch.¹⁰⁸ Soon after, Luigi married Lucia Giacomini. The couple eventually had eight children: Romilda, Onellia (Nellie), Claudina, Olympia, Willie, Alma, Samuel, and Katherine. The Mazzas first lived in a small house (perhaps built by the DeMartins) and then built a two-story building with a creamery below and living quarters above.¹⁰⁹

Just after the turn of the twentieth century, several Azorean immigrants became involved in the Olema Valley dairies, albeit to a lesser extent than the Point Reyes Peninsula dairies to the west. The first wave of Portuguese immigrants arrived in California between 1850 and 1880, largely on whaling ships that stopped in the Azores between Europe and the United States. Whaling off the California coast began in the 1850s at Monterey and lasted for about two decades. At least 17 Portuguese whaling stations were constructed along the coastline, particularly along the Central Coast. The typical whaling company had a joint-stock ownership, a model later continued by the Portuguese dairies. Each investor received a portion of the annual profit and sold their share when they no longer wanted to participate in the business. These pioneering immigrants established a communication link between California and the Azores, and

¹⁰⁴ H.F. Raup, "The Italian-Swiss in California," 305-311; John Paul von Gruening, *The Swiss in the United States*, 44.

¹⁰⁵ Marin County Deeds, Book F, Page 87, Marin County Recorder's Office; Marin County Historical Society, *Marin People*, vol. 2 (San Rafael, California: Marin County Historical Society, 1972), 171-72; and Jack Mason, *Earthquake Bay: A History of Tomales Bay, California* (Inverness, California: North Shore Books, 1976), 41.

¹⁰⁶ U.S. Federal Census, 1870.

¹⁰⁷ The DeMartin brothers had only owned the land since 1866, when they purchased roughly 1,200 acres from land speculator William Miller. Apparently, the brothers established at least two dairy operations on the tract, one of which formed the nucleus of the Mazza ranch core.

¹⁰⁸ Marin County Deeds, Book F, Page 89, Book I, Page 548, on file at the Marin County Recorder's Office.

¹⁰⁹ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 337-339.

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advertisements for gold mining began to appear in Portuguese newspapers. Portuguese miners began arriving in California in large numbers in the late 1850s.¹¹¹

As the whaling industry declined and became unprofitable, they turned to agriculture, as both dairy or farm owners and laborers. By 1880, the coastline from Sonoma County south to San Luis Obispo County, was home to 72 percent of Portuguese immigrants in California. In Marin County, they largely settled in San Rafael and Sausalito and established Portuguese-language newspapers, church parishes, and organizations such as fraternal societies, signaling their permanent settlement within the Bay Area.¹¹² By 1900, approximately 64,000 Portuguese immigrants had arrived to the United States; this number nearly tripled over the next two decades, as Azorean Portuguese continued to seek new opportunities. The Portuguese settlement pattern within California concurrently began to change as they turned to the northern coastline (Mendocino and Humboldt counties), San Joaquin Valley, and Southern California, rather than the Central Coast. Additionally, their role in the state's dairy industry steadily increased over the decades. In 1880, only 5 percent of Portuguese immigrants were engaged in dairy ownership, operation, or labor, but by the early 1930s, this number had increased to 80 to 85 percent. After World War II, the immigration pattern began to change nationwide as new Portuguese immigrants settled in cities rather than rural communities and throughout the country, rather than California.¹¹³

The handful of Azorean immigrants associated with the Olema Valley dairies include Manuel DeFraga, who leased the McCurdy Ranch from 1905 to 1921; the Silveira family and Frank Fostine, who leased the Randall Ranch from 1911 to the mid-1930s, Manuel J. and Maria F. DeSouza, who purchased what became their namesake ranch in 1934; Mr. Bettencourt and the Xavier Brothers, who leased Cheda Ranch for an unknown duration after 1900, and Joseph and Mary Teixeira, who leased a ranch from the Strain family and then purchased the land in 1941.¹¹⁴

Transition to Grade A Dairies

The Olema Valley ranches continued to produce butter and cheese through the early twentieth century, although other counties began taking the lead in quantity as the dairy industry spread north to Humboldt County and south to the Central Coast in the 1890s. In addition to increased competition, the Olema Valley dairies were impacted by new regulations, particularly regarding the sanitation of dairy facilities.

During the first several decades of dairying in California, the industry remained largely unregulated. The state's first dairy laws were oriented toward protecting trademarks rather than ensuring sanitation and safety of dairy products. California had not adopted regulations or means of sanitary or quality control supervision, in contrast to other states, such as New York, which was spending \$75,000 annually on dairy supervision.¹¹⁵ In 1878, the state finally passed a law to prevent the sale of oleomargarine under the name butter. In 1895, California governor James H. Budd appointed a temporary three-person State Dairy

¹¹¹ Alvin Ray Graves, *The Portuguese Californians: Immigrants in Agriculture* (San Jose, California: Portuguese Heritage Publications of California, 2004), 21-22.

¹¹² Other Portuguese immigration came from Madeira and the mainland. Graves, *The Portuguese Californians*, 4, 7, 33-43.

¹¹³ *Ibid.*, 1-5, 33-43, 51-57, 69-71.

¹¹⁴ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

¹¹⁵ For example, by 1888, English dairies operated under strict medical and scientific supervision, and the State of New York spent some \$75,000 per year on dairy supervision. In contrast, California adopted no regulations or means of sanitary or quality control supervision for the first four decades of industry development in the state. R.G. Sneath, "Dairying in California," *Overland Monthly* (January-June, 1888), 394-395.

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Bureau, which was made permanent in 1897.¹¹⁶ In 1899, the state passed legislation that regulated the sale and manufacture of renovated butter (butter that has been melted and reworked) and that established a cheese-grading law. It also required dairies to be inspected by the State Dairy Bureau but only if it had been subject to a specific complaint. Beginning in 1900, some local governments, concerned with assuring constituents that they would have access to wholesome and sanitary dairy products, began to delegate dairy ranch inspection to local health departments. In 1905, California passed the Sanitary Dairy Act, which prohibited the sale of milk produced by unhealthy cows or in unsanitary conditions. In 1911, the California legislature expanded the definitions for milk, skim milk, cream, and butter and began to require registration of dairies and creameries.¹¹⁷

Additionally, California began to follow national trends of using science to improve the production and quality of dairy products, a process that culminated in the passage of California's Pure Milk Law in 1915. This law required the pasteurization of milk from cows that had not passed a tuberculosis test. As most local dairies lacked equipment for pasteurization, butter could no longer be made on individual ranches. More importantly, California milk began to be certified as Grade A or Grade B milk; milk that did not meet these two grades was declared unfit for human consumption.¹¹⁸ Grade B dairies, with lower sanitation requirements, were allowed to sell their milk for conversion into products that required further refinement, such as butter and cheese. Since most of the dairies in Marin County were producing butter rather than liquid milk, the grading component of the legislation did not immediately impact existing operations. The element of the law that did affect Marin County dairying was the requirement that butter be made from pasteurized cream. As most dairies did not possess the equipment needed to pasteurize cream, this requirement ended the manufacture of butter for direct sale on individual ranches. Instead, dairy operators formed the Point Reyes Dairymen's Association, and built the Point Reyes Cooperative Creamery in Point Reyes Station, which began operating in 1915. From this point forward, most dairymen trucked their cream or milk to the creamery in cans, where it was processed into butter, cheese, condensed milk, dry milk powder, and casein.¹¹⁹

In 1916, Marin County still ranked high in the production of dairy products. It was the ninth largest producer of butter (after Stanislaus, Imperial, Humboldt, Tulare, Merced, Kings, Fresno, and Sonoma counties) and sixth largest producer of cheese (after Monterey, Santa Clara, Los Angeles, Fresno, and Stanislaus counties) in the state.¹²⁰ In addition, that year, Marin County boasted the most creameries of any California county (ahead of Alameda and Humboldt counties), with eleven creameries in operation in the Point Reyes and Olema Valley area, including six in Point Reyes, two in Marshall, and one each in Olema, Tomales, and San Geronimo.¹²¹

¹¹⁶ California Department of Food and Agriculture, "Milk and Dairy Foods Control Branch History," accessed June 11, 2017, http://www.cdffa.ca.gov/ahfss/pdfs/MDFCB_History.PDF.

¹¹⁷ Dewey Livingston, "Ranching on the Point Reyes Peninsula, A History of the Dairy and Beef Ranches within Point Reyes National Seashore, 1834-1992" (Point Reyes Station, California: National Park Service, 1994), 65-68.

¹¹⁸ California State Dairy Bureau, *Laws of California Relative to the Production and Standard of Dairy Products* (Sacramento: California State Printing Office, 1915), 27-34.

¹¹⁹ *Marin Journal*, February 22, 1906; Jack Mason, *Point Reyes Historian*, vols. 1-8 (Inverness, California: North Shore Books, 1976-1984), 736-37; Joseph (Joe) Mendoza, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula;" Boyd Stewart, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula."

¹²⁰ California State Dairy Bureau, *Eleventh Biennial Report of the State Dairy Bureau to the Governor of the State of California, 1915-1916* (Sacramento: California State Printing Office, 1916), 39-40.

¹²¹ The Marin County creameries included the following: J. Carlinzoli and Gallagher Brothers (Marshall); R. E. Dickson (Olema), H. Claussen, F. H. Hussey, Light House Creamery, A. Peterson, Point Reyes Cooperative

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Grade A dairies required a milking barn with concrete floor and walls with specific drainage and sanitary conditions. Although some Olema Valley dairy operators considered upgrading their facilities to sell higher-priced Grade A milk, the effects of the Great Depression delayed those plans as the demand for all variety of dairy products dropped sharply. Nationwide, the classified system of pricing that paid producers more for Grade A milk than for Grade B milk, broke down. Dairies producing higher-cost liquid milk were cut off from markets, while those producing milk for butter, cheese, and other products suffered from low wholesale prices, with the result that virtually all dairy operations faced economic hardship.¹²² At the local level, ranchers who had previously relied on their dairies as their economic mainstay were forced to rely on income from other aspects of their agricultural operations. Boyd Stewart, whose father purchased the former Olds Ranch (present-day Stewart Ranch) in the mid-1920s, indicated that the income from his hogs kept the ranch solvent during the depth of the depression. His wife contributed directly to the family's income by giving music lessons and took a job outside the home.¹³³

At Olema Valley, as with the Point Reyes Peninsula, improvements began to appear in the 1930s, and by the late 1950s, practically every dairy had been upgraded to Grade A. Grade B dairies operated under less strict sanitary standards and produced cream for processing into butter. The establishment of Grade A dairies changed the appearance of the Olema Valley dairies. The Grade A, or sanitary, barn became the center of activity at the ranch, and the cleaning of the barn and disposal of dairy wastes became more carefully practiced. The large wood milking barns were converted to feed storage facilities. Local dairies ceased to truck their own milk out, as larger creameries provided pickup service to the dairies in Olema Valley and Point Reyes Peninsula. The days of 10-gallon cans of milk or cream gave way to the stainless steel storage tank and tanker truck. During World War II, Grade B dairymen who could pass a sanitary inspection could sell liquid milk, known as emergency milk, as a contribution to the war effort.¹³⁴

Within the historic district, the conversion to Grade A dairies occurred gradually throughout the 1930s, 1940s, and 1950s. The Wilkins dairy located at the south end of the Olema Valley was the first to make the conversion in 1933, followed by the Randall dairy and a few ranches along Lagunitas Creek in 1934. The Stewart dairy and adjacent Truttman dairy (operating from the site of the old Karner/Baldwin dairy), both built Grade A barns in 1935. The Teixeira family, who had purchased Henry Strain's ranch, built a Grade A barn in the early 1940s, as did the Giacomini family, operating from one of the Olds brothers original dairies. By the end of the 1950s, practically every dairy was Grade A, selling liquid or "market milk" under contract to local pasteurizing and processing plants for distribution.¹³⁵

The Stewart family acquired the old Woodside dairy property in 1932 and their experience running the dairy ranch epitomizes the changes that dairy operations underwent from the 1930s to the 1950s in Olema Valley. The Stewarts upgraded the dairy to Grade A in 1935, when contractors R.E. Murphy and Son

Creamery, and P. F. Scillacci (Point Reyes); F. W. Dickson (San Geronimo); and Joe V. Mendoza (Tomales). California State Dairy Bureau, *Eleventh Biennial Report*, 45.

¹²² Alden C. Manchester and Don P. Blayney, "Milk Pricing in the United States," Agriculture Information Bulletin No. 761 (Washington, D.C.: United States Department of Agriculture, February 2001): 4.

¹³³ Interview with Joann Stewart conducted by Janene Caywood, February 2006, on file at the Point Reyes National Seashore.

¹³⁴ Ron McClure, Joe Mendoza, interviews by Dewey Livingston while preparing "A Good Life: Dairy Farming in the Olema Valley."

¹³⁵ Summarized from ranch histories in Livingston, "A Good Life: Dairy Farming in the Olema Valley."

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built a sanitary barn. The following year they built a concrete silo for corn storage, growing corn on flats until 1952. Stewart described the evolution of his family's dairy in a 1970s oral history:¹³⁶

We had operated a manufacturing milk dairy all of my life up until the mid '30s when we became a market milk dairy. We had mechanized in 1928. '27 and '28, we began to use milking machines instead of hand-milking and then in the mid '30s we put in refrigeration, better mechanical equipment, and we began to sell market milk, milk for fluid consumption into San Francisco.

When we went into the market milk business, we milked in common with everyone else. We milked more cows than we had on the manufacturing milk dairy. We milked the cows uniformly, that is, a uniform number of cows, so we would have uniform production all year round, whereas on the manufacturing milk dairy all the cows freshened in the fall and you milked them in the fall and winter, in the spring, and then they were all dry, not producing, in the summer months. So it was a major change in the same type of industry and we continued to run a grade A dairy here for a good many years.

Stewart and his wife Joseffa raised a daughter, Jo Ann, at the ranch. Jo Ann Stewart took over the dairy business after graduating for University of California, Davis in 1950. The Jersey dairy expanded from 175 cows in 1950 to up to 280 at the time the dairy business ceased in 1972. Jo Ann Stewart kept the ranch in excellent condition, winning numerous incentive awards from her milk contractor, Borden's. The Stewarts retained the Olds Ranch name, Woodside, for its dairy, beef cattle and horse operations (presently known as the Stewart Ranch).¹³⁷

As with so many other aspects of the American economy, the country's involvement in World War II turned things around for the dairy industry. Nationwide, large numbers of the unemployed rejoined the wartime workforce and expanded their purchasing power. In addition, the federal government purchased large volumes of dairy products to support of the expanded military and for export to allies overseas. The federal government encouraged dairy operators to increase milk production through a system of guaranteed higher prices paid to the producers and allowed Grade B dairies that met proper standards to produce liquid milk. During the war, government subsidies paid to processors kept the cost to the consumers low.¹³⁸ The system of federal- and state-sponsored price supports continued for years after the war.

In 1949, the University of California's Agricultural Extension Service published a circular entitled "Dairy Farm Management in California," providing an overview of the dairy industry between 1937 and 1948. Authors Arthur Shultis and G. E. Gordon proclaimed that "dairying is the most important single agricultural enterprise in California in value of its products, and is the most widely distributed over the states," despite the fact that California was by that time a deficit supplier, importing more dairy products than it exported.¹³⁹ Of the six dairy regions comprising the major producing areas of the state, the Central Coast, of which Marin County was a part, had seen an overall 10 percent increase of output. Yet Marin County itself is not once mentioned in the publication, except in an oblique reference to the "old and well-developed dairy region," that had undergone "many shifts and changes in various parts of the area." That

¹³⁶ Boyd Stewart, interview by Carla Ehat and Anne T. Kent, September 26, 1974, part of the Oral History Project of the Marin County Free Library, Anne T. Kent California Room, Marin County Free Library.

¹³⁷ Livingston, "A Good Life: Dairy Farming in the Olema Valley," 219-220.

¹³⁸ Manchester and Blayney, "Milk Pricing in the United States," 4.

¹³⁹ Arthur Shultis and G.E. Gordon, "Dairy Farm Management in California," Circular No. 156 (Berkeley, California: College of Agriculture, California Agricultural Extension, 1949), 3-5.

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Marin County should go unnoticed indicates its status as an important dairy-producing region. Instead, dairy production had come to be dominated by dairies in the San Joaquin Valley and southern California.¹⁴⁰

Although surpassed by larger operations, many of Marin County's small dairies continued to produce Grade A milk from the 1950s through the 1970s. Ultimately, a variety of factors led to the diminishment of dairying in the historic district. In addition to increased regulation and associated fees, competition with the larger dairies of the Central Valley made it more difficult to get contracts with the large milk distribution plants. Most of the dairies on the peninsula milked between 100 and 250 cows and were considered small in relation to those that milked three or four times as many.¹⁴³

The death knell for most of the remaining dairies in the historic district appears to have been caused by California's strict water quality laws. Enacted in the 1970s, provisions to protect water quality required large capital outlays for manure handling. Many of the small Olema Valley dairies either could not afford the improvements or had no room for them. An example is the dairy Don McIsaac operated on his great-grandfather Giuseppe Codoni's ranch. In the early 1970s, the State of California gave McIsaac a year to build a manure pond to contain waste from his dairy operation. The only part of his ranch with a suitable flat spot for a pond was on the ridgetop above his ranch buildings. Construction in that location would require that the waste be pumped up hill, an added expense to an already expensive proposition. Consequently, McIsaac sold the dairy cattle and turned instead to beef cattle. His own ranch, along with land leased from the neighboring Cheda Ranch provided adequate pasture for beef cattle with little modification of the landscape other than some reconfiguring of fencing to accommodate new pastures.¹⁴⁵

Other ranchers had already begun the conversion from dairy to beef cattle voluntarily. Jo Ann Stewart, whose family had begun dairy operations on the former Olds Ranch in the mid-1920s, was more interested in beef cattle than in dairying, and in 1951 bought Hereford cattle to begin her own beef cattle business on her family's ranch. Her father continued with the dairy business, milking about 150 cows in the early 1950s.¹⁴⁶ Also in the early 1950s, the Stewarts began breeding Morgan horses. They continued all three activities, dairying, raising beef cattle, and breeding horses, until the early 1970s.¹⁴⁷

Criterion C: Physical Development of the Olema Valley Dairy Ranches

Dairy Architecture

The two prerequisites for a successful dairy in the mid-nineteenth century were access to high quality feed and to water, both of which occurred in abundance in the undeveloped lands in the Olema Valley. The area's native grasses supported hundreds if not thousands of beef cattle, as well as other domestic livestock, during the Spanish and Mexican eras. The quality of the native bunch grasses was excellent, and, if properly managed during the growing season, provided good feed for dairy cattle. The area's numerous springs and creeks provided the critical water supply to support both domestic and agricultural operations. Dairymen used gravity-driven pipes to divert water from springs to their ranch buildings, and some built storage tanks above the building complexes to ensure a constant water supply.

¹⁴⁰ Ibid., 7-10.

¹⁴³ Livingston, "Ranching on the Point Reyes Peninsula," 54.

¹⁴⁵ National Park Service, "Olema Valley/Lagunitas Loop Ranches Historic District Cultural Landscape Inventory," Point Reyes National Seashore, Marin County, California," 2013, 40-41.

¹⁴⁶ Joann Stewart, interview by Janene Caywood.

¹⁴⁷ National Park Service, "Olema Valley/Lagunitas Loop Ranches," 40-41.

