

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: Point Reyes Peninsula Dairy Ranches Historic District
Other names/site number: A, B, C, D, E, F, G, H, Home, I, J, K, L, M, N, Rogers, and W Ranches
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
City or town: Inverness, Olema, 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Not For Publication: Vicinity: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

| | |
|---|------------------|
| <u>Shirley G. Rowe, Acting FPO</u> | <u>9/13/2018</u> |
| Signature of certifying official/Title: | Date |
| <u>NPS</u> | |
| State or Federal agency/bureau or Tribal Government | |

| | |
|---|---|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| _____ | _____ |
| Signature of commenting official: | Date |
| _____ | _____ |
| Title : | State or Federal agency/bureau or Tribal Government |

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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

10/29/2019
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)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>107</u> | <u>127</u> | buildings |
| <u>17</u> | <u>1</u> | sites |
| <u>36</u> | <u>26</u> | structures |
| <u>0</u> | <u>1</u> | objects |
| <u>160</u> | <u>155</u> | Total |

Number of contributing resources previously listed in the National Register N/A

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 19TH AND 20TH CENTURY REVIVALS - Spanish Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVMENTS - Bungalow

OTHER - Gable Roof Cottage

MODERN MOVEMENT- Ranch Style

Materials:

Principal exterior materials of the property:

Foundation - concrete, brick, stone

Walls - wood weatherboard, wood shingle, concrete, steel

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 Point Reyes Peninsula Dairy Ranches Historic District is an approximate 22,237-acre agricultural landscape consisting of 17 ranch properties on the Point Reyes Peninsula in western Marin County, California. Located on public land managed by the Point Reyes National Seashore, the district is approximately one hour north of San Francisco. The district extends west from the base of Inverness Ridge to the Great Beach, south to the Point Reyes headlands, and then east along Drakes Bay to Glenbrook Creek. The district is characterized by rolling hills of grasslands and coastal scrub, with large expanses of open land grazed by dairy cows and beef cattle.

The district is comprised of 14 ranches (A, B, C, D, E, G, H I, J, L, M, W, Rogers, and Home ranches) that retain their ranch building core and 3 ranches (F, K, and N ranches) that retain historic features such as fences, corrals, windbreaks, and grazing lands. Sixteen of the ranches are contiguous, with W Ranch separated from the other ranches by Wilderness Area. The Point Reyes Peninsula ranches share a common development history under the ownership of the Shafter-Howard family. The Shafter-Howard landholdings originally comprised of approximately 31 ranches, but those excluded from the district have been converted to wilderness and natural areas and no longer convey the legacy of ranching in western Marin County.

The extant ranch cores convey over a century of change in the California dairy industry from the 1850s onward, including the evolution of dairy farming from the original wood frame milking barns to the concrete Grade A barns of the mid-1930s to 1940s. The 14 intact ranch cores and the remaining features of the other 3 ranches display a remarkable level of continuity despite variations in building styles and

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construction dates. The district retains integrity, in part due to its acquisition by the National Park Service by the early 1970s and the continued use of the ranches as dairy or beef cattle operations.

Narrative Description

The following narrative description is adapted from the Cultural Landscape Inventories that the National Park Service completed for the Point Reyes Peninsula ranches in 2004 and revised in 2016. Certain 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
 - iv. Manure Ponds
 - c. Ranch Support, Storage, and Maintenance
 - i. Hay Barns
 - ii. Horse Barns
 - iii. Calf Sheds
 - iv. Garages
 - v. Storage Sheds/Tanks
 - d. Livestock Grazing
 - i. Pastures
 - ii. Corrals and Fences
 - iii. Stock Ponds
 - e. Crop Production/Diversification
4. Circulation
 - a. Primary Roads
 - b. Ranch Entry Roads
 - c. Secondary Ranch Roads

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d. Remnant Piers

The individual ranch descriptions highlight features within these categories that are extant at each ranch. While exact construction dates are typically 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 district-wide description.

DISTRICT-WIDE DESCRIPTION

1. Natural Systems and Features

The development of the historic district has been influenced by climate (including fog and wind), seismic activity that has moved built features, native coastal prairie used as pasture, and natural drainages that historically moved manure away from the dairy operations. The following natural systems and features contribute to the historic character of the site.

Geomorphology

The Point Reyes Peninsula has been shaped by a variety of factors including wind, water, and plate tectonics and consequently contain a wide array of landforms.¹ Many of these landforms were essential to the development of the dairy and beef industry like the drowned river valleys that would become the estuaries and lagoons that provided sheltered access to the ocean for shipping of goods to the growing population in San Francisco. These features, combined with the geology, climate, hydrology, and vegetation at Point Reyes, created the rich prairie and coastal scrub community that became the basis for a thriving dairy and beef industry.

Climate

The Point Reyes Peninsula is part of a marine system, which typically results in cool, wet winters and warm, dry summers. Summer fogs provide a source of moisture that prolongs the growing season of the grasslands into the summer months, making it an ideal climate for dairy ranching. Heavy rainfall is typical in the winter. Following winter rains, strong spring winds develop that can persist until April or May. Windbreaks were historically planted near the ranch core in an attempt to buffer the buildings from the wind. Autumn tends to be clear with moderate temperatures.

Geology

The Point Reyes Peninsula 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. The Pacific plate is estimated to be moving northwestward about two inches a year. The last major earthquake to affect the area occurred in 1906, causing damage to local ranches, such as crumbling masonry and shifting fence lines. Seismic activity is a continual threat to the buildings, structures, and landscape features of the historic district.

Soils

The soils on the Point Reyes Peninsula are distinctive from those on the other side of the fault zone due to the bedrock on which they are based. The soils on which many of the ranches varied but were typically loamy and well drained and not very acidic. Where these soils became more acidic, the Douglas fir forests

¹ Jules G. Evens, *The Natural History of the Point Reyes Peninsula* (Point Reyes Station, California: Point Reyes National Seashore Association, 1993), 88.

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developed. Along the Great Beach, the soils are sandy and do not retain moisture creating a coastal strand plant community that was sparsely vegetated with drought tolerant species.

Hydrology

The Inverness Ridge determines the primary drainage patterns within the historic district. The eastern side of the ridge has small streams, which flow towards Olema Valley either northwest into Tomales Bay or southeast into Bolinas Lagoon. On the west side of the ridge, larger streams, such as Arroyo Hondo and Coast Creek, descend to the ocean. Many streams flow year-round despite the rainless summer, because they are fed by fog in the summer. However, on the west side of Inverness Ridge, most of these streams typically have low flow rates. Some of the ranch sites were able to locate adjacent to creeks, such as Home Ranch, which provided fresh water for the ranch operations. Other ranches along the ridge later were able to sink wells. Ranches along the headlands and Great Beach tapped into surface springs for fresh water. Surface springs also provided water for the occasional stock ponds and water troughs.

Native Vegetation

The dominant native plant communities present within the historic district prior to the Mexican Land Grants of the 1830s include coastal prairie and northern coastal scrub. Human occupation of the Point Reyes Peninsula, extending from pre-contact period to the present, has significantly altered the landscape to a point where a discussion of natural communities has to take into account how humans have impacted the natural habitat. Human activities that have shaped plant communities include fire management (both burning and fire suppression), agriculture, ranching, and logging.

Native coastal prairie is dominated by perennial bunchgrasses. Prior to Mexican and European settlement and ranching in the area, this plant community was grazed upon by the native elk and was most likely managed through frequent burning by indigenous peoples.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 percent cover of native grasses and forbs has been reduced substantially by non-native annual grasses.

The northern coastal scrub community is comprised of the following:

- coyote bush (*Baccharis pilularis*)
- bush lupine (*Lupinus arboreus*)
- sword fern (*Polystichum munitum*)
- salal (*Gaultheria shallon*)
- California hazelnut (*Corylus californica*)
- western bracken fern (*Pteridium aquilinum*)
- wild rye (*Elymus sp.*)
- monkey flower (*Mimulus sp.*)
- yerba buena (*Satureja douglasii*)
- poison oak (*Toxicodendron diversilobum*)

² Evens, *The Natural History of the Point Reyes Peninsula*, 56.

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2. Spatial Organization

Two scales of spatial organization contribute to the significance of the cultural landscape: the “spoke” system of a central ranch complex (Home Ranch) with associate satellite ranches wrapping around it, and the internal organization of the individual ranches with the siting of the structural complex in a central location relative to the grazing lands associated with it. As a result, spatial organization contributes to the historic character of the Point Reyes Peninsula Dairy Ranches Historic District.