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Pioneering dairy operators typically chose a level area with adjacent pasture within which to construct their ranch buildings.¹⁴⁸ Within the historic district, such sites occur almost exclusively in the major drainage bottoms of the Olema, Pine Gulch, and Lagunitas creeks. Although a few Olema Valley ranchers established their building complexes in upland areas, most were located in the valley adjacent to the main roads developed previously by both Mexican rancheros and loggers.

The Olema Valley dairy ranches did not require the same building types as other dairy regions with cold weather, such as the East Coast. They did not need large barns to shelter animals in winter months and did not require barns to store hay (until it was determined that cows should be fed supplemental food). Likewise, they did not need ice houses to keep milk cool during warm months. As such, the typical dairy ranch initially consisted of the main residence, milking corral, creamery (used for separating the cream and for making butter), horse barn, calf shed and pig pens, in addition to a variety of small ancillary outbuildings used for other purposes. The horse barn stored hay as well.¹⁵⁵

Milking initially was done outdoors, in a well-drained central corral reserved for the purpose. Each milker took charge of a "string" of cows, usually 20-25, and milked them in about two hours. The number of cows on a dairy ranch determined the number of milkers required to complete the job. The milker returned to his "string" after depositing the contents of his bucket in a centralized vat in the creamery. In the 1880s and 1890s, large wood milking barns were added to the ranches. Cows entered the barn from one side, were secured by wood stanchions, and were milked by hand. In these early barns, the floors were generally covered with wood, making it easier to wash out the barn after very milking.

The creameries located at Olema Valley dairies were well described in period publications as they were the heart of the operation. Most of the early Olema Valley creameries were simple vernacular frame buildings. The choice of construction material reflected to the climate and included the use of vertical wood board siding, often with battens. The main entrance was located away from prevailing winds. They also lacked insulation and weatherproofing, such as double wall, lathe and plaster, or concrete walls, found in creameries located on farms with harsh winters.¹⁵⁷

The size of the creamery depended on the volume of milk produced, on the type of products being produced (butter or cheese), and on the processes used in the production. Generally, dairymen needed sufficient room to accommodate equipment for straining, separating, and churning. Milk drawn from the cows was emptied directly into strainers and then passed into a vat in the dairy house, where it was held for separating. Most early dairies used the pan method to separate the milk. Workers transferred milk from the vat to 12-quart, pressed-tin pans placed on racks. The pans were allowed to stand between 24 and 36 hours (depending upon the temperature), during which time the raw milk separated, leaving the lighter cream in a layer on the top of the pans. The pans were then moved from the racks to a skimming table, where workers ran a thin-bladed knife around the rim of the pans, allowing the cream to float free on top of the milk. By tilting the pans slightly, the cream flowed over the rim of the pan into a can set below

¹⁴⁸ Easily accessible pasture was necessary in order to control the feeding of the milking cattle. Although dry dairy cattle and beef cattle would simply be turned out to forage, cows in the milking strings needed to be kept close to the milking corrals and barns.

¹⁵⁵ *Marin Journal*, July 10, 1890.

¹⁵⁷ Bright Eastman, "Guidelines for Documenting and Evaluating Historic Agricultural Properties on California's North and Central Coast," (Masters thesis, Sonoma State University, 1998), 314-315.

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the table. The cream was transferred to a large churn, and after about 40 minutes, the butter was removed for washing and salting, forming into two-pound packages, and then stored for shipment.¹⁶⁰

Hog pens and shelters were also typical of early dairy ranches. The raising of hogs complimented dairying in that hogs could be fed milk byproducts left over from the separating process. At the L.K. Baldwin dairy (Truttman Ranch), the skimmed milk was fed directly to a trough in the hog pens via an underground conveyance. Hogs provided meat for the family table as well as a surplus that could be sold on the commercial market. Other structures included chicken coops and a variety of storage buildings, such as cellars used to store the fresh butter prior to shipment.

The larger wood milking barns, which later became used as hay barns, were built during expansion of the dairies in the 1880s and 1890s and were not original to the complexes. Originally, cows were simply milked in a corral located in a well-drained area and the milk carried in buckets to the creamery. The construction of milking barns improved sanitation, as they provided protection during inclement weather and the board floors could be washed clean after each milking. Luigi Mazza expanded his operation in the mid-1880s, by constructing a large milking barn in 1885, followed by a substantial house overlooking Lagunitas Creek the following year.¹⁶¹

Near the turn of the twentieth century, many milking barns were improved with concrete floors, as evident at the Codoni Ranch. Since establishing his ranch along Lagunitas Creek in the late 1860s, Giuseppe Codoni continually improved his dairy operations. In addition to a well-equipped blacksmith shop, Codoni and his sons Romain and James Codoni oversaw the milking of 100 cows, mostly Jersey, and the production of around 60 pounds of “gilt-edge” butter daily. Their operation included two well-lit barns, one for milking and one for calves, and a creamery. They installed a cement floor in the barn and creamery and modern sanitary technology, including a tank to hold liquid waste.¹⁶²

Residential Architecture

At most ranches, the domestic buildings were set slightly apart from the livestock facilities. Throughout the historic district, ranch houses tend to occupy high points within the complex, usually the top of rounded knolls and low ridges, likely to protect them from periodic seasonal flooding. Planted windbreaks sheltered the complexes from the strong prevailing winds that funnel through the valley. Blue gum eucalyptus was a common choice in the mid- to late nineteenth century. First documented in California in 1856, the fast-growing Australian native enjoyed a surge of popularity in California in the 1870s, for use as lumber, firewood, landscaping, and windbreaks. Eucalyptus proved worthless as lumber and messy as an ornamental and fell from favor by the turn of the twentieth century. The majority of the blue gum eucalyptus windbreaks were gradually replaced or augmented by the coniferous Monterey cypress, a closed-cone California native with a rapid growing rate.¹⁶³

¹⁶⁰ The description of early pan separating is taken from a letter written by Nelson Olds Jr., letter to Boyd Stewart, December 18, 1935, on file at the Point Reyes National Seashore, Marin County, California, Olema Valley file, History Reference Records – Point Reyes NS, Location B.S47.B.

¹⁶¹ Munro-Fraser, *History of Marin County*, p.436; Ira B. Cross, *Financing an Empire: A History of Banking in California* (Chicago: The S.J. Clarke Publishing Co., 1927), 527; Louis Bloom and Pat Martin, interviews by Dewey Livingston while preparing “A Good Life: Dairy Farming in the Olema Valley.”

¹⁶² “Codoni Villa,” *Marin County Journal*, February 15, 1906.

¹⁶³ Kenneth M. Johnson, “Eucalyptus,” *Out West*, 6 (October 1971), 41-49; Philip A. Munz, *A California Flora* (Berkeley: University of California Press, 1959), 61.

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Residential architecture included housing for both the ranch operators and their employees. In the Olema Valley, early dairy ranch houses tended to be simple frame folk vernacular buildings with little architectural embellishment. Later, as ranches began to turn a profit, some families contracted for the construction of larger, more formal houses, in styles reflecting popular architectural trends of the day. Others simply expanded their existing buildings. In the early days, dairying was a labor-intensive business, with all milking and butter/cheese making done by hand, often with homemade equipment. Depending upon the size of the dairy, an operator might employ between two and six men to do the milking and processing during the milking season. Thus, domestic buildings usually included a ranch house for the owner/operator or leaseholder's family and bunkhouse facilities for the hired help, the former sometimes incorporated into other buildings.

The trend in residential improvements as ranch owners became increasingly prosperous is on display at the Olema Valley ranches. Some of the earliest residences were small gabled houses, roughly two rooms wide and one room deep. In some cases, such as the Giacomini, Zanardi, and McIsaac ranches, these small cottages dating to the 1850s to 1860s were expanded with a much larger addition in the 1880s. The main residence at the Giacomini Ranch began as a small, front-gable cottage constructed around 1858 when the land was owned by the Olds Brothers. At some point before the 1880s, the ranch owner Giuseppe Muscio built a one-story, gable-on-hip roofed, Folk Victorian addition was added to the west façade facing State Highway 1. The combination horizontal wood and patterned shingle cladding unifies both structures, indicating the cladding of the original structure was replaced. Folk Victorian style refers to residences with simple folk house forms that feature Victorian decorative detailing, such as spindlework detailing at porches. These houses are generally smaller and less elaborate than the Queen Anne and Italianate high-style residences.¹⁶⁴

Likewise, the Zanardi Ranch residence began as a small dwelling constructed at some point before 1864. In 1886, Luigi Mazza added a much larger residence to the south façade facing Platform Bridge Road. The vernacular addition takes the form of a massed-plan, side-gabled vernacular form, which are typically modest houses that are more than two rooms deep and one or one-and-one-half story tall.¹⁶⁵ Exterior detailing on the Zanardi Ranch includes two gabled dormers above a full-width porch on the front façade, pronounced window surrounds, and an exterior brick chimney.

Other residences such as those the Stewart, Randall, and Teixeira ranches, were reflect high-style architectural trends that highlighted the prosperity of their owners. In 1864, Nelson Olds constructed a voluminous Gothic Revival style residence oriented parallel to State Highway 1. This style originated in England and was promoted in the United States as early as the 1830s when Alexander Jackson Davis published *Rural Residences*, a house plan book advocating for Gothic Revival residential architecture. Andrew Jackson Downing popularized the style in subsequent pattern books, as Gothic Revival spread throughout the United States from 1840 to 1880.¹⁶⁶ The one-and-one-half story residence features a cross-gable roof forming a distinctive central dormer situated over a full-width porch on the front façade. Elements of this style manifest in the building include: the steep intersecting gable roof; arched two-over-two, wood-sash windows with hood molding; decorative verge boards and eave trim; and a full-length front porch with decorative supports.

¹⁶⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015), 369-398.

¹⁶⁵ *Ibid.*, 144.

¹⁶⁶ *Ibid.*, 270-280.

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The residences at the Randall and Teixeira ranches were designed two decades later in the popular Italianate style. In the early 1880s, Sarah Randall commissioned her Italianate home, while the residence at Teixeira Ranch was completed between 1880 and 1885 by Henry Strain. Inspired by informal Italian farmhouses, the first residences in the United States featuring this style were built in the 1830s and popularized again by Downing through his pattern books. It retained its popularity through the 1880s.¹⁶⁷ Both the Randall and Teixeira residences feature hallmarks of this style, including center-gable roofs with wide overhanging eaves and decorative brackets; tall, narrow wood-sash windows with elaborate crowns; and small entry porches.

As the main homes were replaced in the early to mid-twentieth century, they took the form of modest examples of bungalows and Ranch style houses reflecting the predominant vernacular residential type of the era. California bungalows appeared in popular literature as early as 1904 as a small, progress residence that promoted a relaxed, informal lifestyle and connection with the outdoors. It would be replicated widely in subdivisions through the 1930s.¹⁶⁸ Modest bungalows are typically one to one-and-one-half story with low-profile roofs, wide eave overhangs, and prominent front porches. They have a compact floor plan oriented perpendicular to the street. The 1923 residence at the Zanardi Ranch is a modest example of a bungalow. The one-story building has a low-pitched hipped roof with a wide eave overhang and deep inset porch on the front façade.

The Ranch style evolved in the 1940s as another distinctively Californian building type that emphasized an informal lifestyle and connection with the outdoors, except that they are typically oriented parallel to the street giving them a long, horizontal profile.¹⁶⁹ The residence known as the Silveira House at Teixeira Ranch is a modest example of a Ranch style house dating to 1948. The building has a long, horizontal profile with a side-gable roof, wide eave overhang, and a small gabled entry porch.

Livestock Improvements

The dairy herd stock was immediately improved as the dairy industry was developed in California in the mid-nineteenth century. Mexican stock was regarded as too scrawny for beef and dairy production, including the cattle raised on the Point Reyes ranches, prompting large herds of cattle to be driven into California. Among the first animals were shorthorn cattle from Texas, but they were primarily raised for beef to feed miners. In the early 1850s, Devon and Durham cows were imported, followed by the Alderney and Ayrshire breeds the following decade. In the August 24, 1855 issue of *California Farmer*, James L.L.F. Warren remarked, “when we look at the long horns, gaunt bodies, and unwieldy limbs of the Spanish cattle, and contrast them with the sleek Devon, and the beautifully formed Durham, and the domestic Ayrshire, we wonder any dairyman will still remain poor stock.”¹⁷⁰ By the 1870s, Jersey cows were the predominant breed for dairy production as they produced more butterfat (important for butter and cheese production). However, they were supplanted by the Holstein-Friesian cattle as the primary breed in California in the 1880s as they are larger, stronger, and produce more milk. They were also more expensive; in 1870, a “good” Holstein-Friesian cow sold for approximately \$40.¹⁷¹

¹⁶⁷ McAlester, *A Field Guide to American Houses*, 286-302.

¹⁶⁸ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009), 187-188.

¹⁶⁹ *Ibid.*, 207-208.

¹⁷⁰ Warren, *California Ranches and Farms*, 25.

¹⁷¹ Santos, “Dairying in California Through 1910,” 178-179; Peter J. Shields, “Cattle Raising in California,” in *California: Its Products*, ed. T.G. Daniells (Sacramento: State Printing Office, 1909), 128, 130; Henry DeGroot, “Dairies and Dairying,” *Overland Monthly* 4 (April 1870): 360; Sue Abbott, *North Bay Dairylands* (Berkeley, California: Penstemon Press, 1989), 34.

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Pastures

Outside the building complexes, most property owners fenced the ranch boundary and the fields and pastures within it, using the abundant supply of redwood lumber for fence posts and split pickets. Fencing was critical to controlling the movement of cattle and the proper management of forage. Many cleared additional brush and timber to expand their pastures, some of which were planted to nonnative annual grasses such as Australian rye grass.¹⁷⁴ They also planted hay and grain fields, which provided supplemental feed for the livestock.

Of the several variables that affect milk production in dairy cows, the quantity and quality of feed is extremely important; expanded pastures and supplemental feed meant that ranchers could maximize milk production over the milking season. Most dairymen established hayfields on suitable locations within their ranches, usually on comparatively level areas that could accommodate harvesting machinery. Some experimented with feed, providing combinations of hay and ground corn, barley, wheat, oats, and other grasses. Experiments with root crops such as sugar beets, mangel-wurzels (large beet used as cattle feed), carrots, potatoes, and with squash were largely unsuccessful. Although the native perennial bunch grasses supported a relatively long milking season, roughly from December through August, the feed and resulting milk production diminished in the fall, forcing dairymen to dry out their cows and turn them out to graze within their respective ranch boundaries.¹⁷⁵

The importance of managing feed and pasture is illustrated in an 1862 comparison of the Karner-Baldwin (Truttman Ranch) and Olds (Stewart Ranch) dairy operations. The Olds ranch, which incorporated roughly 2,000 acres, had lost 50 head of cattle (presumably a combination of both beef and dairy cattle) to starvation the previous winter, and the remaining dairy cows were in poor condition and out of production due to inadequate feed.¹⁷⁶ In contrast, Karner and Baldwin raising 250 dairy cows on a ranch of 550 acres in size, conducting a successful, neat operation, with healthy, well-cared-for animals. A reviewer for the *California Farmer* had nothing but praise for the Karner and Baldwin dairy operation, which he described as follows:

The whole arrangement of barn-yards, corrals, pens for swine, domestic fowls, and all that appertains to a well arranged farm and dairy, gives evidence that what is worth doing at all is worth doing well. The large barn and hay-sheds were well filled with hay this past winter, with tubs of potatoes and roots for stock. ... The Dairy-rooms are perfectly neat and sweet, average temperature 60 degrees. Here is an excellent churn, home-made, which churns 70 to 87 pounds at a churning, requiring 30 minutes and does up the work well. Messrs. K. & B. market their own butter. We noticed with pleasure, as a credit to the ranch, good dry stalls where 50 to 75 cows can be placed within warm stalls during stormy weather, or sheltered in hot weather. The milking corral is on a dry round knoll, with four large oaks for shelter, selected with reference to comfort and dryness, as the water rolls off as it falls. Pasture for the cows is divided off so as to give fresh feed at all times. Noble large oaks shelter the dwelling and the dairy-house from the heat of summer. ... A young orchard of 200 trees upon a good spot, with small fruits will give luxuries to the table. A fine breed of swine take the waste milk, which is conveyed from the dairy-house in a wood trunk under ground to a trough in the yard for the swine, thus saving great labor.¹⁷⁷

¹⁷⁴ Evens, *The Natural History of the Point Reyes Peninsula*, 55–59; and *Marin County Journal*, December 16, 1875.

¹⁷⁵ National Park Service, "Olema Valley/Lagunitas Loop Ranches," 31.

¹⁷⁶ *California Farmer*, April 4, 1862.

¹⁷⁷ *Ibid.*

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Circulation and Transportation

By the mid-1860s, the rural residents of Marin County, most of who emphasized dairying in their agricultural operations, began to lobby the county to improve the roads between the county seat at San Rafael and the small towns and communities on the Point Reyes Peninsula. Although schooners primarily transported cheese and butter from wharfs at Bolinas and Tomales bays, independent dairy operators still conveyed their products to the wharfs using rudimentary roads, some of which had developed from prehistoric trails. In response to these requests, in 1867, county engineers surveyed and constructed a new county road from Bolinas north to Olema then east to a point near the community of Lagunitas east of Samuel P. Taylor's paper mill on Lagunitas Creek.

According to the plans prepared by county surveyor Hiram Austin, the new road followed the route of an existing road, referred to as the old Olema Trail, with three exceptions. North of the community of Dogtown (near the areas first sawmill) he devised a new route up "Strain's Hill," bypassing the steep track that followed the grant line on the ridge north of Henry Strain's ranch. Austin also built a new grade over the Bolinas Ridge between Olema and Lagunitas Creek, about a mile north of the old road that ran through the Omar Jewell Ranch. This realigned section required the construction of a new bridge across Lagunitas Creek, referred to by locals at the Platform Bridge (later replaced with the extant Tocaloma Bridge in 1927). Finally, through the Lagunitas Creek canyon near today's Samuel P. Taylor State Park, he moved the road from the south bank of the creek to the north bank.¹⁷⁸

The route surveyed by Austin and built by the county formalized and improved the vehicular circulation within the historic district, making it easier for existing dairy operators to get their products to shipping points.¹⁸⁰ Improved transportation systems along with a continued strong market for dairy products led to the establishment of new successful dairies. In addition, well-established dairy operators improved their ranch infrastructure and expanded their herds.¹⁸¹

The ability of the dairies to move dairy products to market was greatly advanced by the arrival of the narrow gauge North Pacific Coast Railroad (NPCRR) in 1875. Although the county's efforts to improve the roads between Bolinas, Olema and Lagunitas Creek improved local transportation, the industry remained dependent upon ocean shipping to get its products to market. In 1871, however, James McMillan Shafter, as president of the syndicate promoting the construction of a railroad and ferry line from San Francisco north to the timber-rich Russian River area, influenced the engineers to route the railroad west from San Rafael and then north along Tomales Bay. Shafter's family operated an extensive system of tenant dairies, which, along with the family-owned dairies of the Olema Valley, would benefit from the new transportation system.

After procuring rights-of-way from local landowners, the North Pacific Coast Railroad (NPCRR) was constructed between 1873 and 1874 and began operations on January 7, 1875. With termini in Sausalito and San Rafael, where company-owned ferries completed the connection to San Francisco, the line passed through the Ross Valley, over White's Hill, through the San Geronimo Valley, then into the narrow

¹⁷⁸ Hiram Austin, "Plat of the Survey for the Relocation of the Road from Bolinas to Olema," 1867, and "Plat of the Survey, for the Relocation of the San Rafael and Olema Road," 1867, both on file at the California Historical Society, San Francisco, California.

¹⁸⁰ Although various segments of the county road have been improved and incorporated into California's State Highway system (State Highway 1 and Sir Francis Drake Highway), the alignment remains largely unchanged.

¹⁸¹ California dairies made six million pounds of butter in 1869, and the figures continued to grow during the next decades. Marin County was the highest producer at 1.5 million pounds, with the Shafter's Point Reyes dairies contributing the majority. All of the local butter was shipped to San Francisco commission houses, where the dairyman received a prearranged price and the commission merchant distributed the product. Titus Fey Cronise, *The Natural Wealth of California* (San Francisco: H. H. Bancroft & Co., 1868), 162-63; and U.S. Federal Census, 1870.

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Lagunitas Canyon, and across a trestle to the vicinity of Taylor's warehouse located near the head of Tomales Bay, before proceeding north toward the Russian River area. The railroad built a depot near Taylor's warehouse, which it named Point Reyes Station.¹⁸² The owner of the land surrounding the depot platted a town site, and the new town of Point Reyes Station (to distinguish it from the Point Reyes post office on the peninsula) quickly replaced Olema as the center of commerce and transportation. Instead of shipping their products via schooners, dairy ranchers could load their butter at Point Reyes Station or at one of the dairy-ranch flag stops located in the Lagunitas Creek canyon. In addition, a series of stage lines linked the railroad depots with the communities of Olema and Bolinas.

In 1875, Jewell sold a 75-foot right-of-way to the North Pacific Railroad Company, which constructed narrow gauge tracks along the east side of the property below his home. A flag stop was established and named Jewell's.¹⁸³ Remnants of the railroad bed extend through present-day Edwin Gallagher, Jewell, McFadden, Neil McIsaac, and McIsaac ranches.

Although the railroad proved to be a boon for the ranch owners in the northern part of the Olema Valley and along Lagunitas Creek, the southern half of the Olema Valley remained fairly isolated, and ranchers continued to depend upon schooners to transport their products. In 1878, however, the county built the San Rafael-Bolinas Road to replace the steep, San Rafael Trail, a route believed to date to pre-contact times, which crossed the Bolinas Ridge from Weeks Ranch (also known as the Audubon Canyon Ranch) to the confluence of Cataract and Lagunitas creeks, the site of today's Alpine Dam. The new road started at the head of the Bolinas Lagoon on the Wilkins Ranch and followed an easy grade near Wilkins's southern boundary to the summit of the ridge, then down to the confluence of Cataract and Lagunitas creeks and on to San Rafael via Ross.¹⁸⁴ Stage service connected Bolinas with San Rafael over the new county road.

As early as 1902, cars began arriving in Marin County via the ferry. The vehicles were first regarded with suspicion and disdain and were limited to traveling at speeds up to 15 miles per hour and forbidden from traveling along narrow, winding, or mountainous roads. As a result, few people visited western Marin by car. The 1906 earthquake brought new residents and more cars leading to a rise in automobile tours of the county. By the 1920s, the increase in automobile traffic and tourism created pressure on the county government for road improvements. Motorists desired improved access to recreation lands and farmers required better roads to make use of the growing trucking industry and its increased efficiency in getting produce to market.¹⁸⁵

In the mid-1920s, the residents of Woodacre, San Geronimo, Nicasio, Forest Knolls, Lagunitas, and Olema organized and began petitioning the county to upgrade the old San Rafael-Olema Road that had connected their communities since 1865. In response, the county authorized the construction of a 16-foot wide concrete road between Manor (present-day Fairfax) and White's Hill. This would be the first phase of a modern road traveling from Manor west to Point Reyes Station and then north to Tomales. In October 1924, county surveyor John Oglesby submitted the cost of \$725,000 for improving the road from White's Hill through Tocaloma and Olema to Point Reyes Station to Tomales in support of a proposed road bond issue. The cost included the construction of a concrete road from White's Hill to Tocaloma and

¹⁸² A. Bray Dickinson, *Narrow Gauge to the Redwoods* (Berkeley: Trans-Anglo Books, 1967), 41-42; and Mason, *Earthquake Bay*, 28-29.

¹⁸³ *Marin County Journal*, February 6, 1872.

¹⁸⁴ Mason, *Last Stage for Bolinas*, 34.

¹⁸⁵ Anna Coxe Toogood, "Historic Resource Study: A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore, California," vol. 1 (National Park Service, 1980), 33-34.

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then a gravel road from Tocaloma to Tomales, in addition to new concrete culverts and bridges.¹⁸⁶ The county needed to pass a \$600,000 bond to cover the majority of the cost. In September 1925, it ultimately passed a \$1.25 million bond to fund the construction of 96 miles of roads countywide.¹⁸⁷ In 1926, construction of the modern road began with the grading completed the following year. It was allowed to settle for two years before concrete was poured. Dedicated in 1929, the road was renamed Sir Francis Drake Boulevard and highly regarded by road engineers across the country.¹⁸⁸ The railroad would cease running through Tocaloma by 1933, leaving the improved road system the only means of accessing western Marin by land. It would be complemented by the completion of State Highway 1 through Olema Valley by the late 1930s.¹⁸⁹

As part of the new road construction, the existing wood bridge at Tocaloma was replaced with a distinctive reinforced concrete, pony arch bridge, designed by John Oglesby. In 1926, the county accepted T.A. MacDougall & Son's bid of \$12,141 for the construction of the new Tocaloma Bridge on a right-of-way obtained from landowner Caesar Ronchi (present-day Stewart Ranch). The Marin County Board of Supervisors accepted the bridge, reportedly one of Oglesby's favorites, as finished in early 1927.¹⁹¹ Soon thereafter, the railroad trestle was widened, and a local rancher removed the old wood platform bridge.¹⁹² The new Tocaloma Bridge also received praise as one of the "finest bridges in Marin County."¹⁹³

Additional Historic Context Information

Federal Government Acquisition, 1963-1988

The political climate of the late 1950s, in addition to a growing conservation movement in the San Francisco Bay Area, provided a push to secure recreational parkland in proximity to the urban areas. In 1962, after years of public input, President John F. Kennedy signed Public Law 87-657 (S.476), which authorized the creation of Point Reyes National Seashore. After a number of initial land purchases, including the massive Bear Valley Ranch (containing the W Ranch core), the acquisition funds had been spent. With park-designated lands slated for development and increasing public activism to "Save Our Seashore," as well as landowner complaints about paying higher taxes, the authorizing act was amended in 1969 to raise the acquisition ceiling to \$57.7 million. Most of the park's land purchases occurred during the early 1970s. The U.S. Department of the Interior officially established Point Reyes National Seashore on September 16, 1972, after sufficient land had been purchased to make the area efficiently administrable to carry out the purposes of the Authorizing Act of 1962 and its revision of 1969.¹⁹⁴

¹⁸⁶ "Oglesby Gives estimates on White's Hill Road Work," *San Anselmo Herald*, November 21, 1924.

¹⁸⁷ "Marin to Spend \$1,250,000 on 96 Miles of Roads," *Oakland Tribune*, October 4, 1925.

¹⁸⁸ "Estimate Made on New Marin Road Work," *Petaluma Daily Morning Courier*, November 22, 1924; Dewey Livingston, "The Case of the Disappearing Highway," *The Fax* (Fairfax, California), October 29, 1985; Carroll W. Pursell, *Historic American Engineering Record, Shafter Bridge, Marin County, California*, HAER No. CA-10 (Washington, D.C.: National Park Service, 1979).

¹⁸⁹ Livingston, "The Case of the Disappearing Highway;" Pursell, "Shafter Bridge," 7-8.

¹⁹¹ Pursell, "Shafter Bridge," 13-18.

¹⁹² The remains of the pilings for the platform bridge, consisting of concrete-filled iron cylinders, can be seen north of the east approach to the 1927 bridge.

¹⁹³ "Bridge Nears Completion," *Petaluma Argus-Courier*, November 19, 1926.

¹⁹⁴ Point Reyes National Seashore, "Statement for Management," May 1990, National Park Service, 45. For additional information on the formation of the Point Reyes National Seashore, see Laura Alice Watt, *The Paradox of Preservation: Wilderness and Working Landscapes of Point Reyes National Seashore* (Oakland, California: University of California Press, 2017) and John Hart, *Island in Time: 50 Years of the Point Reyes National Seashore* (Mill Valley, California: Lighthouse Press, 2012).

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Public sentiment fueled by the “Save Our Seashore” movement brought a push for additional parkland close to San Francisco. As the idea for an urban park stretching north into rural lands of the Olema Valley became more popular, some landowners became alarmed. Rancher Boyd Stewart, a supporter of the park idea, recalled that “developers got very interested in the land when they started talking about the park... There was a lot of interest shown in all of the ranches in the Olema Valley on the part of outside developers and speculators.”¹⁹⁵

On October 27, 1972, President Richard Nixon signed Public Law 92-589, authorizing the Golden Gate National Recreation Area. Included in the approximate 35,000 acres in the designated park boundaries were more than 8,000 acres of ranching land in the Olema Valley. The Acquisition Policy of the Act contained an important provision that specified that owners of improved properties could retain a right of use and occupancy for life or a term of 25 years. In the Olema Valley, four landowners elected to retain such rights. On November 10, 1978, Public Law 95-625 increased the park’s boundaries to the north and east of Olema, to include much of the Lagunitas Creek area. This act specifically mentioned agriculture as an appropriate continuing use of the area within park boundaries, and all of the owners in the area retained twenty-five-year rights. More of the Lagunitas Creek land was added with Public Law 96-199 on March 5, 1980, and Public Law 96-344 of September 8, 1980, including 1,096 acres of the McFadden and Genazzi ranches.¹⁹⁶

¹⁹⁵ Boyd Stewart, interview by Sara Conklin, Golden Gate National Recreation Area Oral History Project, June 15, 1993.

¹⁹⁶ The historic context on the development of the Golden Gate National Recreation Area was provided by National Park Service staff.

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HISTORIC PHOTOGRAPHS

DeSouza Ranch



Photograph showing the Olema Valley in 1959. DeSouza Ranch is located to the right, Rogers Ranch is located above center, and McFadden Ranch is located in the distance (California Department of Transportation, Point Reyes National Seashore Archives, Catalog No. 53200)

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Giacomini Ranch



Photograph of the Giacomini Ranch, looking north, 1959. The pastures span State Highway 1 and up the hillside to the east. The arrow points to the ranch core located east of the highway (California Department of Transportation, Point Reyes National Seashore Archives, Catalog No. 53190)

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Hagmaier Ranch



Photograph of the Hagmaier Ranch after the 1940 construction of the Old Milking Barn, looking northeast, ca. 1939-1941 (Daniel Hagmaier Collection, Point Reyes National Seashore Archives, Catalog No. 58080)



Photograph of the former Hagmaier Ranch worker house with Beisler Ranch in the background, looking northwest, ca. 1939-1941 (Daniel Hagmaier Collection, Point Reyes National Seashore Archives, Catalog No. 58090)

Olema Valley Dairy Ranches Historic District
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Lupton/Five Brooks Ranch



Photograph showing the Benevenga Main House, following its conversion from a one-room schoolhouse to a residence, and orchard trees, ca. 1938 (Point Reyes National Seashore Archives, Catalog No. 52730)

McCurdy Ranch



Photograph of the McCurdy Ranch, ca. 1920s (DeFraga Family Collection, Point Reyes National Seashore Archives, Catalog No. 52890)

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McFadden Ranch



Photograph showing the McFadden Ranch core and surrounding pastures, 1943 (Point Reyes National Seashore Archives, Catalog No. COF-2B-128)

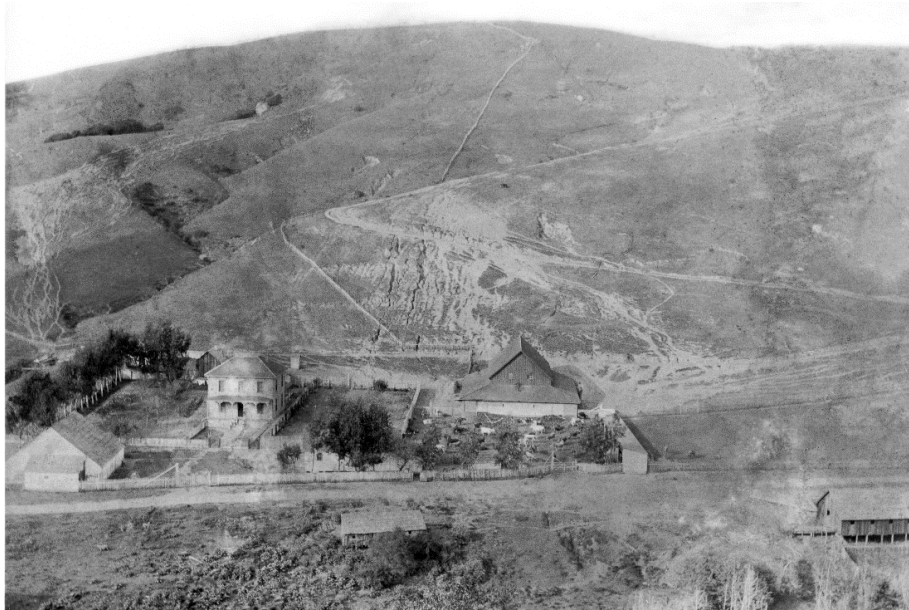


Photograph of McFadden Ranch prior to the house remodel, 1972 (Virginia Bordessa McFadden Collection, Point Reyes National Seashore Archives, Catalog No. 53150)

Olema Valley Dairy Ranches Historic District
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Neil McIsaac Ranch



Photograph showing the McIsaac Ranch core area, looking northeast, ca. 1880-1900 (Point Reyes National Seashore Archives, Catalog No. 56450)

Rogers Ranch



Photograph showing the Rogers Ranch core and surrounding pastures, 1943. The red line indicates the ranch boundary (Point Reyes National Seashore Archives, Catalog No. COF-2B-128)

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Stewart Ranch



Photograph showing the Nelson Olds Woodside Ranch core before ownership by the Stewart Family, looking west, ca. 1868. Note the Main House on the left (Point Reyes National Seashore Archives, Catalog No. 53290)



Photograph showing the Stewart Ranch main house, looking northwest, 1937. Note the Main House in the center (Point Reyes National Seashore Archives, Catalog No. 58210)

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Photograph showing the Stewart Ranch, looking southwest, 1939. Note the Main House on the left (Point Reyes National Seashore Archives, Catalog No. 58170)

Teixeira Ranch



Photograph showing McMullin's orchard in the foreground, and the Strain Ranch (now Teixeira Ranch) in the center background with the eucalyptus lined "Strain's Hill" in the distance, looking north, 1906 (Point Reyes National Seashore Archives, Catalog No. 53850)

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Truttman Ranch



Photograph of the Truttman Ranch with the original ranch house, 1928 (Henrietta Greer Collection, Point Reyes National Seashore Archives, Catalog No. 58160)



Photograph of the Truttman Ranch with the current ranch house (constructed in 1941), 1948 (Courtesy of the Seth Wood Collection, Jack Mason Museum of West Marin History)

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Wilkins Ranch



Photograph of the Wilkins Ranch, ca. 1897-1901 (Point Reyes National Seashore Archives, Catalog No. 55600)



Photograph of the Wilkins Ranch core, facing northwest, 1945. Note the original unenclosed porch treatment and extensive live oak grove surrounding the residence (Point Reyes National Seashore Archives, Catalog No. 55590)

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Photograph of the Wilkins Ranch Main Residence, 1951 (Point Reyes National Seashore Archives, Catalog No. 55570)



Photograph of the Wilkins Ranch Creamery, 1951 (Point Reyes National Seashore Archives, Catalog No. 55120)

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Photograph of the Wilkins Ranch Garage, 1951 (Point Reyes National Seashore Archives, Catalog No. 55610)

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Marin County, CA
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Newspapers and Periodicals

California Farmer.

Daily Alta California.

Marin Journal.

Oakland Tribune.

Pacific Rural Press.

Petaluma Argus-Courier.

Petaluma Daily Morning Courier.

Sacramento Daily Union.

San Anselmo Herald.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register [Olema Valley Ranches Historic District DOE, Tocaloma Bridge DOE, Historic Lairds Landing DOE]
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency: Point Reyes National Seashore
 Local government
 University
 Other

Name of repository: Point Reyes National Seashore Archives; Jack Mason Museum of Western History, Inverness; Anne T. Kent California Room, Marin County Free Library, San Rafael; Bancroft Library, University of California, Berkeley; Special Collections and University Archives, Stanford University; California State Archives, Sacramento; California State Library, Sacramento; History Room, San Francisco Public Library; North

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Baker Research Library, California Historical Society; Internet Archive; Online Archive of California; California Digital Newspaper Collection; Library of Congress Chronicling America Newspaper Collection; Ancestry.com; Newspapers.com; David Rumsey Map Collection; Google Books; HathiTrust Digital Library; JSTOR

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Approximately 14,127 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 37.923751 | Longitude: -122.695813 |
| 2. Latitude: 38.061247 | Longitude: -122.802625 |
| 3. Latitude: 38.078011 | Longitude: -122.803616 |
| 4. Latitude: 38.071002 | Longitude: -122.744976 |
| 5. Latitude: 38.053050 | Longitude: -122.722774 |
| 6. Latitude: 37.947670 | Longitude: -122.670768 |
| 7. Latitude: 38.047384 | Longitude: -122.718982 |
| 8. Latitude: 38.029161 | Longitude: -122.747369 |
| 9. Latitude: 38.004627 | Longitude: -122.718595 |
| 10. Latitude: 37.983341 | Longitude: -122.753846 |
| 11. Latitude: 38.028936 | Longitude: -122.787887 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone	Easting	Northing

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Verbal Boundary Description

The Olema Valley Dairy Ranches Historic District boundary is an irregular shape that encompasses the National Park Service-owned land associated with 19 contiguous dairy ranch properties in the easternmost portion of Point Reyes National Seashore and the North District of Golden Gate National Recreation Area. The boundary follows the edges of the ranches along historic ownership boundaries, which are generally marked by fence lines. Several privately-owned and county-owned parcels are located within the district boundary but are not included in this inventory of National Park Service-owned property.

Boundary Justification

This boundary encompasses the historic dairy ranches in this portion of Marin County, including their associated buildings, structures, and landscape features. While the boundary spans both the Point Reyes National Seashore and the North District of Golden Gate National Recreation Area, the entire district is administered by Point Reyes National Seashore.