Early agricultural use and structural development during the Mexican period within the historic district focused on the coastal prairie and coastal scrub areas. These areas provided open grasslands for grazing and protected areas for development of the structural complexes to support ranching operations. With the establishment of the 35,000-acre *Rancho Punta de los Reyes* in 1836 and the 48,829-acre *Rancho Punta de los Reyes Sobrante* in 1843, the framework for the historical agricultural settlement landscape was determined. Between 1836 and 1859, several ranches were established on the peninsula. Forestlands covering large portions of the east slope of the peninsula provided firewood and lumber for construction. Although this land was less desirable for ranching, some clearing did occur in the southern portion of the peninsula and ranches were established in the area around Bear Valley.

By far the most significant defining factor affecting historic spatial organization of the cultural landscape of Point Reyes is the ranching system owned and developed by the Shafter and Howard families between 1857 and 1939. Centrally located on the east shore of Drakes Estero, Home Ranch, established in 1857, became the nucleus of an extensive “spoke” system of ranching operations ringing the entire peninsula. Between the years 1857 and 1877, approximately 31 individual tenant farms associated with the Shafter-Howard dairies were established and operating on the peninsula. Ranging in size from 880 acres to 2,200 acres, the individual ranches were considered self-sufficient complexes, with pasture lands, holding pens and corrals, housing, barns and ranch-related outbuildings, and the associated infrastructure required to operate the ranch.

Adequate supplies of grasslands and proximity to natural springs and sources of water were primary factors influencing the location for individual ranches. Additionally, while some ranches were sited along early roads extending west and south from the east slope of the peninsula, the location of individual ranches influenced the development of the larger transportation system through the peninsula. Roads were aligned to run through the center of many ranches, providing the most functional and easy access to landing sites along Drakes Estero and Tomales Bay and markets in San Francisco.

In general, the structural complexes comprising the individual ranches were centrally located with surrounding pasture lands extending out, creating relatively large tracts of open land for grazing. This is especially true in the north and west, where the coastal prairie provided lush grasslands. These lands were constrained and naturally divided by the rolling topography of the headlands and riparian corridors, and spatially defined by fences dividing the lands into operational units.

Home Ranch provided the prototype for spatial organization of the individual ranches established during this time. While there was variation from ranch to ranch, the majority of complexes were organized around an access road through the center of the structural complex. Windbreaks were commonly established to provide additional protection and created a defined and enclosed space for the structural complex. A picket fence often surrounded the main residence, and along with other internal fences, separated the more “domestic” space from the working ranch. Corrals, milking barns, calf barns, and other ranch-related structures formed the outer ring of structures, with additional fencing defining small holding pens and livestock areas adjacent to the open grazing lands.

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This “spoke” system of central ranch and outlying support ranches remained in operation until 1919, when the Shafters and Howards began selling their holdings. Many of the individual satellite ranches were sold to new owners, often former tenants. Between 1925 and 1962, some of these ranches were converted to beef cattle ranches, some of which failed and were abandoned. This is especially the case for the ranches in the forest areas of the peninsula where the natural character of the landscape made ranching difficult. Today, the ranches within the historic district are all located in the headlands of the Point Reyes Peninsula and Tomales Point. Although there have been changes to the structural complexes and some loss of historic fabric on the individual ranches, the overall spatial organization of the district landscape - the pattern of a central complex with outlying grazing lands - remains discernable and has integrity. In addition, the large open grasslands historically used for grazing retain spatial integrity. Over the years, some of these lands have been withdrawn from grazing to protect natural resources. In the headlands and coastal prairie, these changes have minimally impacted the overall organization of the landscape.

2a. Windbreaks and Boundary Demarcations

Windbreaks were planted to buffer the ranch complexes and outlying structures from strong ocean winds typical on the Point Reyes Peninsula. These are some of the most striking and visible remnants from the period of significance. At many of the ranches where buildings are no longer extant, remnant windbreaks communicate the location of the former ranch complex and its relationship to the surrounding pasture lands. Blue gum eucalyptus (*Eucalyptus globulus*) was 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 used for lumber. However, as a timber species, blue gum eucalyptus was worthless, 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*), a native to the Monterey Peninsula, became commercially available. These two trees are often used together as landscape features at most of the ranches throughout Point Reyes and the surrounding coastal region. Throughout the peninsula, Monterey cypress, with a lifespan of 100 to 150 years, were planted at the turn of the twentieth century. Many of the older cypress are in a state of decline and are in great danger of dying out at many of the ranches. Some Monterey cypress have been planted in the 1980s, 2000, and 2011 to replace those that have died.

Monterey cypress and eucalyptus were also used for a variety of other purposes including boundary delineation, graveyard delineation, and shading, which provided the natural cooling of buildings, typically with some sort of dairy or food storage function. The most extensive example of boundary delineation is the mile-long row of eucalyptus that historically divided the Oscar L. Shafter and Charles Webb Howard ranches. Trees that provided natural cooling include the cypress tree planted next to G Ranch meat house.³ Windbreaks are found in various conditions at the historic ranches as described below in the individual ranch descriptions.

3. Land Use and Activities

The principal developments found today in the Point Reyes Peninsula Dairy Ranches Historic District are related to historic land use activities, primarily dairy and beef cattle operations. Pastures for grazing, fields for crop production, building complexes to hold and milk cows, and roads to ship products to market are retained from the period of significance and contribute to the historic district.

³ 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), 196.

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Land use activities have remained consistent throughout the historic district, with the majority of land given over to dairy operations in the ranch core and grazing in pastures surrounding the core, with a relatively small proportion of the ranch used for housing and support activities. Although there are several newer structures and changes to the size and configuration of pastures, in order that present-day operations meet contemporary dairy practices, these changes are for the most part, compatible with the character of the historic ranches. As a result, land use contributes to the historic character of the Point Reyes Peninsula Dairy Ranches Historic District.

Activities within the Ranch Core

Each Point Reyes Peninsula ranch included a centrally-located building complex used to support the dairy or beef cattle operation. The building complex typically consisted of a farmhouse, creamery, horse barn, calf shed, pig pens, corrals, and various related outbuildings. An area around each building was contained by a fence to partition one use from another and to keep the cattle separate from the other livestock. Since the dairy operation was labor intensive, laborers lived in close proximity to the milking area; as a result, building complexes covered a small area, averaging 15 acres in size. In the mid-nineteenth century, milking was usually conducted outdoors in a well-drained central corral, which was very close to the laborer's living quarters. By the 1890s, however, large milking barns were added to the building complex, where milking could be done under cover. Today, 14 of the 17 ranches (A, B, C, D, E, G, H, Home, J, I, L, M, Rogers, and W ranches) within the historic district retain a centrally located building complex.

Most ranching operations converted to Grade A dairy ranches in the 1940s and new facilities were constructed to meet the new regulations. Contemporary regulations resulted in modifications to the ranch cores. However, core activities continued throughout the period of significance and are demonstrated through the location and use of holding areas, storage facilities, and spaces associated with the delivery and movement of goods and products and the management of pasture land. Today, the ranch cores remain focused on the activities required to operate, support, and maintain operations.

Buildings and structures within the Point Reyes Peninsula Dairy Ranches 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 cows; provide space for workshops, equipment sheds, garages; and to accommodate housing and other human activities.

The overall building style and construction method throughout the peninsula's history has been vernacular, reflecting the availability of materials and technology of the time. In addition, building design has been, and continues to be, influenced by health codes, county planning regulations, and dairy industry standards. In spite of these regulations, buildings and structures vary from ranch to ranch based on decisions made by individual ranchers. Despite this variation, commonalities exist across the ranches due to their similar purpose and shared history of origin. Every ranch has common building types and similar methods of construction and building layout based on the functionality of the ranch. Over time, some dairy ranches have been converted to beef cattle. With this transition, the use of some buildings was altered, but their overall appearances and layout continue to reflect their dairy origin. Typical building types found on most working ranches are described below. Many of the descriptions are adapted from Sue Abbott's *North Bay Dairylands: Reading a California Landscape*.⁴

⁴ Sue Abbott, *North Bay Dairylands: Reading a California Landscape* (Berkeley, California: Penstemon Press, 1989).