11. Form Prepared By

name/title: Erica Schultz and Matthew Davis

organization: Architectural Resources Group

street & number: Pier 9, The Embarcadero, Suite 107

city or town: San Francisco state: CA zip code: 94112

e-mail: e.schultz@argsf.com, m.davis@argsf.com

telephone: (415) 421-1680

date: November 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: Olema Valley Dairy Ranches Historic District
City or Vicinity: Olema, Bolinas, Point Reyes Station
County: Marin County
State: California
Name of Photographer: Debra Olson Suarez, National Park Service
Date of Photographs: March 2017
Location of Original Digital Files: Point Reyes National Seashore Archives, 1 Bear Valley Road,
Point Reyes Station, CA 94956

CA_Marin County_Olema Valley Dairy Ranches Historic District_0001
View of Cheda Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0002
View of Cheda Ranch core, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0003
View of Cheda Ranch residential buildings, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0004
View of Cheda Ranch dairy buildings, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0005
View of Cheda Ranch dairy buildings, camera facing south.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0006
View of DeSouza Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0007
View of DeSouza Ranch core, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0008
View of DeSouza Ranch core, camera facing east.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0009
View of Edwin Gallagher Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0010
View of Edwin Gallagher Ranch core, camera facing southwest.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Olema Valley Dairy Ranches Historic District_0011
View of Genazzi Ranch core, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0012
View of Genazzi Ranch core, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0013
View of Giacomini Ranch residential buildings, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0014
View of Giacomini Ranch entry road, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0015
View of Giacomini Ranch core, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0016
View of Giacomini Ranch core, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0017
View of Hagmaier Ranch residential buildings, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0018
View of Hagmaier Ranch residential buildings, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0019
View of Hagmaier Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0020
View of Hagmaier Ranch dairy buildings, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0021
View of Hagmaier Ranch entry road, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0022
View of Jewell Ranch core, camera facing east.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0023
View of Jewell Ranch core, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0024
View of Jewell Ranch entry road, camera facing east.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0025
View of Pinkerton orchard, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0026
View of Pinkerton residential buildings, Lupton/Five Brooks Ranch, camera facing south.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
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CA_Marin County_Olema Valley Dairy Ranches Historic District_0027

View of Pinkerton residential buildings, Lupton/Five Brooks Ranch, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0028

View of Benevenga residential buildings, Lupton/Five Brooks Ranch, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0029

View of Benevenga residential buildings, Lupton/Five Brooks Ranch, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0030

View of Parsons ranch core, Lupton/Five Brooks Ranch, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0031

View of Parsons ranch core, Lupton/Five Brooks Ranch, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0032

View of McCurdy Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0033

View of McCurdy Ranch core, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0034

View of McFadden Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0035

View of McFadden Ranch dairy buildings, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0036

View of McFadden Ranch core, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0037

View of McFadden Ranch entry road, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0038

View of McIsaac Ranch dairy buildings, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0039

View of McIsaac Ranch residential buildings, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0040

View of McIsaac Ranch dairy buildings, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0041

View of McIsaac Ranch core, camera facing south.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0042

View of Garcia house, McIsaac Ranch, camera facing northeast.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Olema Valley Dairy Ranches Historic District_0043
View of McIsaac Ranch entry road, camera facing south.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0044
View of McIsaac Ranch residential buildings, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0045
View of Old Olema Trail, Neil McIsaac Ranch, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0046
View of Old Olema Trail, Neil McIsaac Ranch, camera facing east.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0047
View of Neil McIsaac Ranch core, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0048
View of Neil McIsaac Ranch core, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0049
View of Neil McIsaac Ranch core, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0050
View of Randall Ranch core, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0051
View of Randall Ranch core, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0052
View of Rogers Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0053
View of Rogers Ranch entry road, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0054
View of Rogers Ranch dairy buildings, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0055
View of Rogers Ranch residential buildings, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0056
View of Rogers Ranch dairy buildings, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0057
View of Stewart Ranch residential buildings, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0058
View of Stewart Ranch residential buildings, camera facing southwest.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Olema Valley Dairy Ranches Historic District_0059
View of Stewart Ranch dairy buildings, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0060
View of Stewart Ranch entry road, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0061
View of Stewart Ranch core, camera facing south.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0062
View of Stewart Ranch dairy buildings, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0063
View of Silveira residence, Teixeira Ranch, camera facing west.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0064
View of Teixeira Ranch residential buildings, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0065
View of Teixeira Ranch dairy buildings, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0066
View of Teixeira Ranch entry road, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0067
View of Teixeira Ranch entry road, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0068
View of Truttman Ranch dairy buildings, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0069
View of Truttman Ranch residential buildings, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0070
View of Truttman Ranch residential buildings, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0071
View of Truttman Ranch entry road, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0072
View of Wilkins Ranch core, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0073
View of Wilkins Ranch entry road, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0074
View of Wilkins Ranch residential buildings, camera facing northwest.

Olema Valley Dairy Ranches Historic District
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CA_Marin County_Olema Valley Dairy Ranches Historic District_0075
View of Wilkins Ranch dairy buildings, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0076
View of Wilkins Ranch residential buildings, camera facing southwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0077
View of Wilkins Ranch dairy buildings, camera facing south.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0078
View of Zanardi Ranch residential buildings, camera facing north.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0079
View of Zanardi Ranch entry road, camera facing northwest.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0080
View of Zanardi Ranch residential buildings, camera facing northeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0081
View of Zanardi Ranch entry road, camera facing southeast.

CA_Marin County_Olema Valley Dairy Ranches Historic District_0082
View of Zanardi Ranch core, camera facing southeast.

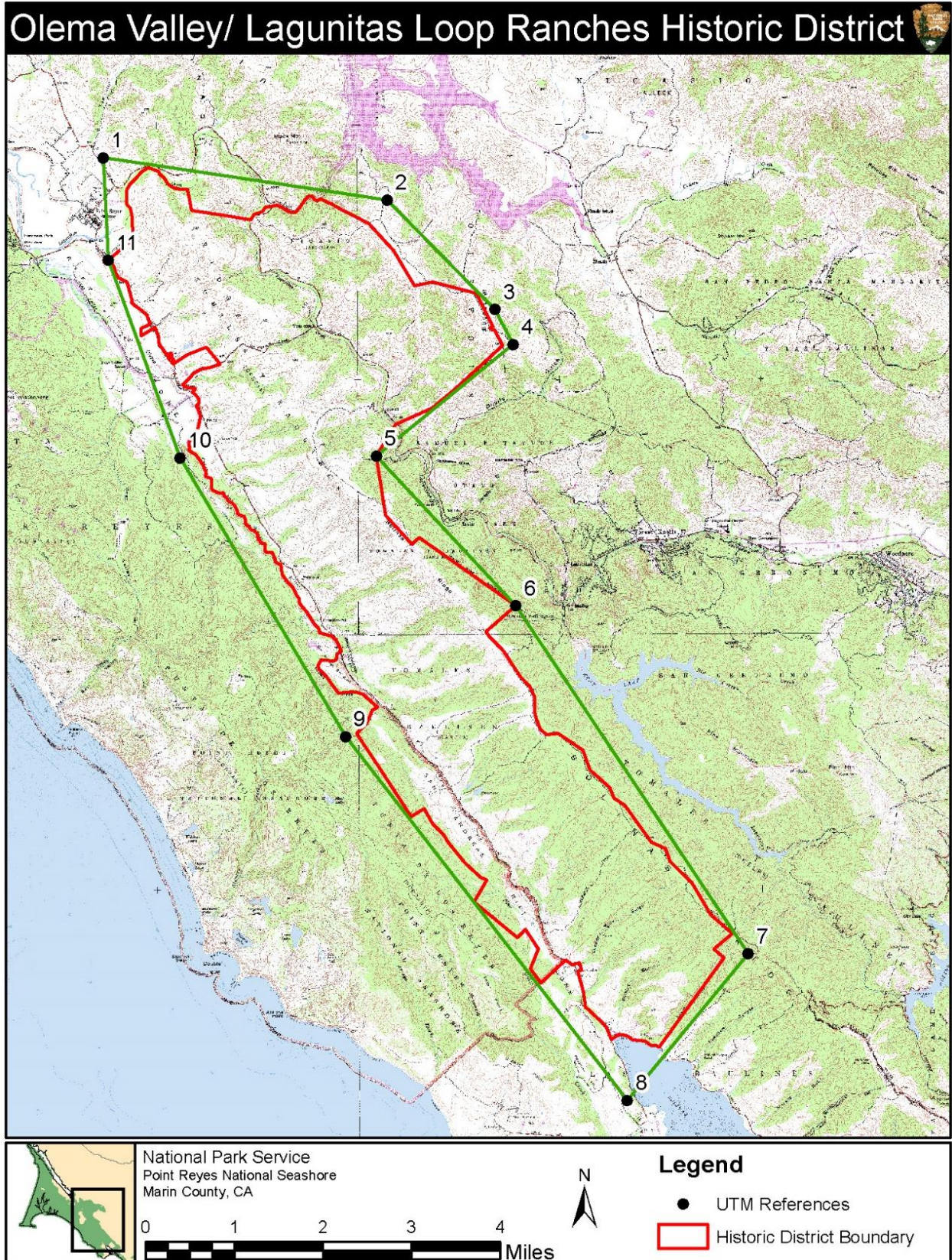
CA_Marin County_Olema Valley Dairy Ranches Historic District_0083
View of Zanardi Ranch core, camera facing southeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Olema Valley Dairy Ranches Historic District
Name of Property

Marin County, CA
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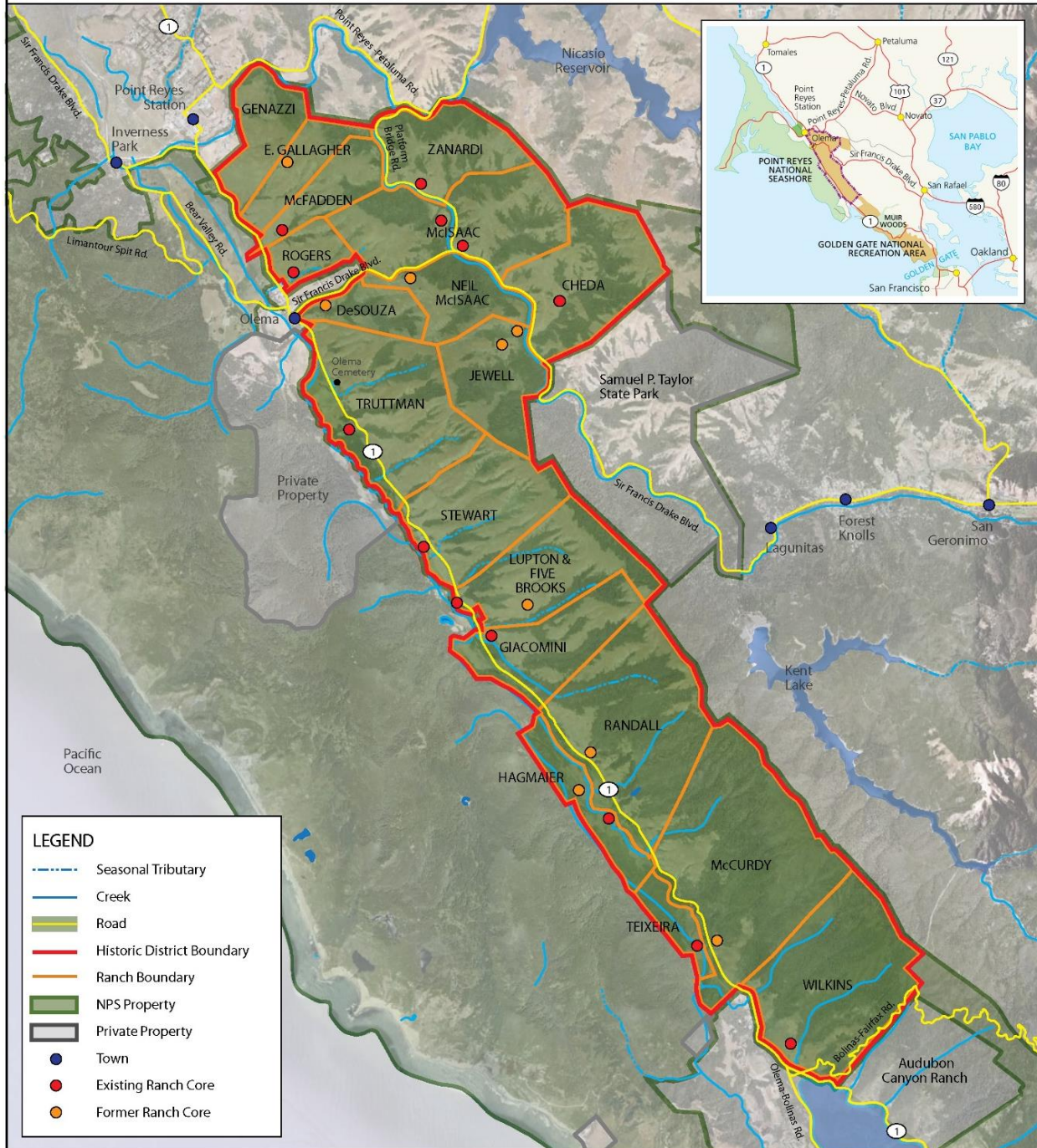
Olema Valley Dairy Ranches Historic District
 Name of Property

Marin County, CA
 County and State

Olema Valley Dairy Ranches Historic District
 Golden Gate National Recreation Area/Point Reyes National Seashore

National Park Service
 U.S. Department of the Interior

Olema Valley Dairy Ranches Historic District
 Ranch Boundaries

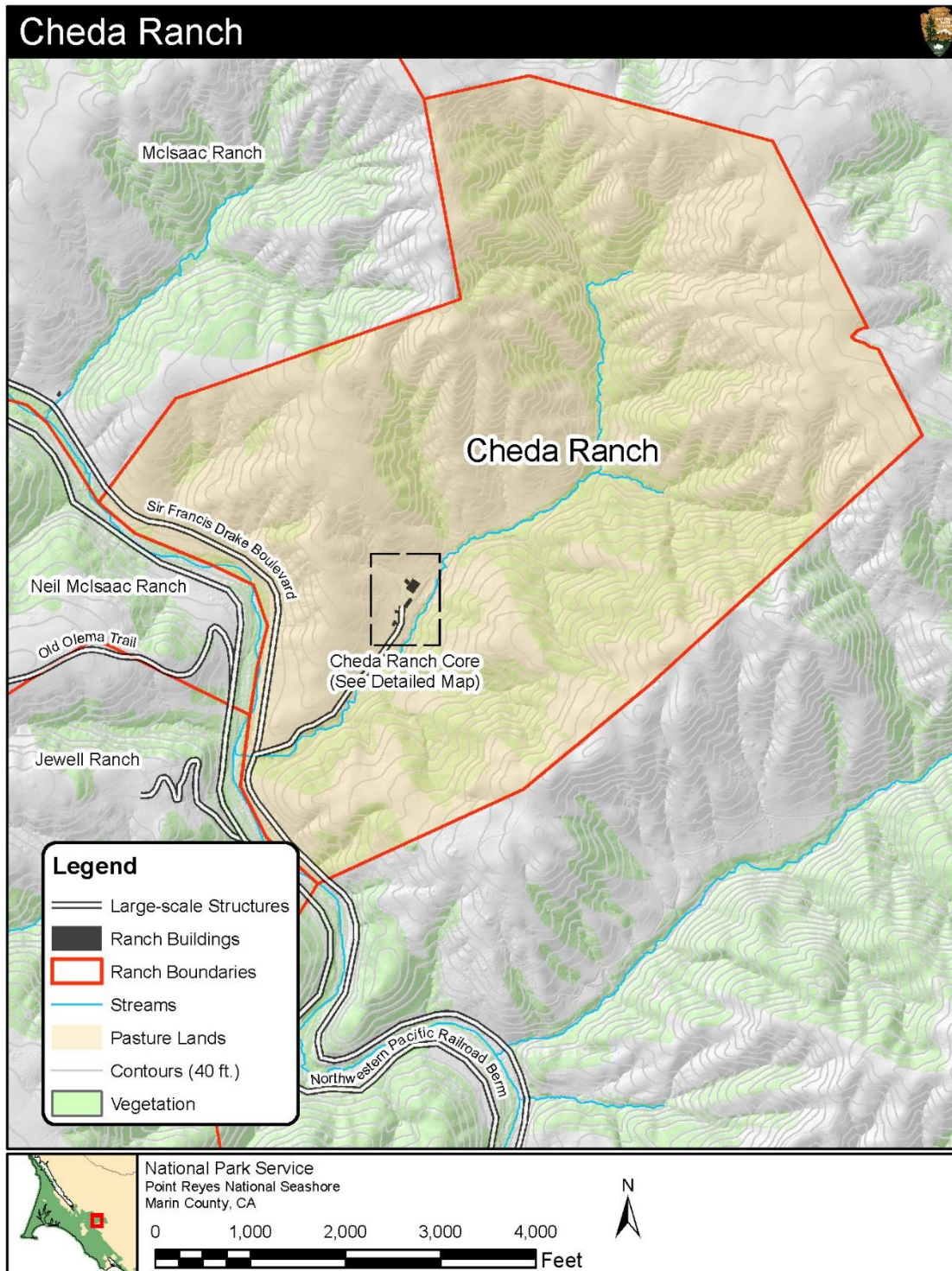


June 2010/Revised June 2017
 Produced by PWRO Cultural Landscapes Program



Olema Valley Dairy Ranches Historic District
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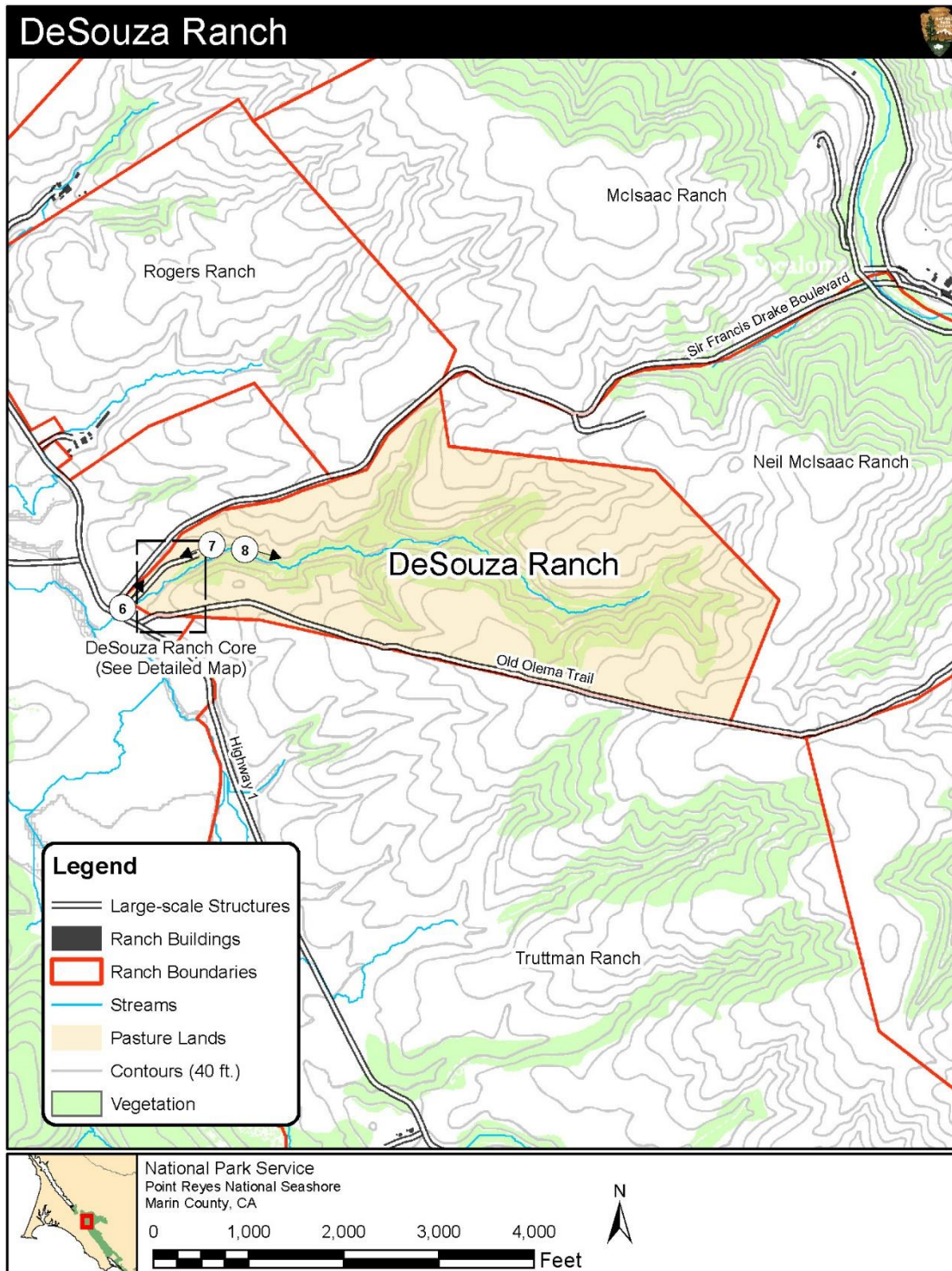
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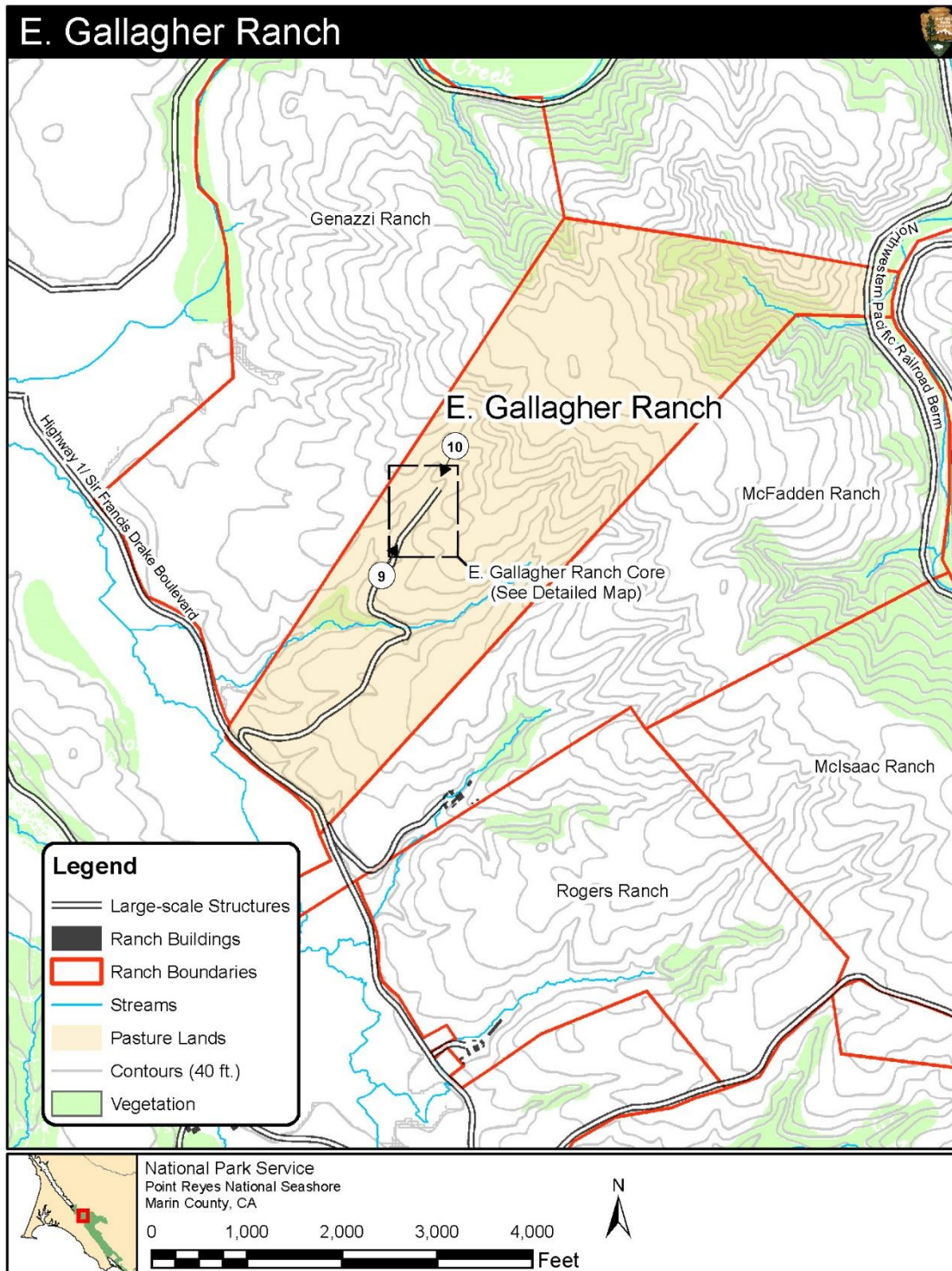
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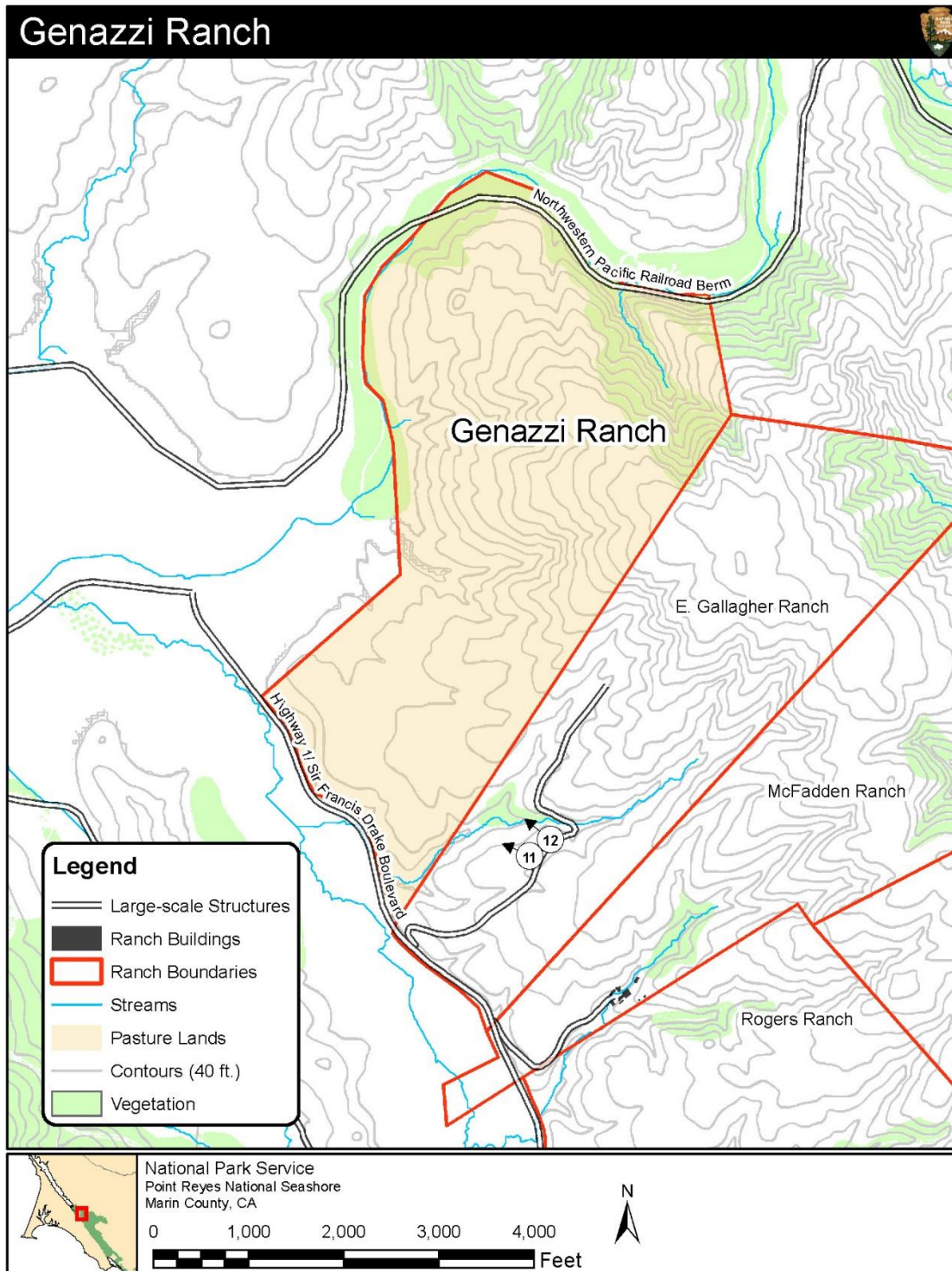
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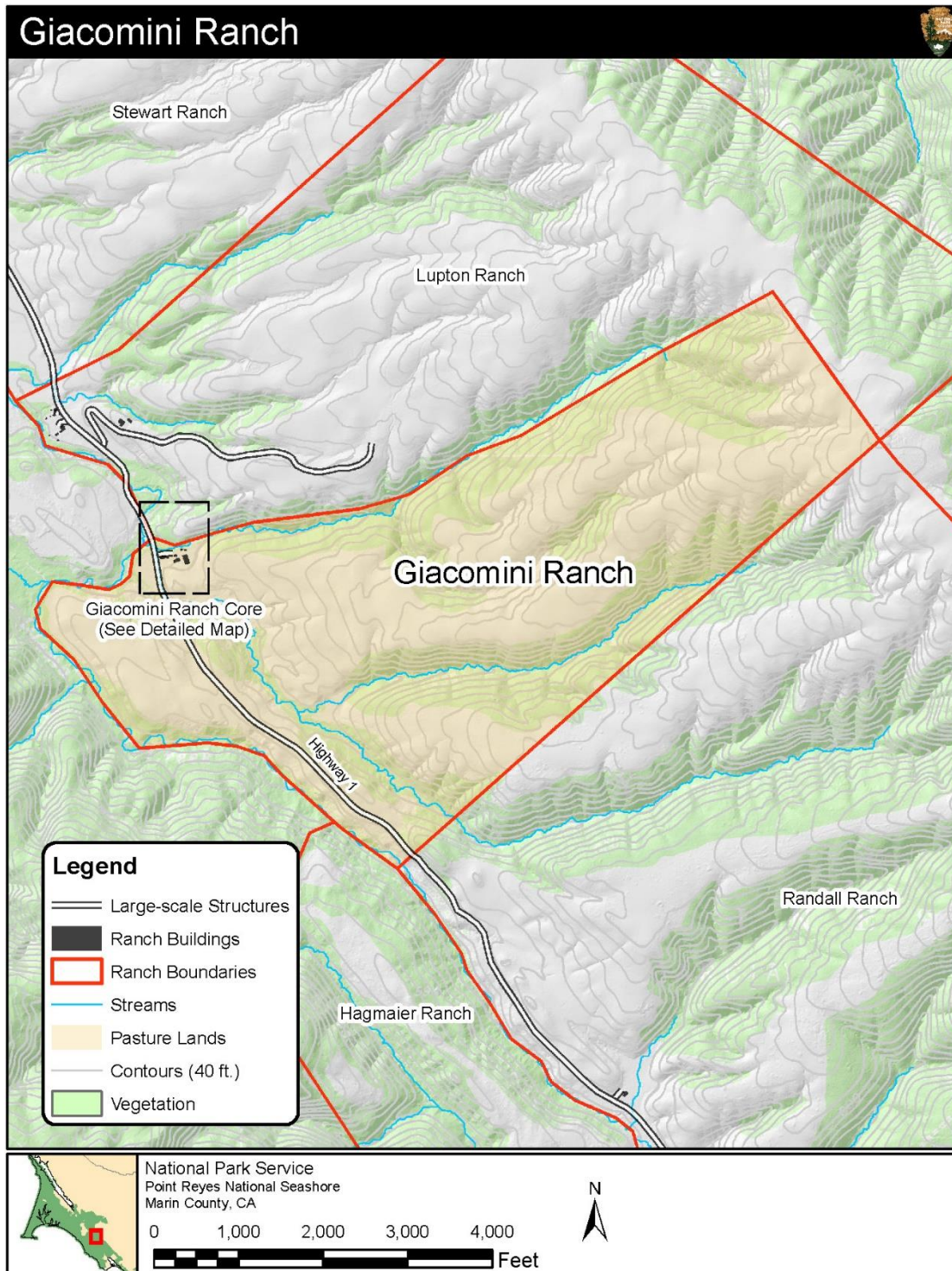
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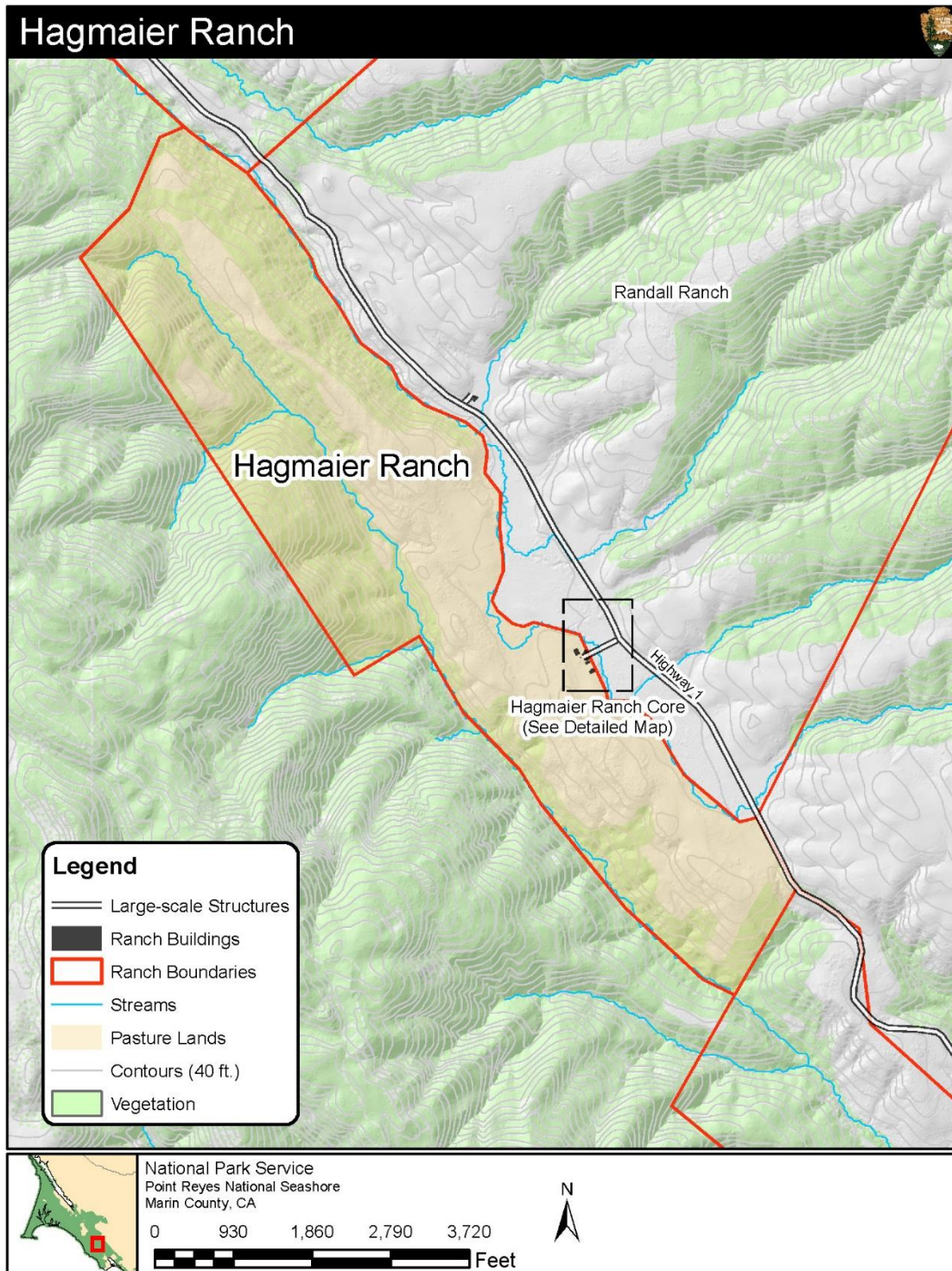