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3a. Residential/Domestic

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 main ranch residences were built during the period of significance were variations on the gable cottage vernacular building form. The exteriors were clad in a variety of wood siding, including shingles, board and batten, and shiplap, and were often painted white. The roofs were surfaced with wood shingles. These residences commonly underwent additions and remodels during the period of significance. Today, some of the main residences have been replaced with modern architectural-style houses, such as the 1960s Ranch style found at D and M Ranches, which typically are one-story with a hipped-roof.

ii. Employee Residences

Employee residences historically were built as either small single-family residences or bunkhouses. They were typically simple one-story, rectangular-in-plan, wood frame buildings with gable roofs. The exteriors were clad in a variety of wood siding, including shingles, board and batten, and shiplap, and were painted white. The roofs were surfaced with wood shingles. 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 in size 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 and maintained for aesthetic purposes. Landscape plantings on the ranches were typically functional in nature as it related to dairy and cattle. Landscape 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. Although most of the gardens have not received extensive documentation regarding the species of plants used, many are documented in Dewey Livingston's "Ranching on the Point Reyes Peninsula" and are visible in historic photographs or physically survive at the ranches today. Landscape plants that were easily identified include calla lilies (*Zantedeschia aethiopica*), camelias, daffodils, agaves, Canary Island palm (*Phoenix canariensis*), fuschias (*Fuschia sp.*), common boxwood (*Buxus sempervirens*), apples (*Malus sp.*), and figs, as well as Monterey cypress (*Cupressus macrocarpa*) or eucalyptus (*Eucalyptus globulus*).

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 were clad with painted shingles, board-and-batten, or shiplap siding and wood roof shingles. Later structures were often clad with corrugated metal.

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. Oftentimes, a large entrance is located underneath a gabled wall dormer centered on each of the long side walls. On the short end walls, a large central opening is often flanked by small openings on each side. Each opening typically has a wood

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sliding door. Today, most of these buildings have been converted to other uses following the conversion to a Grade A Dairy. Many are now used as hay barns.

ii. Creameries

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

iii. Grade A Dairies

Grade A dairy barns 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 surfaced with corrugated metal sheets or standing seam steel panels and have a ventilation system. The Grade A dairies generally contained two sections; one functioned as a milk room that stored the milk product and the second functioned as a milking parlor where the 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.

iv. Manure Ponds

Manure ponds are newer additions to dairy ranches following the period of significance. Historically, ranchers relied on natural drainage ways to carry wastewater away from the ranch. Today, manure ponds are constructed to catch and filter water in response to tighter water quality laws that prohibit dairy ranchers from discharging polluted wastewater to local streams. Often, concrete floors of barns and corrals and paved areas of the ranch core are sloped to direct water and manure to these collection areas.

3c. Ranch Support, Storage, and Maintenance

Most of the ranches in the district include an assortment of barns, sheds, and garages that supported the ranching use of the site. These buildings tend to be of simple vernacular design, befitting their ancillary use.

i. Hay Barns

These barns serve to store hay. They are typically rectangular-in-plan, wood frame buildings that have taken several forms. They either have 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, to allow vehicles to enter. Often old milking barns were converted to hay barns when no longer needed for milking. Many extant hay barns were built after the period of significance.

ii. Horse Barns

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 gabled 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 often have a storage room for sacks of feed and a tack room for hanging harnesses.

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iii. Calf Sheds

Calf sheds are constructed to house young calves and 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. Garages

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

v. Storage Sheds and Tanks

Storage sheds are built for a variety of functions: housing livestock such as 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 dairy barns to hold grains, such as corn, barley, and wheat, fed to cows during milking. Water tanks are typically located on a hillside above the ranch complex to provide gravity fed water for ranch activities. Water tanks were historically made of narrow boards held together with metal bands or cable, but newer ones are more commonly made of concrete or plastic. 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 are often situated on raised wood or metal platforms or set onto a concrete slab surrounded with a low curb wall.

3d. Livestock Grazing

In 1857, large-scale commercial dairy operations began on the peninsula with most of the land dedicated to pasture. Ranches ranged in size between 398 and 2,200 acres; however, the extent of pastures varied from ranch to ranch depending on individual location and growing conditions. For example, pastures were scarce on the southern part of the peninsula and on the east facing slopes of Inverness Ridge, where the topography was steeper and forested. As a result of the inadequate conditions in the southern portion of the peninsula, most of the dairy ranches in this area were converted to beef cattle ranching by the 1930s. By contrast, dairy ranching remained successful throughout the period of significance on the northern end of the peninsula, because grazing lands were abundant with grasses, wild oats, and other grains and the favorable climatic conditions of the fog further extended the growing season by months. Beef cattle were also raised on the northern end of the peninsula on Home Ranch (1930s) and Laguna Ranch (1950s), one of the Home Ranch satellites. Today, cattle feed is cultivated on some of the ranches, while the practice of grazing dairy cows and beef cattle in pastures continues on most of the ranches.

Throughout the period of significance, grazing in pastures was the dominant land use that not only served as a functional and utilitarian part of the working dairy operation, but also maintained the low-profile ground cover that defined the open, grassland character of the pastures that can be seen throughout the Point Reyes Peninsula. The overall grassland character of the pastures, more than the individual grass species, is an important aspect of the historic land use of the historic district.

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i. Pastures

With the conversion of land to a dairy ranch, much of the area's native plant communities (also 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. Some of the non-native species have become invasive, and the National Park Service now prohibits the planting of these species in the grazing allotments within Point Reyes National Seashore.

As a result of historic ranching and grazing practices, the pasture lands are interspersed with native scrub. Historically and currently, the largest percent of land associated with the ranches are used for grazing livestock. Dairy cattle in production were kept in pastures closest to the ranch core, while the younger replacement cows tended to be kept in the outlying pastures. Evidence of the twice-daily movement of cows between the pastures and the ranch core is visible in the livestock trails in the pastures immediately surrounding the ranch core.

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 are typically built of wood and later metal and barbed wire. Often the pasture fences incorporated available material and are eclectic in style and materials. Barbed wire fencing has replaced some historic wood fences in the pastures over time. Smooth wire electric fences are 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 in the creeks.

Corrals are used to collect and move cattle through the ranch core, with the most obvious location 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 common features of the ranches that 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 appear to have become 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

Some acreage of each ranch was reserved for hay production from the earliest years of the commercial operation to avoid dairy cows going dry from lack of grass in the winter. Various other fodder crops were also cultivated in fenced fields, though hay proved to be the most economically viable winter feed and was grown until the 1940s when imported hay became more economical. Historically, corn and hay were raised to supplement cattle feed. Today, silage is produced and sold internally within the peninsula, because it provides nourishment for dairy and beef cattle. During the production of silage, grains, hay, and other feed is harvested and cut it into short lengths when sugar levels are high. The cut crop is then

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moved to the silage storage area to be fermented. Each load of silage is spread thinly and compacted so that the air is expelled and covered with black plastic. The sugars in the crop fuel the natural bacteria process, preserving it as silage. While growing silage does not affect the appearance of the fields, the large areas required for processing silage has visually impacted the ranch cores.

Commercial crops and vegetable gardens were also established on almost all of the historic ranches. The most popular commercial crop was artichoke, which was grown mainly in the 1920s and 1930s as a means to supplement the income for the ranchers of B, F, H, and Home ranches. Peas were commercially grown on Home Ranch during the 1920s to 1930s and again in the 1950s. Today, traces of the terraces, and furrowed fields associated with commercial and vegetable growing activities of the 1920s and 1930s are visible in the landscape throughout the historic district, although the commercial production of artichokes and peas has ceased.

Physical evidence provides both direct and indirect information about what was grown for domestic use on the ranches. Physical structures, such as potato sheds, provided the cool and protected environment for the storage of potatoes and likely other fruits and vegetables as they were harvested. The vegetable garden crops would have widely varied and been a function of both the ranch size and family culture; documented crops include beans, squash, artichokes, peas, carrots, squash, and potatoes.

One anomaly, a grove of Monterey pine, was planted in 1963 as a Christmas tree farm on land that was originally part of the Home Ranch. Since the trees were never harvested, they have begun to reseed outside their original boundaries and have become a prominent landmark feature. The Christmas tree farm is not a contributing feature of the historic district.

4. Circulation

Ocean travel, via boats from schooner landings, once provided the only transportation for milk, cream, butter, and cheese to arrive at the San Francisco market. By 1875, various products were shipped to San Francisco via rail. Following overland transportation improvements, roads became more important and established the primary circulation routes that exist today, superseding schooner and train transport. Today, milk and beef cattle are shipped by truck to locations outside of the peninsula. The transportation methods have been improved and altered during the period of significance, and several road segments have been abandoned in response to changes in the functional needs of the ranchers.

4a. Primary Roads

Sir Francis Drake Boulevard (Contributing Structure)

Historically, the primary vehicular access to the Point Reyes Peninsula ranches was via the Point Reyes-Olema Road, providing access from the ranches to important shipping points at Olema in the north and the schooner landing on Drakes Bay in the south. Early photographs of the road (ca. 1900) depict a single-lane dirt road varying from 12 to 15' in width. By the late 1920s, the wagon road was widened to approximately 24', paved with asphalt and renamed Sir Francis Drake Boulevard. Today, Sir Francis Drake Boulevard remains the main road through the Point Reyes Peninsula. Although resurfaced over the years, it retains the majority of its original alignment and its narrow winding character as a rural highway. The road is 24' wide and surfaced with asphalt.

Some of the Point Reyes Peninsula ranches are accessed via other primary roads, such as Pierce Point Road and Drake's Beach Road. Those roads are discussed below in the context of the specific ranch to which they connect.

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Pierce Point Road (Contributing Structure)

Pierce Point Road was the prominent route used by the northern dairies to transport products to shipping points, such as Olema, to the south. By 1942, Marin County realigned the road, bypassing the building complex on the east side of the core, an alignment it retains today. Pierce Point Road passes through H, I and J ranches.

L Ranch Road (Contributing Structure)

L Ranch Road branches from Sir Francis Drake Boulevard near Tomales Bay and runs northward through L and K ranches, before connecting with Pierce Point Road in J Ranch. Historically, this road was the primary vehicular route to Pierce Ranch and provided early access for northern ranches to important shipping points at Olema to the south. Later in the period of significance (1942), an existing road to the south that accessed I and J ranches was improved and extended to become the main route to Pierce Ranch and is now named Pierce Point Road. As a result, the earlier access road along Tomales Bay became a less used ranch road but continued to provide access to K and L ranches.

Home Ranch Entry Road (Contributing Structure)

By the early 1860s, the primary vehicular access to Home and N ranches was from Muddy Hollow Road, (present-day Home Ranch Entry Road), which branched off from the Point Reyes-Olema Road (present-day Sir Francis Drake Boulevard). Early photographs of Home Ranch Entry Road show the dirt road was approximately 12' in width, except within the Home Ranch core where it widened to approximately 15'. The Shafter family planted blue gum eucalyptus trees on either side of the road segment that passed through the ranch complex to create a formal allée. Local ranchers parked along this stretch of the road to pick up supplies at Home Ranch. From this access road, a number of additional roads branched out to connect surrounding buildings, pastures, and points beyond such as Drakes Head Road and Muddy Hollow Road. Today, Home Ranch Entry Road remains the main access road from Sir Francis Drake Boulevard to the Home Ranch core, which it bisects. The road is paved from Sir Francis Drake Boulevard to the ranch core, where it becomes a dirt road.

4b. Ranch Entry Roads

Many of the Point Reyes Peninsula ranches have historic ranch access roads that connect the building cores to public roads such as Sir Francis Drake Boulevard. Typically, these ranch access roads are simple, narrow, single-lane corridors that required very little cut and fill to construct. Most have been paved with asphalt, but it is unknown at what date this occurred. Regardless, these access roads are considered contributory to the district, because they correspond to historic alignments.

4c. Secondary Ranch Roads

Each ranch also has its own system of internal access roads to move vehicles through the ranch cores and 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 these internal ranch roads were frequently modified over time and do not correspond to significant alignment, they are generally not considered contributory to the district.

4d. Remnant Piers

Piers were an essential part of the Point Reyes Peninsula dairy ranches, as the waterways originally were the fastest and most reliable way to convey dairy products to markets in San Francisco and beyond until

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road networks improved in the 1920s to 1930s. Piers at Schooner Bay, Laird's Landing, Sacramento Landing, and Drakes Head served as landing stages for schooners picked up dairy products or delivered supplies to the ranches. These piers are still present on the landscape as remnant pilings observable only at low tide. Although these features themselves no longer retain integrity to convey their significance, the road networks that led to these locations are still extant and communicate this aspect of the circulation network.

Integrity Analysis of the Point Reyes Peninsula Dairy Ranches Historic District

The Point Reyes Peninsula Dairy Ranches Historic District encompasses approximately 22,237 acres of ranch lands that were historically associated with the Shafter-Howard dairy system established in 1857. The history of the dairy industry is reflected within the historic district landscape by the remaining ranch core developments, infrastructure, grazing lands, cattle, and continuing ranching land use as a whole. Many of the buildings, roads, windbreaks, and other supporting features constructed between 1857 and 1956 are intact and continue to sustain the vernacular ranching landscape. Non-ranching facilities associated with park operations and the area's history of private and government radio communications facilities occur sporadically throughout the historic district but do not detract from its integrity of feeling, association, setting, or design.

The Point Reyes Peninsula Dairy Ranches Historic District remains much as it did during its period of significance spanning from 1857 to 1956. The district exhibits the characteristics of mid-nineteenth to 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. Additional information relevant to specific aspects of integrity are noted below.

Location and Setting

The Point Reyes Peninsula Dairy Ranches Historic District retains integrity of location and setting for the period of the mid-nineteenth century and early twentieth century dairy industry in northern California. The vernacular landscape of open, rolling pastures with clusters of ranch buildings, fence lines, roads, and riparian vegetation has been preserved. Fences demarcate the historic boundaries of the ranches as well as ranch pastures. The overall setting is remarkably intact, with minimal development added to the landscape since the period of significance and the continued grazing of pasture lands.

In addition, the system of roads that was developed during the period of significance to connect the ranches to San Francisco remains. The main arterial, Sir Francis Drake Boulevard, runs southwest from Inverness Ridge to the tip of the peninsula, connecting all the ranches in-between. From this main road a secondary road, Pierce Point Road, branches off to the north to access the northern portion of the peninsula. These two roads connect the ranches of the historic district to the greater region.

Design

The district retains integrity of design associated with the siting of the ranch cores and roads in order to meet the practical needs of the historic dairy operations. Most ranches within the district have a cluster of buildings and corrals surrounded by pastures.

The overall building style and construction methods employed throughout the peninsula's history have been vernacular, reflecting the availability of materials and technology of the time. The district ranches have common building types, similar methods of construction, and similar building layouts. While some

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dairy ranches have been converted to beef cattle ranches, altering the use of some buildings, their overall appearance continues to reflect their dairy ranching origin.

The buildings are typically sited around a central utility yard, allowing the buildings to be easily accessible. The remaining barns and outbuildings retain their original configurations. In addition, the ranch roads maintain their historic alignment and utilitarian purpose to provide access between the highway, ranch core, and pastures.

At the district scale, the network of tenant ranches is intelligible by the pattern of centrally located ranch operations defined by the complex of buildings sheltered by windbreaks and surrounded by open and actively grazed pasture lands.

Materials and Workmanship

The contributing ranch buildings retain integrity of materials and workmanship associated with the period of significance. The presence of ornamental vegetation and windbreaks are compatible with those from the period of significance. Most buildings and structures are constructed of wood, concrete, and metal. Generally, compatible materials have been used in the modification and repairs of the historic structures. Changes to materials are either minimal or reversible.

Feeling and Association

Although non-historic additions have been made to most ranches within the district, it continues to convey the character of a series of small-scale dairy operations through the retention of its contributing features and rural setting. Pasture lands are the primary vegetation feature and define the rural character of the Point Reyes Peninsula with large expanses of green rolling hills grazed by cattle. The relationship of the open pastures, wooded draws, and ranch building cores reflect long-term manipulation of the natural environment for agricultural purposes. Since the agricultural pastures have remained in use for grazing and the majority of the ranches are still intact and continually used for dairy or beef operations, the district retains the feeling of a mid-nineteenth to early twentieth century system of small-scale ranches.