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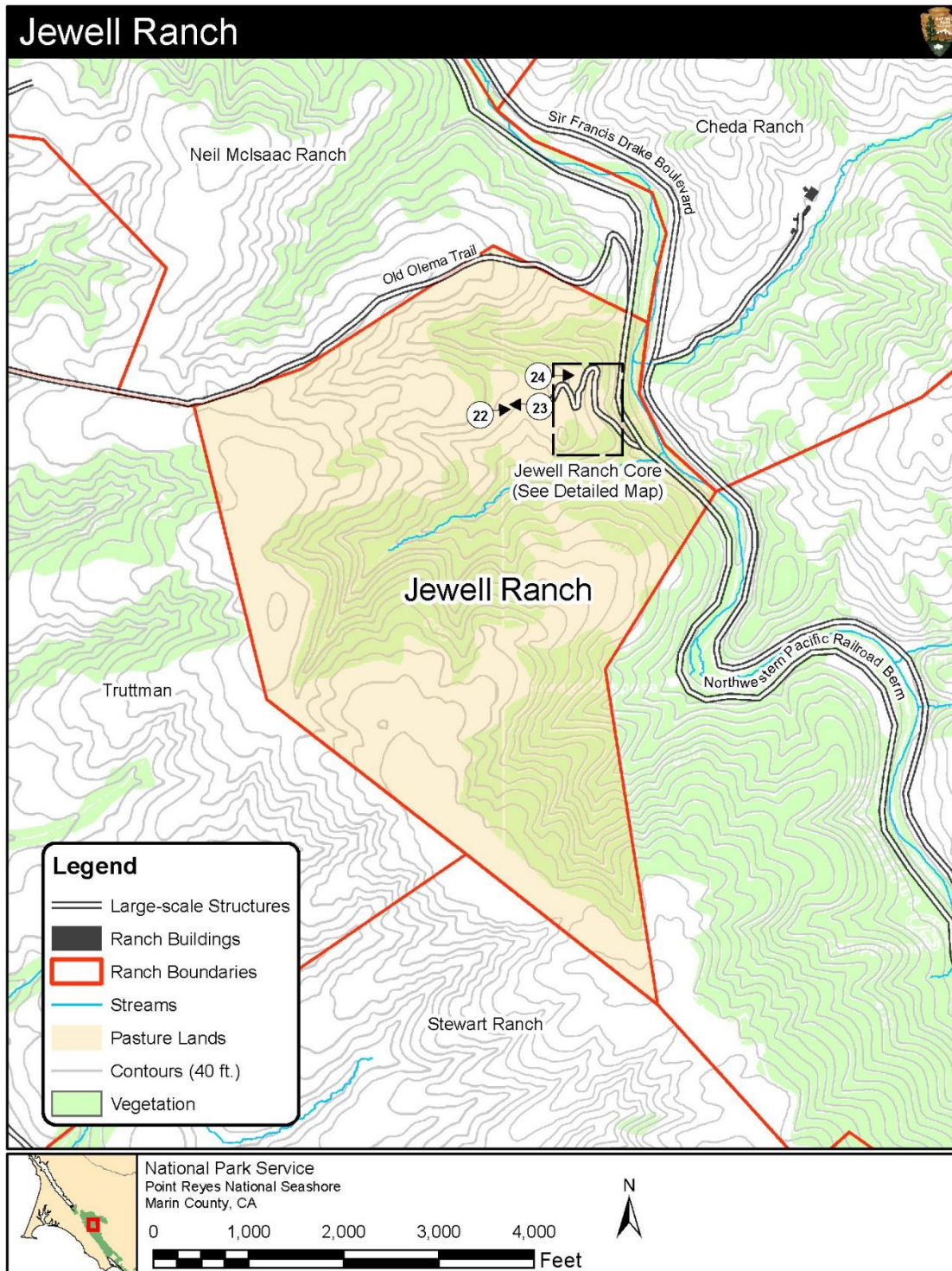
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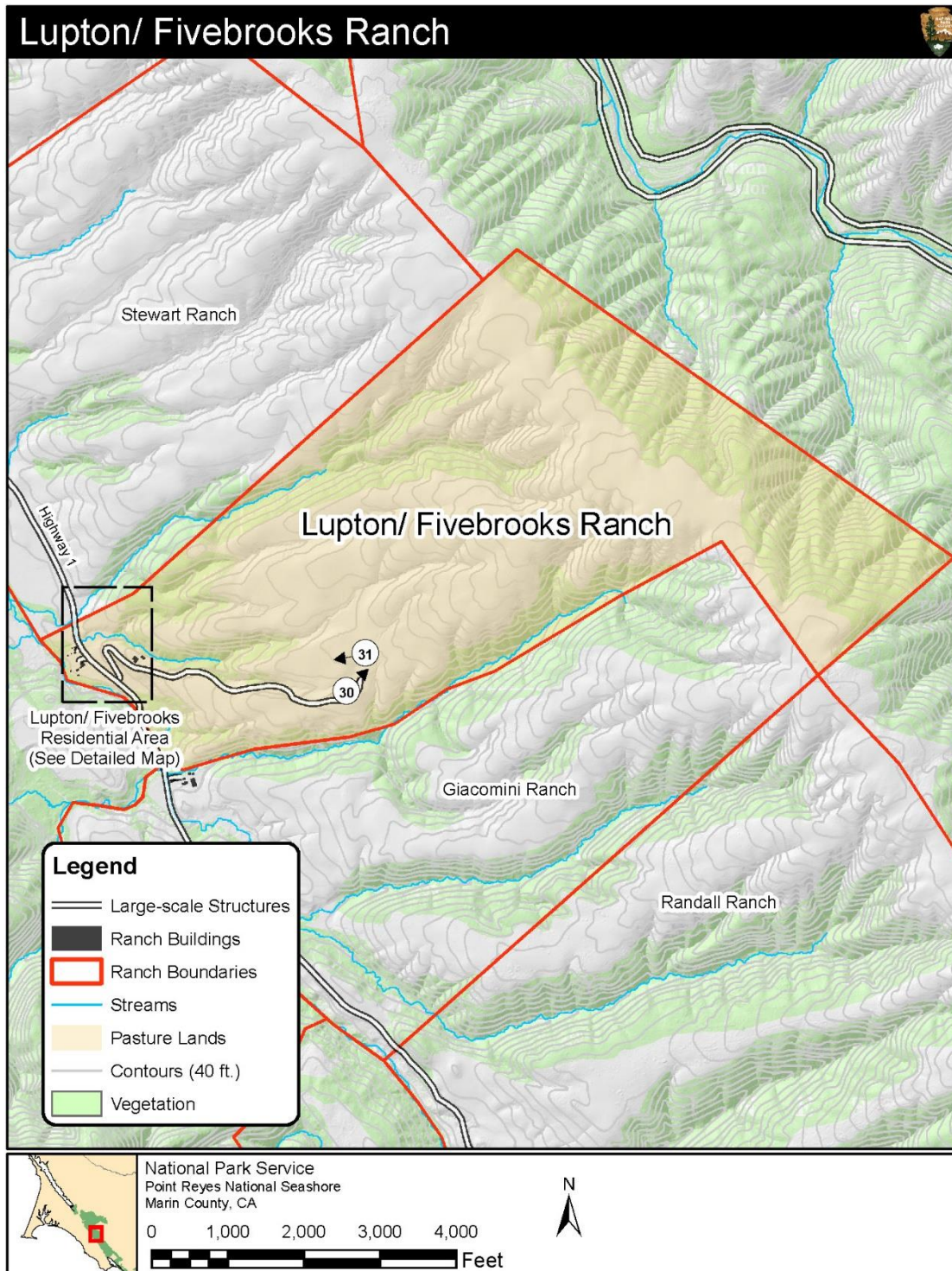
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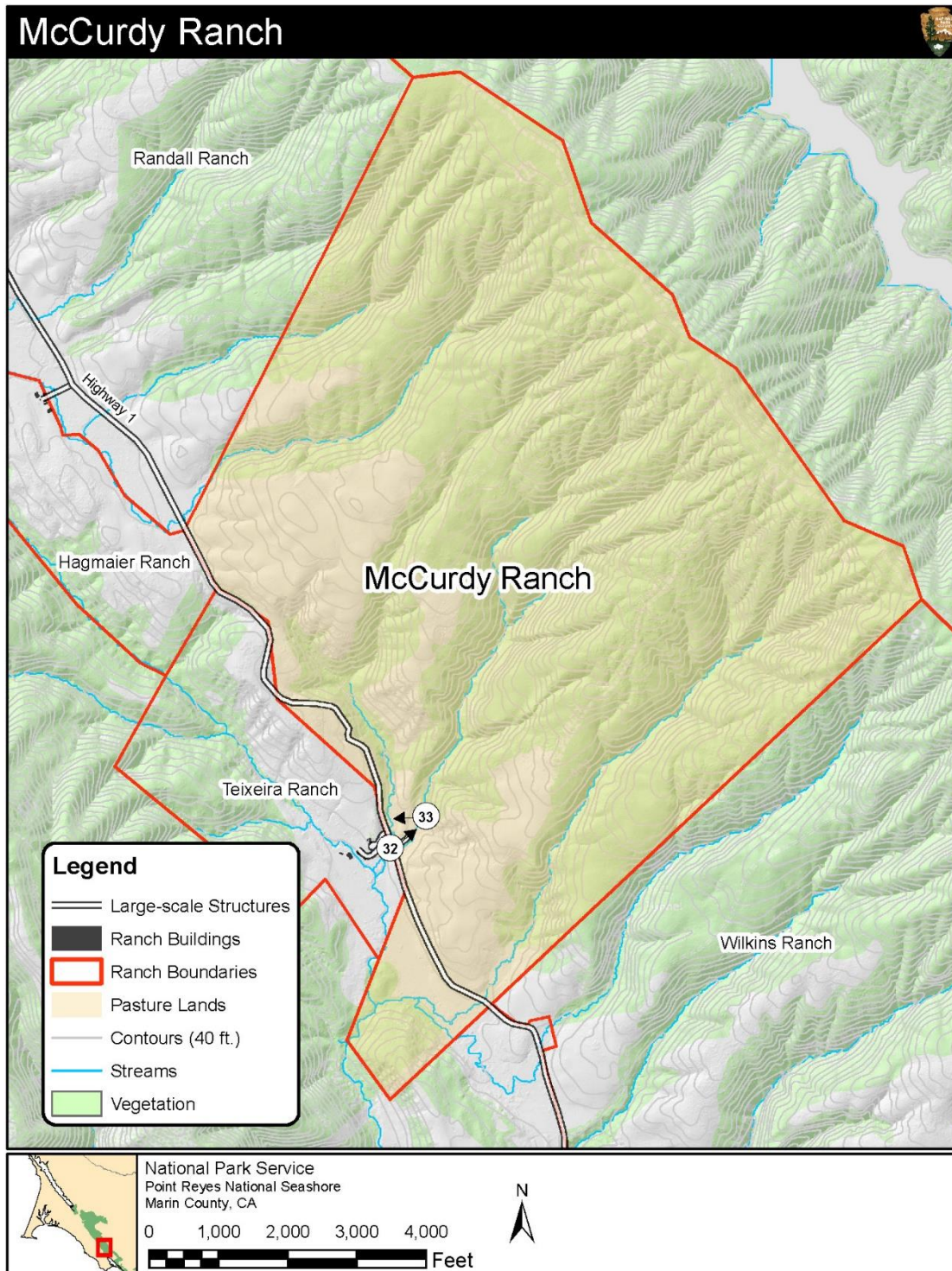
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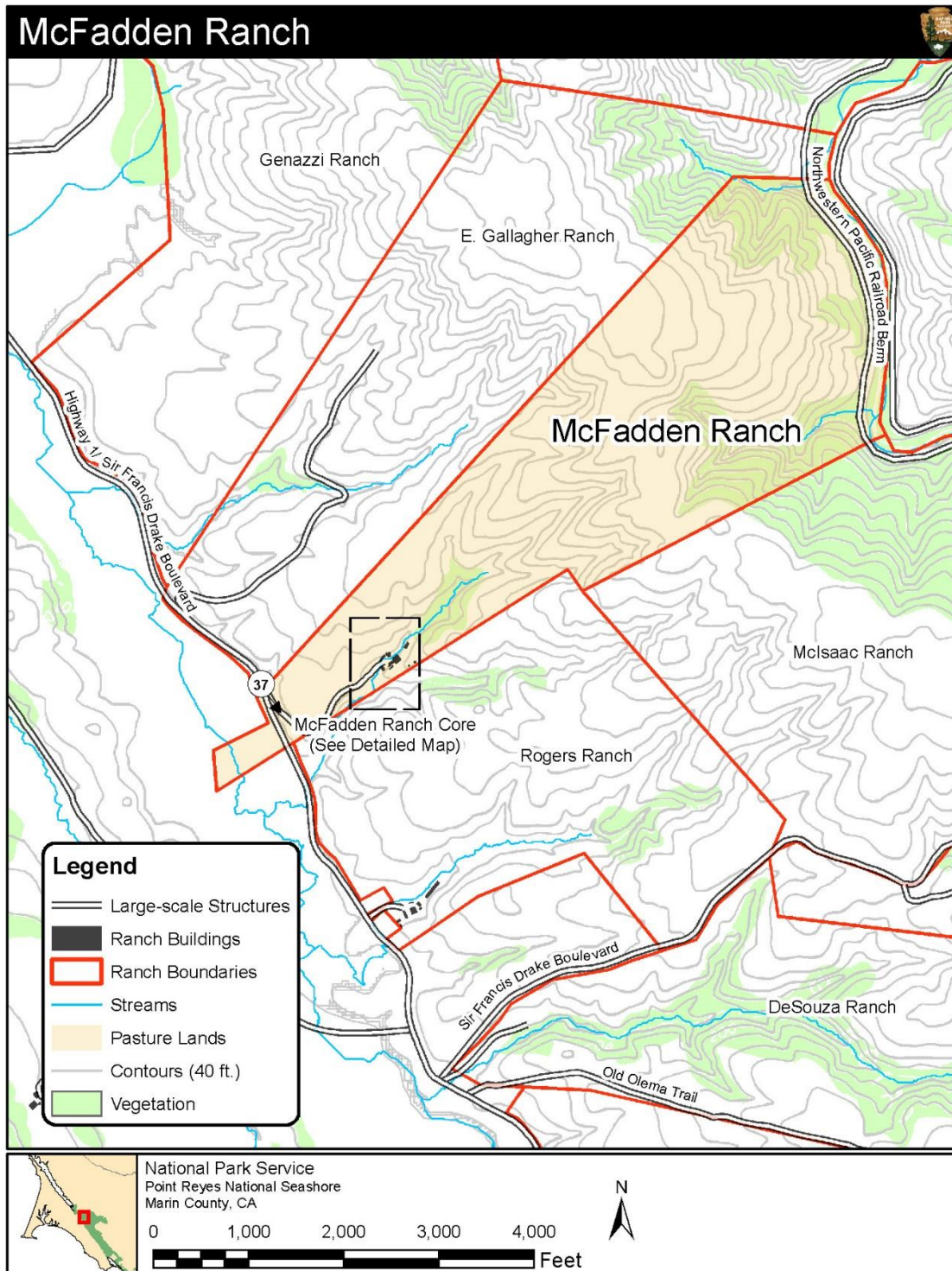
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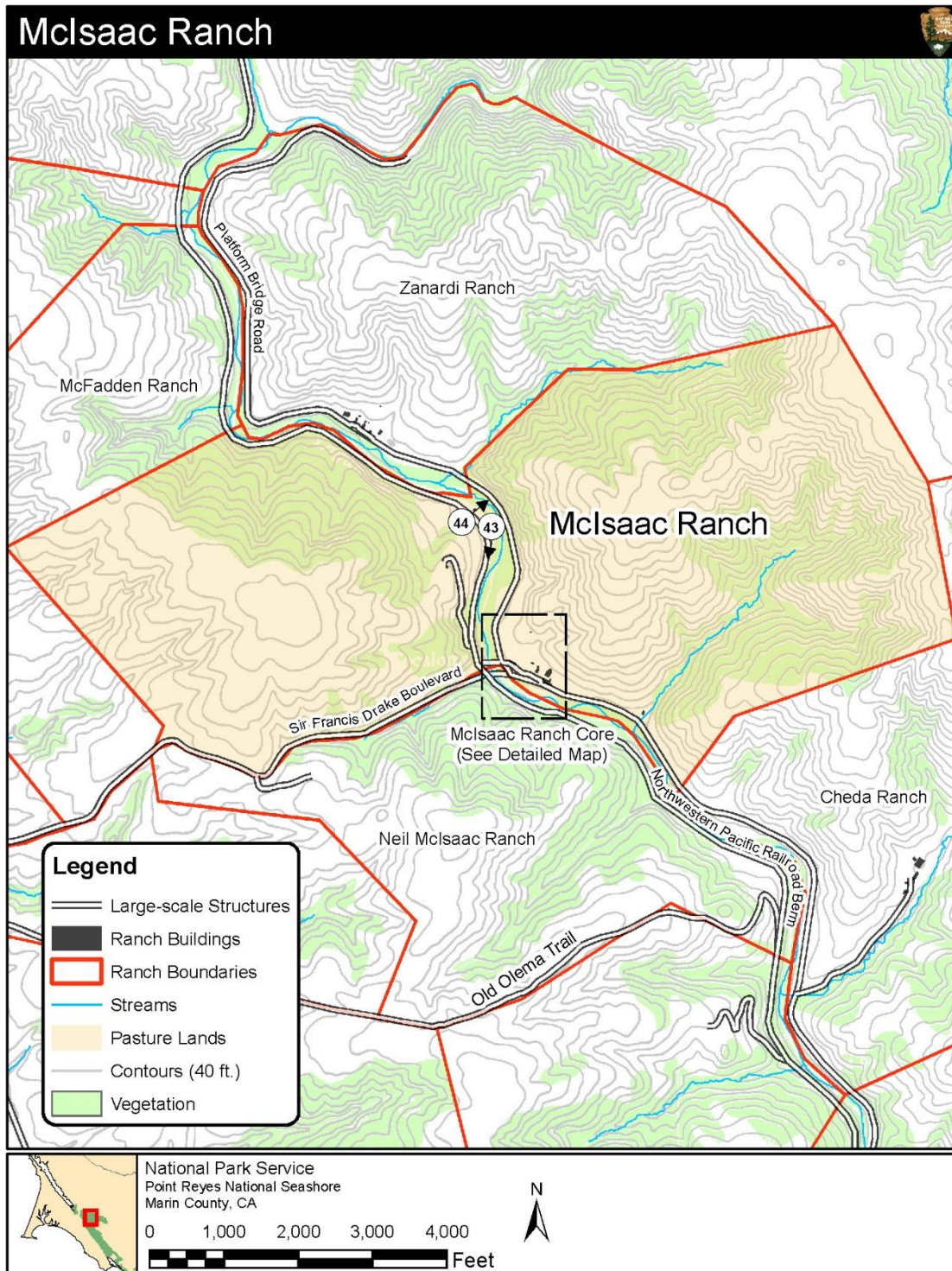
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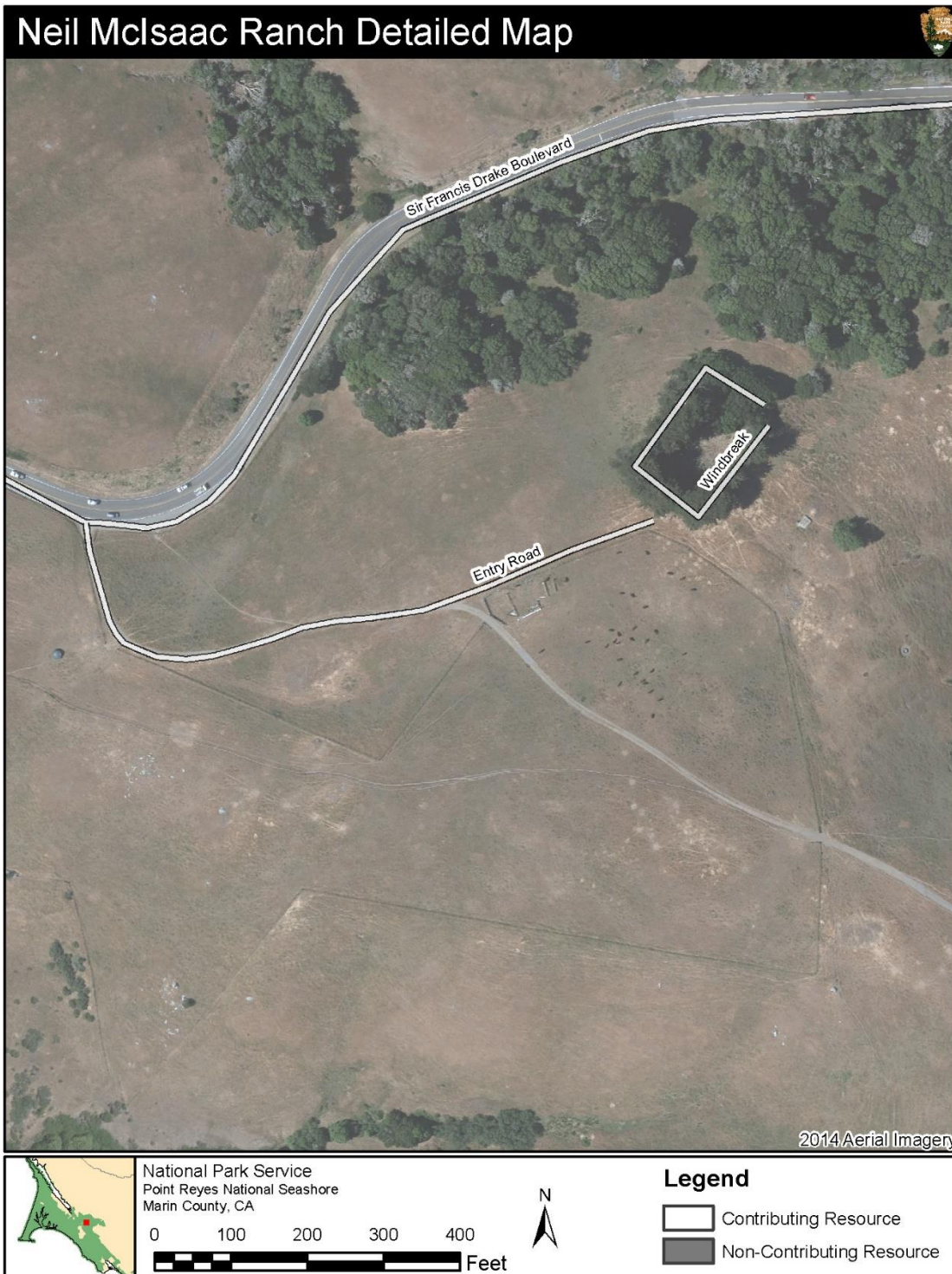
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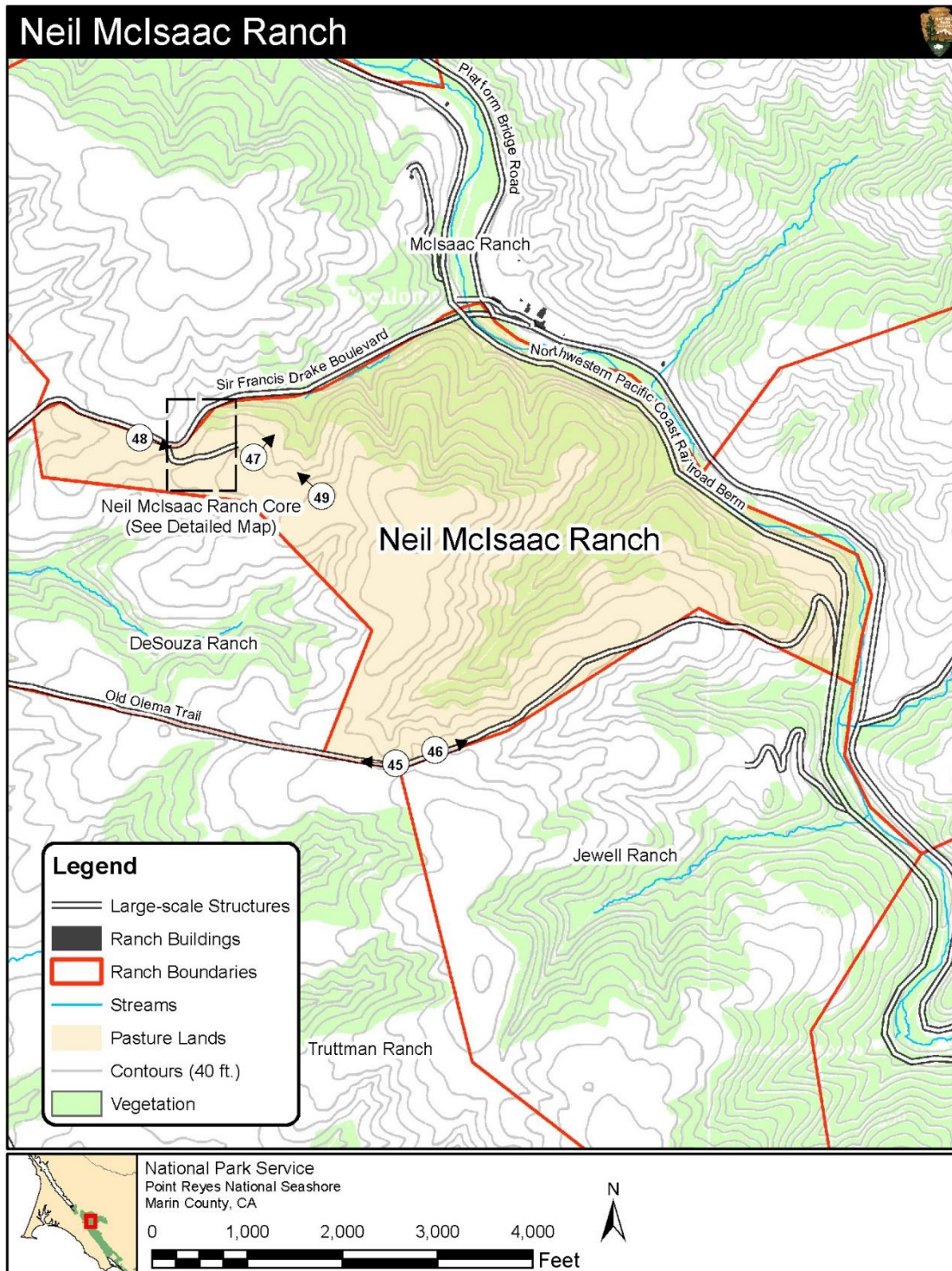
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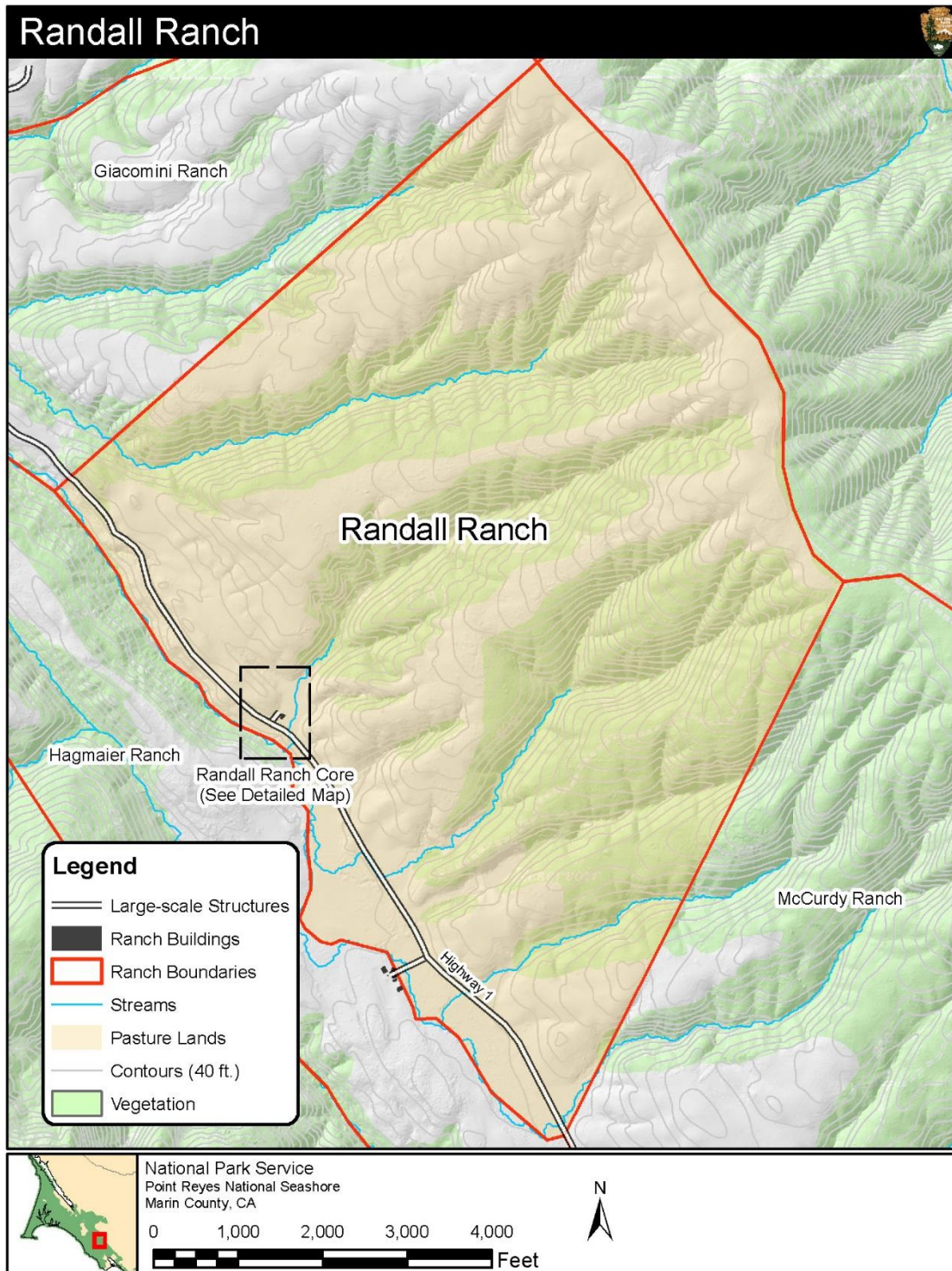