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INDIVIDUAL RANCH DESCRIPTIONS

Point Reyes Peninsula Dairy Ranches Historic District Resources Table

| Name | Contributing or Non-contributing | Resource Type | Narrative (page #) | Historic Photo (page #) | Current Photo (No.) |
|---|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| Resource Intersecting Multiple Ranches | | | | | |
| Sir Francis Drake Boulevard (A, B, C, E, F, G, M, N and Rogers Ranches) | Contributing | Structure | 15 | N/A | N/A |
| Pierce Point Road (H, I and J Ranches) | Contributing | Structure | 16 | N/A | N/A |
| L Ranch Road (J, K and L Ranches) | Contributing | Structure | 16 | N/A | N/A |
| Home Ranch Entry Road (Home and N Ranches) | Contributing | Structure | 16 | N/A | N/A |
| A Ranch | | | 27-31 | 121-122 | 1-5 |
| A Ranch Windbreak | Contributing | Structure | Maps (pages): 153-154 | | |
| A Ranch Main Residence | Contributing | Building | | | |
| A Ranch Worker's Residence 1 | Contributing | Building | | | |
| A Ranch Worker's Residence 2 | Contributing | Building | | | |
| A Ranch Schoolhouse/Duplex Residence | Contributing | Building | | | |
| A Ranch 1958 Residence | Non-contributing | Building | | | |
| A Ranch Grade A Dairy | Contributing | Building | | | |
| A Ranch Horse Barn | Contributing | Building | | | |
| A Ranch Hay Barn | Non-contributing | Building | | | |
| A Ranch Garage/Shop | Non-contributing | Building | | | |
| A Ranch Loafing Barn | Non-contributing | Building | | | |
| A Ranch Feed Storage | Non-contributing | Building | | | |
| A Ranch Calf Shed | Non-contributing | Building | | | |
| A Ranch Birthing Shed | Non-contributing | Building | | | |
| A Ranch Pump House | Non-contributing | Building | | | |
| A Ranch Feed Shed | Non-contributing | Building | | | |
| A Ranch Generator Shed | Non-contributing | Building | | | |
| A Ranch Restroom | Non-contributing | Building | | | |
| A Ranch Pasture Lands | Contributing | Site | | | |
| Chimney Rock Parking Lot | Non-contributing | Structure | | | |
| Lighthouse Main Parking Lot | Non-contributing | Structure | | | |
| Point Reyes Lifeboat Station Boathouse | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station Officer-in-Charge's Quarters | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station 3-car Garage | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station 1-car Garage | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station Pump House | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station Fire Pump House | Non-contributing | Building | | | |
| Point Reyes Lifeboat Station Motor Lifeboat | Non-contributing | Structure | | | |
| Point Reyes Lifeboat Station Entry Road | Non-contributing | Structure | | | |
| Point Reyes Lifeboat Station Water Tanks | Non-contributing | Structure | | | |
| Chimney Rock Road | Contributing | Structure | | | |
| B Ranch | | | 31-34 | 123-124 | 6-9 |
| B Ranch Windbreak | Contributing | Structure | | | |

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| Name | Contributing or Non-contributing | Resource Type | Narrative (page #) | Historic Photo (page #) | Current Photo (No.) |
|--|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| B Ranch Main Residence | Contributing | Building | Maps (pages): 155-156 | | |
| B Ranch Old House | Contributing | Building | | | |
| B Ranch Bunkhouse | Contributing | Building | | | |
| B Ranch Small House | Contributing | Building | | | |
| B Ranch Barracks Residence | Contributing | Building | | | |
| B Ranch South Residence | Contributing | Building | | | |
| B Ranch South Trailer Residence | Non-contributing | Building | | | |
| B Ranch South Garage | Non-contributing | Building | | | |
| B Ranch Creamery | Contributing | Building | | | |
| B Ranch Grade A Dairy | Contributing | Building | | | |
| B Ranch Horse Barn | Contributing | Building | | | |
| B Ranch Shed 1 | Contributing | Building | | | |
| B Ranch Shed 2 | Contributing | Building | | | |
| B Ranch Shed 3 | Contributing | Building | | | |
| B Ranch 1940s Garage | Contributing | Building | | | |
| B Ranch Feed Shed | Non-contributing | Building | | | |
| B Ranch North Calf Shed | Non-contributing | Building | | | |
| B Ranch South Calf Shed | Non-contributing | Building | | | |
| B Ranch Loafing Barn | Non-contributing | Building | | | |
| B Ranch Chicken Coop | Non-contributing | Building | | | |
| B Ranch Pasture Lands | Contributing | Site | | | |
| Naval Radio Compass Station Building | Non-contributing | Building | | | |
| Naval Radio Compass Station Powerhouse | Non-contributing | Building | | | |
| Naval Radio Compass Station Tool Shed | Non-contributing | Building | | | |
| Naval Radio Compass Station Workshop | Non-contributing | Building | | | |
| Naval Radio Compass Station Barn | Non-contributing | Building | | | |
| Naval Radio Compass Station Entry Road | Non-contributing | Structure | | | |
| Naval Radio Compass Station Water Tank | Non-contributing | Structure | | | |
| C Ranch | | | 35-37 | 125-126 | 10-15 |
| C Ranch Windbreak | Contributing | Structure | Maps (pages): 157-158 | | |
| C Ranch Main House | Contributing | Building | | | |
| C Ranch Garage/Old Bunkhouse | Contributing | Building | | | |
| C Ranch Shed 2 | Contributing | Building | | | |
| C Ranch Trailer Residence 1 | Non-contributing | Building | | | |
| C Ranch Trailer Residence 2 | Non-contributing | Building | | | |
| C Ranch Trailer Residence 3 | Non-contributing | Building | | | |
| C Ranch Old Milking Barn | Contributing | Building | | | |
| C Ranch Grade A Dairy | Contributing | Building | | | |
| C Ranch Shed | Contributing | Building | | | |
| C Ranch Hay Barn | Non-contributing | Building | | | |
| C Ranch Equipment Shed | Non-contributing | Building | | | |
| C Ranch Pasture Lands | Contributing | Site | | | |
| South Beach Road and Parking Lot | Non-contributing | Structure | | | |
| D Ranch | | | | | |
| D Ranch Monterey Cypress Windbreak | Non-contributing | Structure | Maps (pages): 159-160 | | |
| D Ranch Old Ranch House | Contributing | Building | | | |

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| Name | Contributing or Non-contributing | Resource Type | Narrative (page #) | Historic Photo (page #) | Current Photo (No.) |
|--|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| D Ranch Bunkhouse | Contributing | Building | | | |
| D Ranch Managers House | Contributing | Building | | | |
| D Ranch Wood Shed | Contributing | Building | | | |
| D Ranch South Garage | Contributing | Building | | | |
| D Ranch North Garage | Contributing | Building | | | |
| D Ranch Main Residence | Non-contributing | Building | | | |
| D Ranch Old Milking Barn | Contributing | Building | | | |
| D Ranch Grade A Dairy | Contributing | Building | | | |
| D Ranch Horse Barn | Contributing | Building | | | |
| D Ranch Shed | Non-contributing | Building | | | |
| D Ranch Pasture Lands | Contributing | Site | | | |
| Drakes Beach Road | Contributing | Structure | | | |
| D Ranch Entry Road | Contributing | Structure | | | |
| E Ranch | | | | | |
| E Ranch Windbreak | Contributing | Structure | Maps (pages): 161-162 | | |
| E Ranch 1940s Residence | Contributing | Building | | | |
| E Ranch Main Residence | Non-contributing | Building | | | |
| E Ranch Grade A Dairy | Contributing | Building | | | |
| E Ranch Equipment Shed | Non-contributing | Building | | | |
| E Ranch Pasture Lands | Contributing | Site | | | |
| E Ranch Silage Bunker | Non-contributing | Structure | | | |
| E Ranch Entry Road | Contributing | Structure | | | |
| F Ranch | | | 42-44 | N/A | 25-28 |
| F Ranch Windbreak | Contributing | Structure | Maps (pages): 163-164 | | |
| F Ranch Pasture Lands | Contributing | Site | | | |
| North Beach Road and Parking Lot | Non-contributing | Structure | | | |
| Bull Point Parking Lot | Non-contributing | Structure | | | |
| AT&T Receiving Station Receiving Bldg. | Non-contributing | Building | | | |
| AT&T Receiving Station Entry Road | Non-contributing | Structure | | | |
| F Ranch Entry Road | Contributing | Structure | | | |
| F Ranch Schooner Landing Road | Contributing | Structure | | | |
| G Ranch | | | 44-46 | N/A | 29-33 |
| G Ranch Windbreak | Contributing | Structure | Maps (pages): 165-166 | | |
| Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation | Contributing | Structure | | | |
| G Ranch Main Residence | Contributing | Building | | | |
| G Ranch 1947 Bunkhouse | Contributing | Building | | | |
| G Ranch Bunkhouse Shed | Contributing | Building | | | |
| G Ranch Worker's Residence | Contributing | Building | | | |
| G Ranch Grade A Dairy | Contributing | Building | | | |
| G Ranch Machine Shed | Contributing | Building | | | |
| G Ranch Chicken House | Contributing | Building | | | |
| G Ranch Equipment Shed | Non-contributing | Building | | | |
| G Ranch Horse Shelter | Non-contributing | Building | | | |
| G Ranch Pasture Lands | Contributing | Site | | | |
| RCA Receiving Station Receiving Bldg. | Non-contributing | Building | | | |
| RCA Receiving Station Garage | Non-contributing | Building | | | |
| RCA Receiving Station Utility Building | Non-contributing | Building | | | |

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|---|----------------------------------|---------------|-----------------------|-------------------------|---------------------|-----------------------|-----|-------|
| RCA Receiving Station Transformer Vault | Non-contributing | Structure | | | | | | |
| RCA Receiving Station Entrance Road | Non-contributing | Structure | | | | | | |
| RCA Receiving Station Bollards | Non-contributing | Object | | | | | | |
| RCA Receiving Station Antenna Field | Non-contributing | Site | | | | | | |
| RCA Receiving Station Antenna Field Roads | Non-contributing | Structure | | | | | | |
| RCA Receiving Station Modern Utility Building | Non-contributing | Building | | | | | | |
| RCA Receiving Station Water Tank | Non-contributing | Structure | | | | | | |
| RCA Receiving Station Satellite Pads | Non-contributing | Structure | | | | | | |
| USCG Station NMC Building 1 | Non-contributing | Building | | | | | | |
| USCG Station NMC Building 2 | Non-contributing | Building | | | | | | |
| USCG Station NMC Entry Road | Non-contributing | Structure | | | | | | |
| G Ranch Entry Road | Contributing | Structure | | | | | | |
| H Ranch | | | | | | 46-50 | N/A | 34-36 |
| H Ranch Windbreak North | Contributing | Structure | | | | Maps (pages): 167-168 | | |
| H Ranch Windbreak West | Contributing | Structure | | | | | | |
| H Ranch Employee Residence | Contributing | Building | | | | | | |
| H Ranch Main Residence | Non-contributing | Building | | | | | | |
| H Ranch North Residence | Non-contributing | Building | | | | | | |
| H Ranch Trailer Residence | Non-contributing | Building | | | | | | |
| H Ranch Trailer Residence Garage | Non-contributing | Building | | | | | | |
| H Ranch Grade A Dairy | Contributing | Building | | | | | | |
| H Ranch Creamery | Contributing | Building | | | | | | |
| H Ranch Garage | Non-contributing | Building | | | | | | |
| H Ranch Hay Barn | Non-contributing | Building | | | | | | |
| H Ranch Equipment Shed | Non-contributing | Building | | | | | | |
| H Ranch Gambrel-roofed Shed | Non-contributing | Building | | | | | | |
| H Ranch Open Front Shed | Non-contributing | Building | | | | | | |
| H Ranch Shed | Non-contributing | Building | | | | | | |
| H Ranch Pasture Lands | Contributing | Site | | | | | | |
| H Ranch Silage Bunker | Non-contributing | Structure | | | | | | |
| Abbotts Lagoon Parking Lot | Non-contributing | Structure | | | | | | |
| H Ranch Entry Road | Contributing | Structure | | | | | | |
| Home Ranch | | | 50-53 | 128-129 | 37-41 | | | |
| Home Ranch Windbreak 1 | Contributing | Structure | Maps (pages): 169-170 | | | | | |
| Home Ranch Windbreak 2 | Contributing | Structure | | | | | | |
| Home Ranch Main House and Bunkhouse | Contributing | Building | | | | | | |
| Home Ranch Murphy Residence | Contributing | Building | | | | | | |
| Home Ranch Trailer Residence | Non-contributing | Building | | | | | | |
| Home Ranch Old Milking Barn | Contributing | Building | | | | | | |
| Home Ranch Milk Room | Contributing | Building | | | | | | |
| Home Ranch Creamery | Contributing | Building | | | | | | |
| Home Ranch Pumphouse 1 | Contributing | Building | | | | | | |
| Home Ranch Horse Barn | Contributing | Building | | | | | | |
| Home Ranch Machine Shop | Contributing | Building | | | | | | |
| Home Ranch Garage | Contributing | Building | | | | | | |

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| Name | Contributing or Non-contributing | Resource Type | Narrative (page #) | Historic Photo (page #) | Current Photo (No.) |
|-----------------------------------|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| Home Ranch Granary | Contributing | Building | | | |
| Home Ranch Hog and Hen House | Contributing | Building | | | |
| Home Ranch Wood Shed | Contributing | Building | | | |
| Home Ranch Shed | Contributing | Building | | | |
| Home Ranch Silo | Contributing | Building | | | |
| Home Ranch Hay Barn | Non-contributing | Building | | | |
| Home Ranch Pumphouse 2 | Non-contributing | Building | | | |
| Home Ranch Pasture Lands | Contributing | Site | | | |
| Estero Road Parking Lot | Non-contributing | Structure | | | |
| I Ranch | | | | | |
| I Ranch Cypress Windbreak | Non-contributing | Structure | Maps (pages): 171-172 | | |
| I Ranch 1925 Residence | Contributing | Building | | | |
| I Ranch 1952 Residence | Contributing | Building | | | |
| I Ranch 1952 Residence Garage | Contributing | Building | | | |
| I Ranch Residence 1 and Garage | Non-contributing | Building | | | |
| I Ranch Residence 2 and Garage | Non-contributing | Building | | | |
| I Ranch Residence 3 and Garage | Non-contributing | Building | | | |
| I Ranch Residence 4 | Non-contributing | Building | | | |
| I Ranch Residence 5 and Garage | Non-contributing | Building | | | |
| I Ranch Residence 6 | Non-contributing | Building | | | |
| I Ranch Creamery | Contributing | Building | | | |
| I Ranch Grade A Dairy | Contributing | Building | | | |
| I Ranch Old Milking Barn | Contributing | Building | | | |
| I Ranch Feed Shed | Contributing | Building | | | |
| I Ranch Center Garage | Contributing | Building | | | |
| I Ranch Garage | Non-contributing | Building | | | |
| I Ranch Equipment Shed | Non-contributing | Building | | | |
| I Ranch Shed | Non-contributing | Building | | | |
| I Ranch Calving Barn | Non-contributing | Building | | | |
| I Ranch Hospital Barn | Non-contributing | Building | | | |
| I Ranch Loafing Barns | Non-contributing | Building | | | |
| I Ranch Pasture Lands | Contributing | Site | | | |
| I Ranch Silage Bunkers | Non-contributing | Structure | | | |
| I Ranch Entry Road | Contributing | Structure | | | |
| J Ranch | | | 57-60 | N/A | 48-51 |
| J Ranch Windbreak | Non-contributing | Structure | Maps (pages): 173-174 | | |
| J Ranch Cabin | Contributing | Building | | | |
| J Ranch Main House | Non-contributing | Building | | | |
| J Ranch Trailer Residence 1 | Non-contributing | Building | | | |
| J Ranch Trailer Residence 2 | Non-contributing | Building | | | |
| J Ranch 1982 Residence and Garage | Non-contributing | Building | | | |
| J Ranch 1988 Residence and Garage | Non-contributing | Building | | | |
| J Ranch 1994 Residence and Garage | Non-contributing | Building | | | |
| J Ranch Grade A Dairy | Contributing | Building | | | |
| J Ranch Calf Shed | Contributing | Building | | | |
| J Ranch Garage | Contributing | Building | | | |
| J Ranch Loafing Barn | Non-contributing | Building | | | |
| J Ranch Feeding Barn | Non-contributing | Building | | | |