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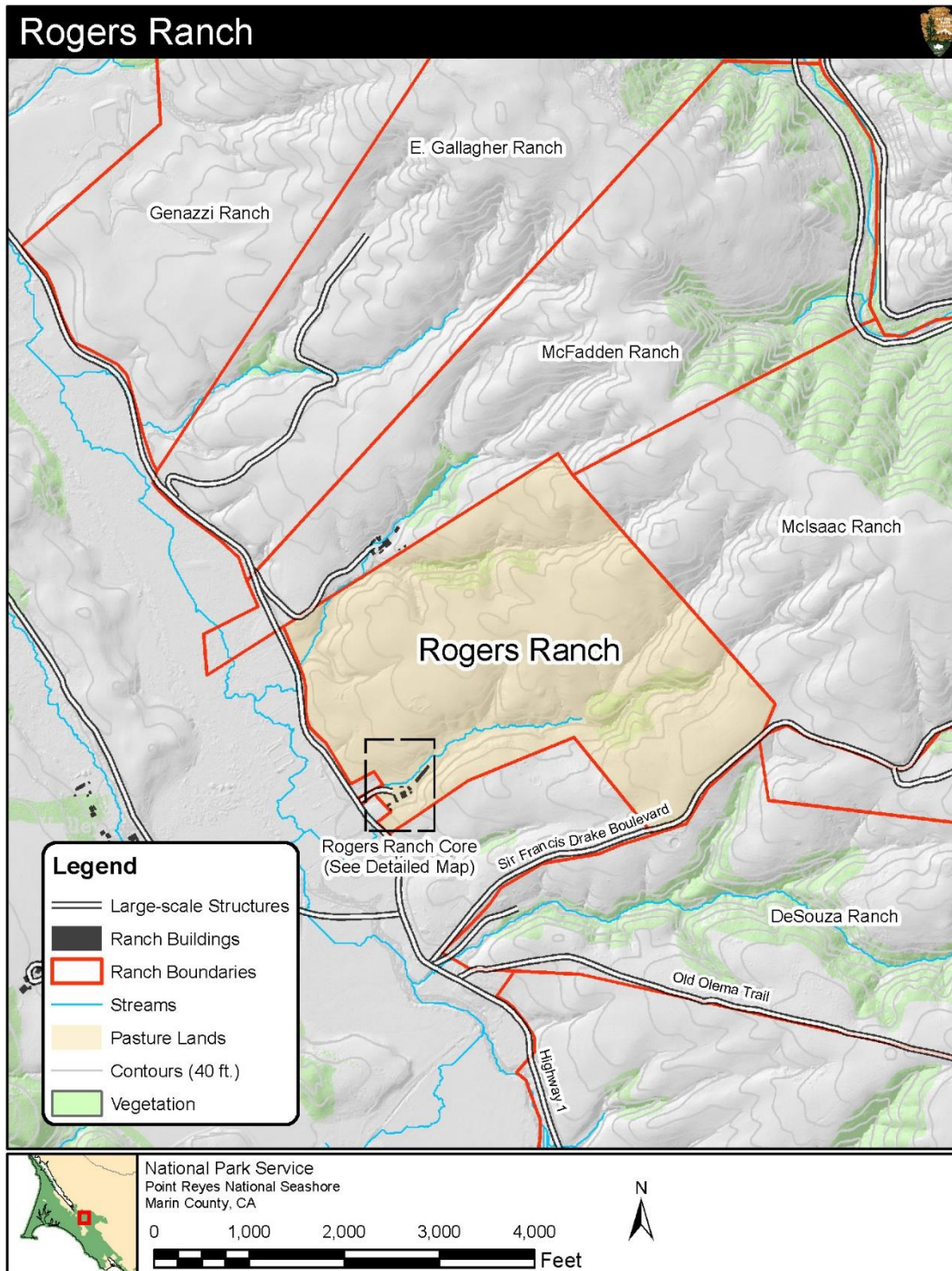
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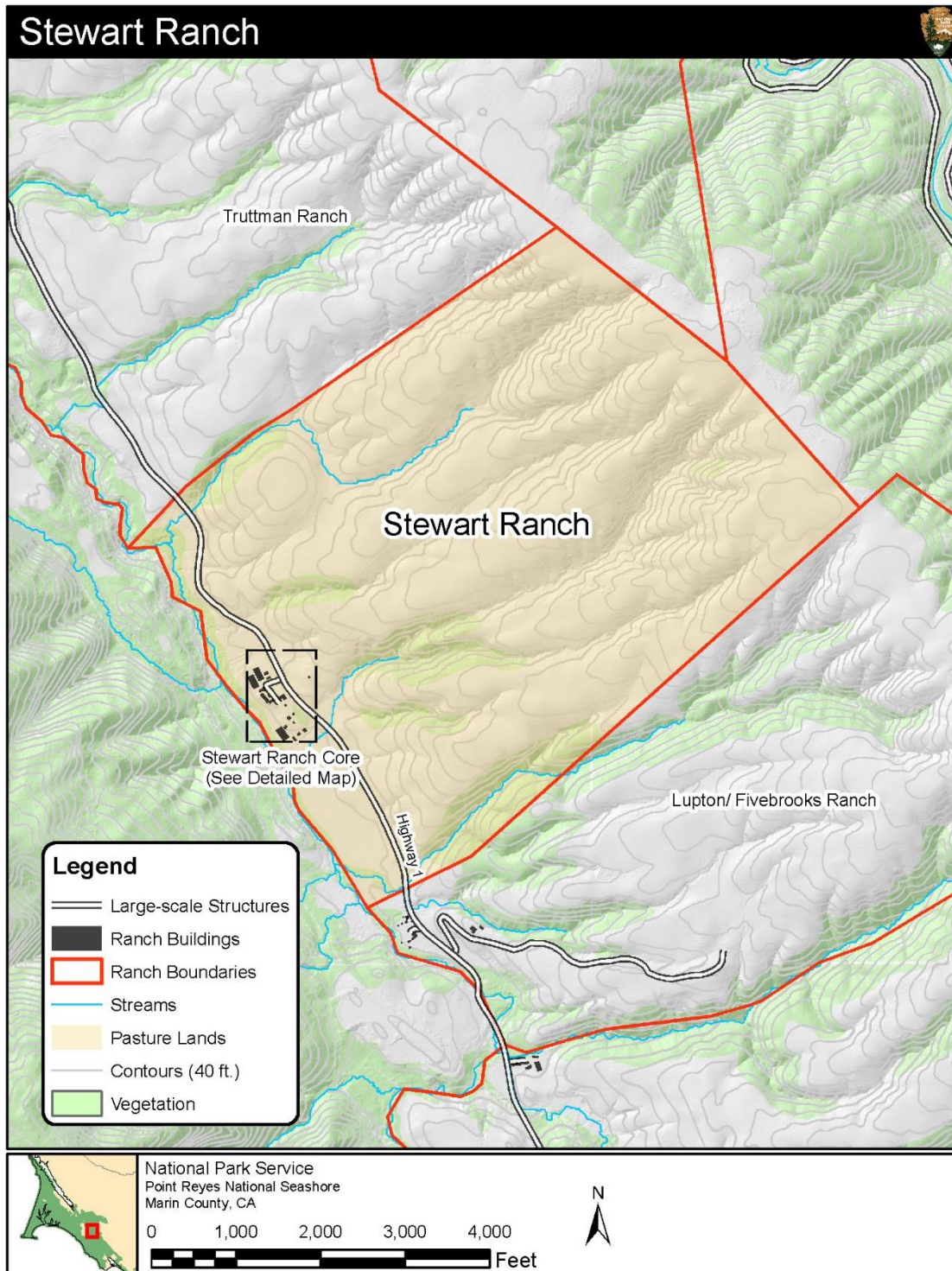
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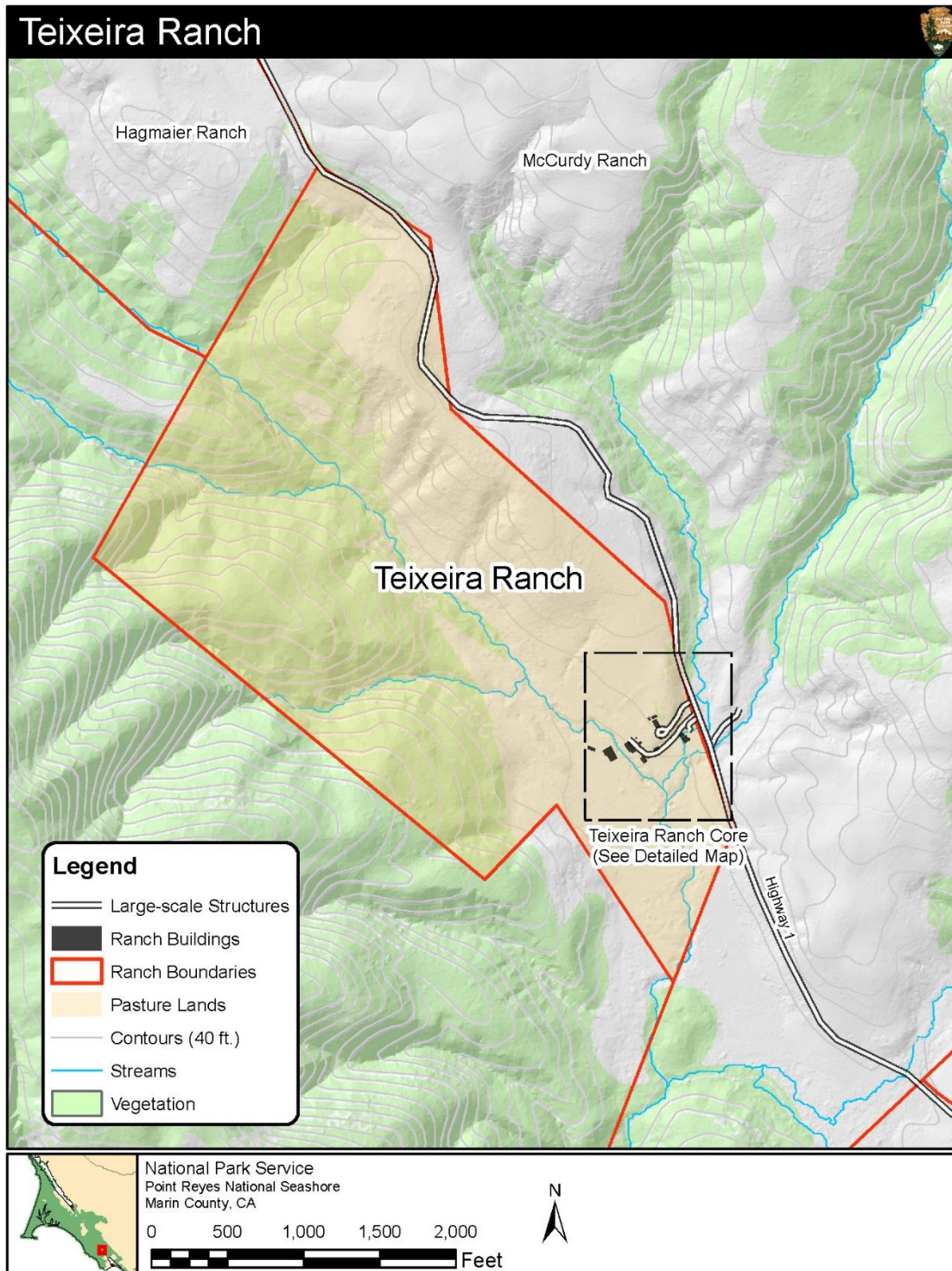
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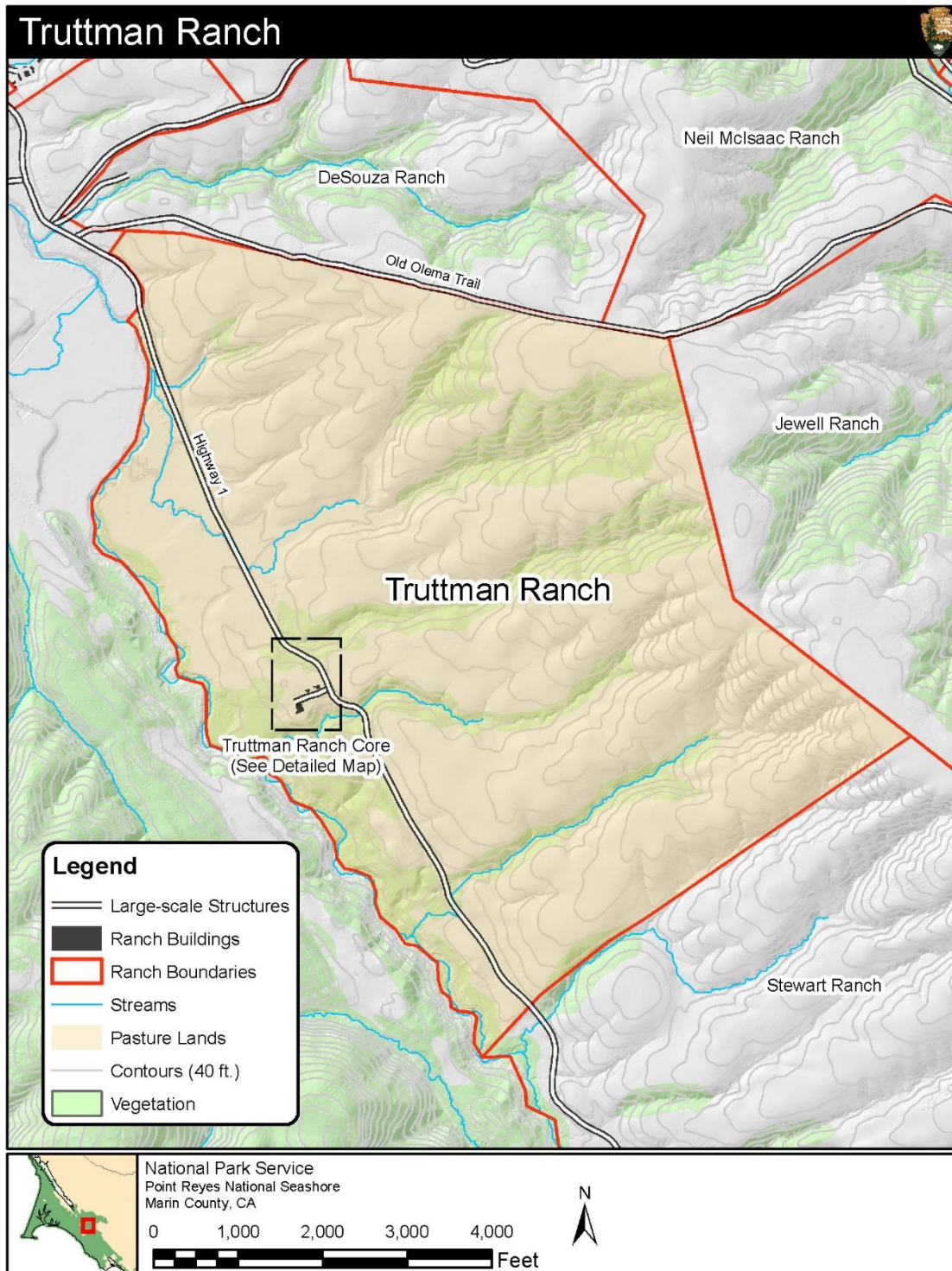
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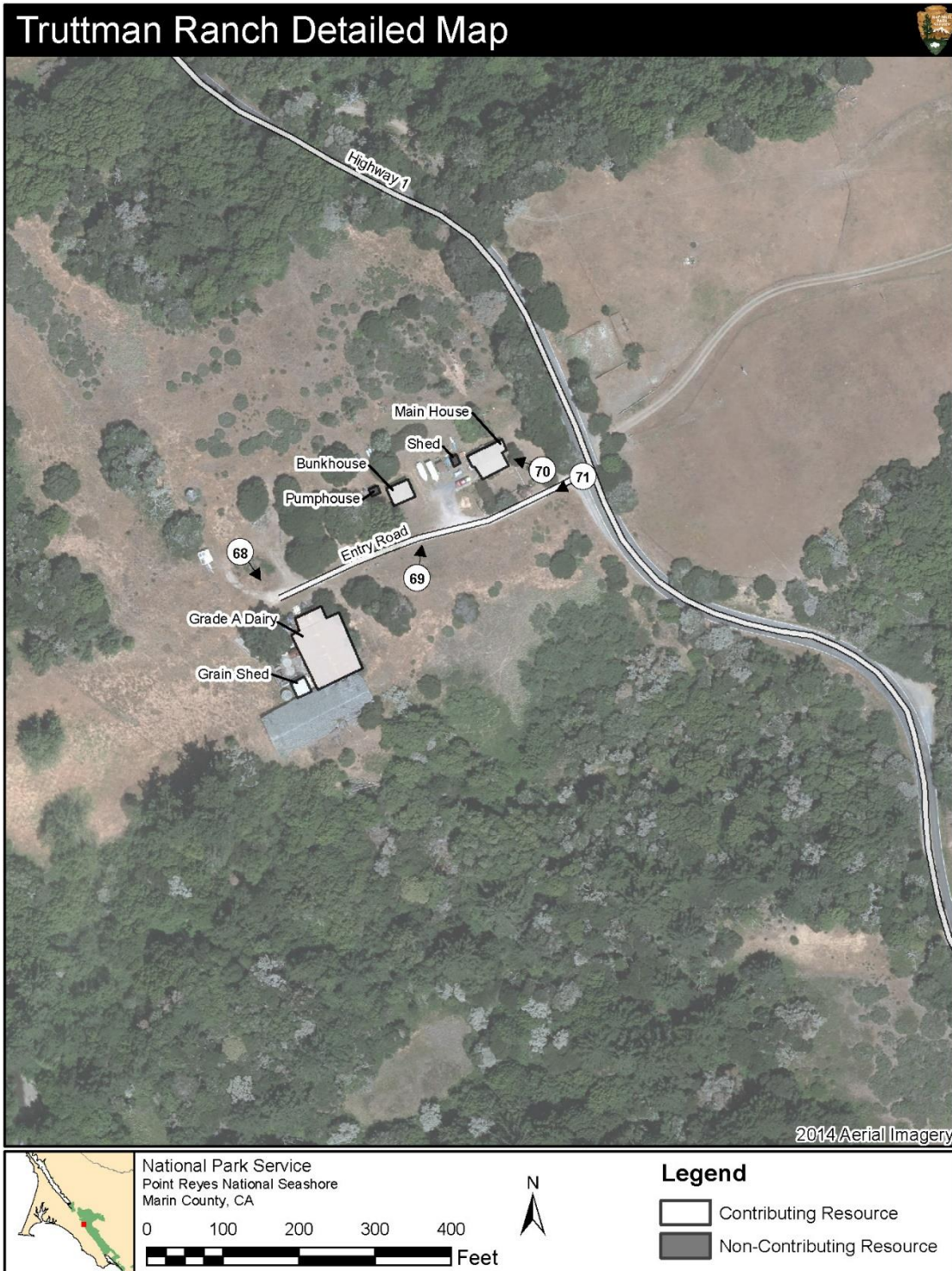
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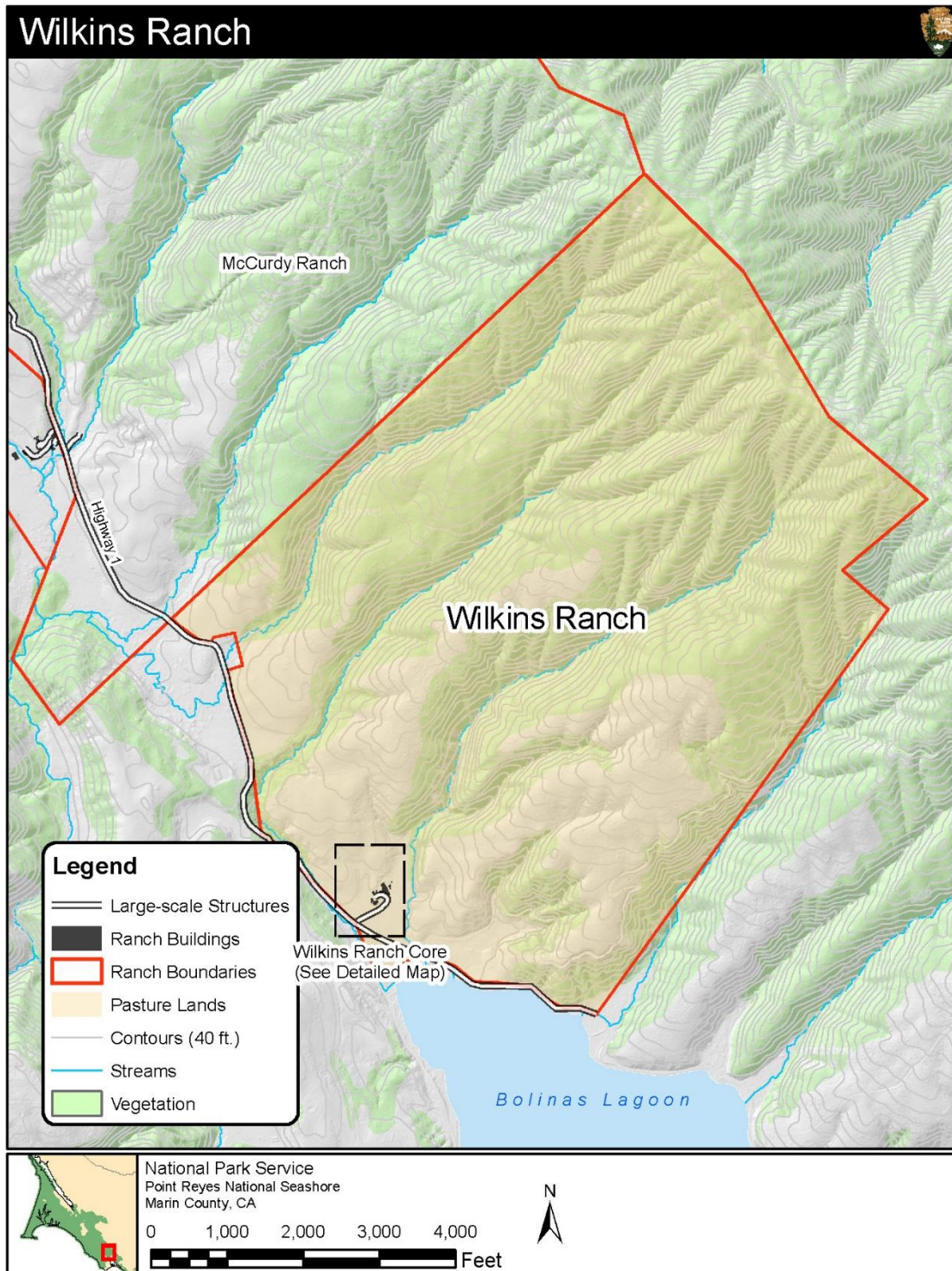
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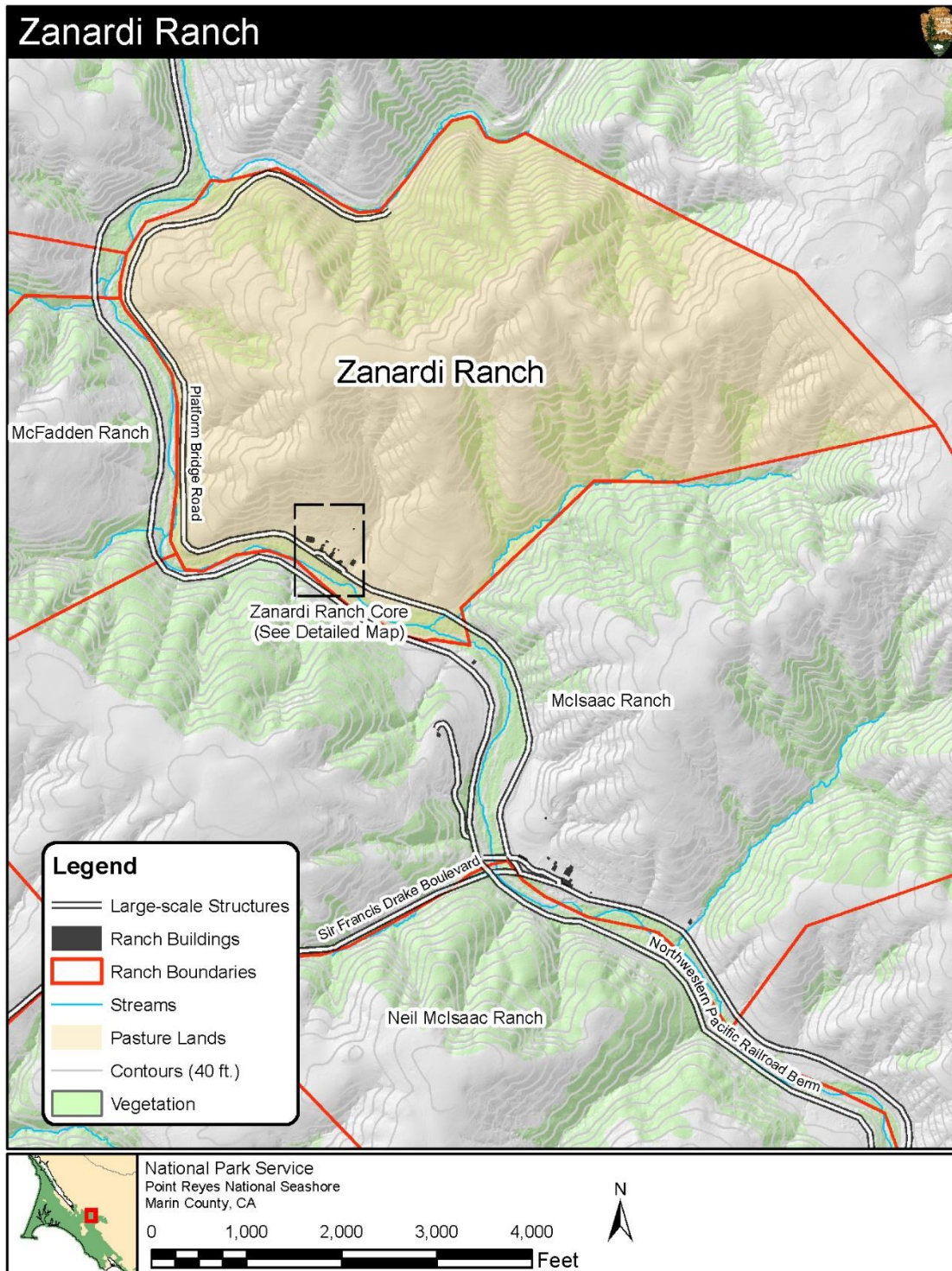
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County and State









