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|---------------------------------------|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| J Ranch Calf Barn | Non-contributing | Building | | | |
| J Ranch Equipment Garage | Non-contributing | Building | | | |
| J Ranch Feed Storage/Garage | Non-contributing | Building | | | |
| J Ranch Hay Barn | Non-contributing | Building | | | |
| J Ranch Grain Storage | Non-contributing | Building | | | |
| J Ranch Pasture Lands | Contributing | Site | | | |
| J Ranch Silage Bunker | Non-contributing | Structure | | | |
| K Ranch | | | 61-62 | N/A | 52-53 |
| K Ranch Windbreak | Contributing | Structure | Map (page): 175 | | |
| Laird's Landing Main House | Contributing | Building | | | |
| Laird's Landing Boat House | Contributing | Building | | | |
| K Ranch Pasture Lands | Contributing | Site | | | |
| K Ranch Entry Road | Contributing | Structure | | | |
| Laird's Landing Road | Contributing | Structure | | | |
| L Ranch | | | 62-65 | 131 | 54-58 |
| L Ranch Windbreak | Contributing | Structure | Maps (pages): 176-177 | | |
| L Ranch Main Residence | Contributing | Building | | | |
| L Ranch Garage 1 | Contributing | Building | | | |
| L Ranch Garage 2 | Non-contributing | Building | | | |
| L Ranch Employee Residence 1 | Non-contributing | Building | | | |
| L Ranch Employee Residence 2 | Non-contributing | Building | | | |
| L Ranch Employee Residence 3 | Non-contributing | Building | | | |
| L Ranch Ghisletta House and Garage | Non-contributing | Building | | | |
| L Ranch Grade A Dairy | Contributing | Building | | | |
| L Ranch Old Milking Barn | Contributing | Building | | | |
| L Ranch Creamery | Contributing | Building | | | |
| L Ranch Shed | Contributing | Building | | | |
| L Ranch Calf Barn | Contributing | Building | | | |
| L Ranch Horse Barn | Contributing | Building | | | |
| L Ranch East Barn | Contributing | Building | | | |
| L Ranch Blue Shed | Non-contributing | Building | | | |
| L Ranch Pasture Lands | Contributing | Site | | | |
| L Ranch Entry Road | Contributing | Structure | | | |
| M Ranch | | | 65-68 | 132 | 59-63 |
| M Ranch Residence | Contributing | Building | Maps (pages): 178-179 | | |
| M Ranch Employee Residence and Garage | Non-contributing | Building | | | |
| M Ranch Garage 1 | Non-contributing | Building | | | |
| M Ranch Garage 2 | Non-contributing | Building | | | |
| M Ranch Shed 1 | Non-contributing | Building | | | |
| M Ranch 1962 Residence | Non-contributing | Building | | | |
| M Ranch 1965 Residence | Non-contributing | Building | | | |
| M Ranch Grade A Dairy | Contributing | Building | | | |
| M Ranch Old Milking Barn | Contributing | Building | | | |
| M Ranch Horse Barn | Contributing | Building | | | |
| M Ranch Feed Barn | Contributing | Building | | | |
| M Ranch Hay Barn | Non-contributing | Building | | | |
| M Ranch Shop | Non-contributing | Building | | | |

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|---|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| M Ranch Wood Shed | Non-contributing | Building | | | |
| M Ranch Pasture Lands | Contributing | Site | | | |
| M Ranch Entry Road | Contributing | Structure | | | |
| N Ranch | | | 68-69 | N/A | 64-65 |
| N Ranch Windbreak | Contributing | Structure | Maps (pages): 180-181 | | |
| N Ranch Pasture Lands | Contributing | Site | | | |
| N Ranch Entry Road | Contributing | Structure | | | |
| Rogers Ranch | | | 69-72 | N/A | 66-69 |
| Rogers Ranch Main Residence | Contributing | Building | Maps (pages): 182-183 | | |
| Rogers Ranch Main Residence Garage | Contributing | Building | | | |
| Rogers Ranch Residence | Contributing | Building | | | |
| Rogers Ranch 2011 Residence | Non-contributing | Building | | | |
| Rogers Ranch Grade A Dairy | Contributing | Building | | | |
| Rogers Ranch Hay Barn | Contributing | Building | | | |
| Rogers Ranch Small Garage | Contributing | Building | | | |
| Rogers Ranch Calf Barn | Contributing | Building | | | |
| Rogers Ranch Generator Shed | Contributing | Building | | | |
| Rogers Ranch Chicken Roost | Contributing | Building | | | |
| Rogers Ranch Equipment Shed | Contributing | Building | | | |
| Rogers Ranch Loafing Barn | Non-contributing | Building | | | |
| Rogers Ranch Garage | Non-contributing | Building | | | |
| Rogers Ranch Residence/Garage | Non-contributing | Building | | | |
| Rogers Ranch Utility Shed | Non-contributing | Building | | | |
| Rogers Ranch Pasture Lands | Contributing | Site | | | |
| Rogers Ranch Road | Contributing | Structure | | | |
| W Ranch | | | 72-78 | 133-134 | 70-78 |
| W Ranch Windbreak | Contributing | Structure | Maps (pages): 184-185 | | |
| W Ranch Manager's House | Contributing | Building | | | |
| W Ranch Foreman's House | Contributing | Building | | | |
| W Ranch Rapp House | Contributing | Building | | | |
| W Ranch Rapp House Garage/Apartment | Contributing | Building | | | |
| W Ranch Bunkhouse | Non-contributing | Building | | | |
| W Ranch Old Milking Barn | Contributing | Building | | | |
| W Ranch Horse Barn | Contributing | Building | | | |
| W Ranch Equipment Shop 1 | Contributing | Building | | | |
| W Ranch Equipment Shop 2 | Contributing | Building | | | |
| W Ranch Rapp House Horse Barn | Contributing | Building | | | |
| W Ranch Pasture Lands | Contributing | Site | | | |
| Point Reyes National Seashore (PRNS) Visitor Center | Non-contributing | Building | | | |
| Garage | Non-contributing | Building | | | |
| Office Building 1 | Non-contributing | Building | | | |
| Office Building 2 | Non-contributing | Building | | | |
| Office Building 3 | Non-contributing | Building | | | |
| Fire Management Office | Non-contributing | Building | | | |
| Fire Management Garage | Non-contributing | Building | | | |
| Fire Management Sheds | Non-contributing | Building | | | |
| Roads Office/Garage Building | Non-contributing | Building | | | |

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|-------------------------------------|----------------------------------|---------------|--------------------|-------------------------|---------------------|
| Roads/Trails Office | Non-contributing | Building | | | |
| Fuel Shed | Non-contributing | Building | | | |
| Roads Garage | Non-contributing | Building | | | |
| Maintenance Yard Shed | Non-contributing | Building | | | |
| Trails Office Building | Non-contributing | Building | | | |
| Fuel Station | Non-contributing | Building | | | |
| Morgan Horse Ranch Blacksmith Shop | Non-contributing | Building | | | |
| Morgan Horse Ranch Display Building | Non-contributing | Building | | | |
| Morgan Horse Ranch Pole Barn | Non-contributing | Building | | | |
| Morgan Horse Ranch Shed | Non-contributing | Building | | | |
| Morgan Horse Ranch Large Garage | Non-contributing | Building | | | |
| Morgan Horse Ranch Small Garage | Non-contributing | Building | | | |
| W Ranch Entry Road | Contributing | Structure | | | |
| W Ranch Rapp House Entry Road | Contributing | Structure | | | |

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A Ranch

A Ranch is an approximate 1,220-acre vernacular ranching landscape on the western tip of Point Reyes Peninsula within the Point Reyes National Seashore. A Ranch is currently an operating Grade A dairy. A Ranch is surrounded to the west and south by the Pacific Ocean, to the east by Drakes Bay, and to the north by B Ranch. The ranch is located on rolling hills comprised almost entirely of grassland with brushy gulches and sandy or rocky beaches, while the dairy ranch core is located between knolls. The ranch, and the ranch core itself, is bisected by Sir Francis Drake Boulevard. Contributing buildings at A Ranch are located in two nearby clusters: a residential cluster of multiple buildings west of the highway and the Grade A Dairy and Hay Barn east of the highway. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape. Chimney Rock Road branches from Sir Francis Drake Boulevard a few hundred feet south of the dairy buildings. Sir Francis Drake continues to the Point Reyes Lighthouse, while Chimney Rock Road heads southeasterly to the fish docks and the USCG Lifeboat Station complex on the shores of Drakes Bay.

Spatial Organization

A Ranch Windbreak (Contributing Structure)

A cypress tree windbreak was planted and remains extant at the northwestern edge of the ranch core to protect the structures from prevailing winds. The windbreak extends for approximately 325' in length, consistent with its extent during the period of significance.