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THE STATE OF
MICHIGAN
HISTORICAL SOCIETY





































10398























































SC10784







































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Olema Valley Dairy Ranches Historic District

Multiple Name:

State & County: CALIFORNIA, Marin

Date Received: 2/23/2018 Date of Pending List: 3/14/2018 Date of 16th Day: 3/29/2018 Date of 45th Day: 4/9/2018 Date of Weekly List:

Reference number: SG100002286

Nominator: State

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input checked="" type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

Accept Return Reject 4/9/2018 Date

Abstract/Summary Comments: The Olema Valley Dairy Ranches Historic District is locally significant under National Register Criteria A and C in the areas of Agriculture, Commerce, and Architecture. The 14,127-acre agricultural landscape is composed of 19 contiguous (formerly private) farmsteads operated as dairy and cattle ranches between 1857 and 1958. The extant historic farming landscape retains many natural features (open prairies, wooded drainages), patterns of spacial organization, and working diary buildings typical of the evolving character of historic period dairy ranching, which helped propel Marin County into a major center for milk, butter and cheese production during the late nineteenth and early twentieth century. The extant resources represent a rapidly disappearing regional property type and cultural landscape.

Recommendation/ Criteria Accept NR Criteria A and C

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 4/9/2018

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

November 30, 2017

Ms. Joy Beasley
Federal Preservation Officer
Deputy Associate Director
Park Programs and National Heritage Areas
1849 C Street NW
Mail Stop 7508
Washington, DC 20240

RE: Olema Valley Dairy Ranches Historic District National Register Nomination

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for the **Olema Valley Dairy Ranches Historic District** to the National Register of Historic Places. Located within the eastern portion of the Point Reyes National Seashore and the northern end of the Golden Gate National Recreation Area, the Olema Valley Dairy Ranches Historic District is a 14,127-acre agricultural landscape consisting of 19 ranch properties located along State Highway 1 and Sir Francis Drake Boulevard in Marin County on the Pacific coastline of California.

In my opinion, the district is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Agriculture and Commerce, and under Criterion C in the area of Architecture. The period of significance dates from 1856 to 1958.

I have signed the National Register of Historic Places Registration Form signature page as commenting official. If you have any questions regarding this nomination, please contact Jay Correia at (916) 445-7008 or Jay.correia@parks.ca.gov

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Enclosures

Nomination Reivew Sheet

NR Property Name

Okeana Valley Dairy Ranches HD

Park

PORE

Draft or Formal?

F

Date Received

7 Dec 2017

Regional Contact

1

Park/Consultant Contact

Paul Engel

FPO Action*

Date of FPO Action

18 Jan email to
Paul E

Date Revisions/ Missing Materials Received

30 Jan

1 Feb - to India for
DTS

Date of FPO Signature/Submisison to NR

*Revisions/Materials requested

Count discrepancy



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:


FEB 08 2018



H32(2280)

Memorandum

To: Keeper of the National Register of Historic Places

From: Acting Associate Director, Cultural Resources, Partnerships, and Science,
and NPS Federal Preservation Officer 

Subject: National Register Nomination for Olema Valley Dairy Ranches Historic District, Point Reyes National Seashore, Marin County, CA

I am forwarding the National Register Nomination for the Olema Valley Dairy Ranches in Point Reyes National Seashore. The Park History Program has reviewed the nomination and found it eligible under Criteria A and C with Areas of Significance of Agriculture and Architecture.

The State Historic Preservation Office (SHPO) and chief local elected official(s) were sent the documentation on July 26, 2017. Within 45 days, the SHPO supported supported with comments did not respond. However, the SHPO requested additional information on November 11, and concurred with the nomination on November 30, 2017. Any comments received are included with the documentation.

If you have any questions, please contact Kelly Spradley-Kurowski at 202-354-2266 or kelly_spradley-kurowski@nps.gov.