Land Use and Activities: Residential/Domestic

A Ranch Main Residence (Contributing Building)

The main residence is a two-story, rectangular-in-plan Mediterranean Revival style house that measures 56' by 30'. The hipped roof is covered with asphalt shingles, and the façades are finished with stucco. Two shallow wings project from each end of the south (front) façade; a stair leads to an entrance on the second story. A garage is located at the first story of the eastern wing. A concrete pathway leads to the main entrance and around the building's perimeter, and a picket fence surrounds the lawn in the front of the house. This is the second main residence to have been built in the ranch core, as the Nunes family tore down the original ranch house in 1945. They hired Manuel Ferreira to build the home using lumber from the old house and from an abandoned military barracks at Point Reyes beach. Asbestos siding and a pop-out porch likely was added in the 1950s.

A Ranch Worker's Residence 1 (Contributing Building)

Built in 1942, this one-story, rectangular-in-plan, residence measures 16' by 24'. The main portion has wood shingle siding and a side-gable roof. A shorter gabled addition clad with weatherboard is located on the south façade, and the main entry is sheltered by a shed awning.

A Ranch Worker's Residence 2 (Contributing Building)

This one-story, L-shaped residence has a post and pier foundation and horizontal board siding. The gable roof and two lower shed-roof wings are covered with composition shingles. Wood-sash, double-hung windows are located throughout. The building measures 42' by 36', and a concrete walkway leads from the road to the main entry.

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A Ranch Schoolhouse/Duplex Residence (Contributing Building)

This building is a one-story, rectangular-in-plan, side-gable residence with the main unit measuring 40' by 20'. Shed-roof additions have been added off the north façade and rear of the building. A shed awning covers the main entrance, and the placement of windows on the front façade is asymmetrical. The building has wood shingle siding on the main unit, and horizontal board siding on the shed additions. The side-gable roof is covered with standing seam steel panels. Previously the building was located to the southwest and served as the local schoolhouse. The building was reportedly moved to its current location in 1945 when it was converted to a residence.

A Ranch 1958 Residence (Non-Contributing Building)

This one-story, rectangular-in-plan, front-gable residence measures 43' by 30'. The building has a low-pitched roof with overhanging eaves, exposed purlins, and composite shingles. The building was constructed in 1958 after the period of significance.

Land Use and Activities: Milking and Dairy Production

A Ranch Grade A Dairy (Contributing Building)

The A Ranch Grade A Dairy consists of a 115' by 35' milking parlor and a 20' by 40' milk room extending off the end of the northwest façade of the milking parlor. The milking parlor is a long rectangular-in-plan barn with a concrete floor, foundation, and half walls. The roof and upper walls are covered with translucent panels, and the gable ends are enclosed with weatherboard. The concrete milk room has a flat roof with a parapet and is separated from the milking parlor by a breezeway. A scored concrete pad for livestock was installed during the period of significance between the Grade A Dairy and Old Milking Barn (no longer extant). West of the Grade A Dairy is a cattle drive that directs cows to and from the ranch core for milking. The cattle drive is an approximate 12'-wide corridor lined by fences on either side. Cows must cross Sir Francis Drake Boulevard from the pasture to enter the cattle drive and proceed to the Grade A Dairy for milking. The Grade A Dairy was constructed in 1940-1941.

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

A Ranch Horse Barn (Contributing Building)

The A Ranch horse barn has a rectangular-in-plan central bay with a shallow gable roof flanked by lower shed-roof side bays. The walls and roof of the center bay are clad with corrugated metal sheets, while the side bays are clad in vertical board siding. The roof of the northern side bay is covered with corrugated metal sheets, and the southern side bay is covered by wood shingles. The center bay is accessed by two large wood sliding doors, while smaller sliding doors provide access to the other bays. In 1982, the horse barn was damaged by a storm, and the center bay was subsequently rebuilt.

A Ranch Hay Barn (Non-Contributing Building)

This central portion of the rectangular-in-plan barn measures 32' by 85' and has a low-pitched, gable roof. A shorter shed-roof wing on the north façade measures 20' by 60'. Tall wood sliding doors are located on the front and rear façades. The roof and walls are clad with corrugated metal sheets. The building was constructed in 1985 on the former location of the milking barn that was destroyed by a storm in 1982.

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A Ranch Garage/Shop (Non-Contributing Building)

This rectangular-in-plan, wood frame building measures 95' by 30' and has a side-gable roof clad in corrugated metal sheets. The exterior walls are primarily clad in rustic siding, while some sections have been replaced with plywood siding. Large sliding doors across the front façade provide access to stored vehicles and equipment. The A Ranch Garage/Shop was built after the period of significance.

A Ranch Loafing Barn (Non-Contributing Building)

This large, rectangular-in-plan, wood frame barn has a concrete foundation. The walls and gable roof are covered with corrugated metal sheets. The building measures 310' by 100' and was built in 1975 after the period of significance.

A Ranch Feed Storage (Non-Contributing Building)

This tall, rectangular-in-plan barn measures 83' by 28' with a 23' by 19' addition. It has galvanized aluminum cladding, a gable roof covered with corrugated metal sheets, and large sliding wood doors. It was built after the period of significance.

A Ranch Calf Shed (Non-Contributing Building)

This small, rectangular-in-plan, barn has board and batten cladding, a side-gable roof covered with corrugated metal sheets, and various doors for livestock. The building measures 20' by 40', and corrals are attached to the corners. It was formerly painted and was built after the period of significance.

A Ranch Birthing Shed (Non-Contributing Building)

This rectangular-in-plan structure has a wood frame, corrugated metal sheet cladding, and a shed roof. The building measures 16' by 17' and is open on the south façade. It was built after the period of significance.

A Ranch Pump House (Non-Contributing Building)

The small, rectangular-in-plan shed once housed a pump. The wood frame structure has a gable roof covered with corrugated metal sheets. It was built after the period of significance.

A Ranch Feed Shed (Non-Contributing Building)

The A Ranch Feed Shed is a corrugated metal-clad structure that measures 13' by 14'. It was built after the period of significance.

A Ranch Generator Shed (Non-Contributing Building)

This is a small, rectangular-in-plan, wood frame shed measures 7' by 11'. It has wood siding and a gable roof covered with corrugated metal sheets. The structure was built after the period of significance.

A Ranch Restroom (Non-Contributing Building)

This small, wood frame, gabled structure serves as a restroom for employees and is located adjacent to the Grade A Dairy. It was built after the period of significance.

Land Use and Activities: Livestock Grazing

A Ranch Pasture Lands (Contributing Site)

The A Ranch Pasture Lands were the focus of livestock grazing activities for A Ranch throughout the period of significance. The pasture lands are characterized by a hilly landscape cut by narrow drainages with low-lying, native and non-native grassland vegetation maintained by the continued grazing of

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livestock. The western edge of A Ranch is characterized by sand dunes of marginal value for grazing historically. The extent of the A Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the A Ranch Pasture Lands from those of the neighboring ranches. The A Ranch Pasture Lands are bounded by the Pacific Ocean to the west and south, Drakes Bay to the east, and fence lines dividing the lands from B Ranch to the north. Within the A Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Stock ponds are situated in multiple drainages that empty into Drakes Bay and the Pacific Ocean, and troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Land Use and Activities: Park Management

Chimney Rock Parking Lot (Non-Contributing Structure)

The Chimney Rock Parking lot is a gravel parking area that loops off of Chimney Rock Road and provides visitor vehicle parking for the Chimney Rock Trailhead, Elephant Seal Overlook, and the Point Reyes Lifeboat Station. The lot measures roughly 100' by 150' and is partially surrounded by split rail fencing. The parking lot was originally an informal dirt lot surrounded by split rail fencing circa 1970. By the 1990s the lot was formalized with gravel and the addition of a pit toilet comfort facility. The park also added a bus shelter to the lot in 2013. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Lighthouse Main Parking Lot (Non-Contributing Structure)

The Lighthouse Main Parking Lot is a gravel parking area that loops off of Sir Francis Drake Boulevard and provides visitor parking for access to the Point Reyes Light Station. The parking lot measures approximately 170' by 100' and is surrounded by a split rail fence. The parking lot was established by the NPS in the 1970s and a pit toilet comfort station was added to the parking lot in the 1980s. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Land Use and Activities: Other Non-Ranching Facilities

Point Reyes Lifeboat Station

A United States Coast Guard (USCG) Lifeboat Station facility was established within A Ranch along Drakes Bay in 1927. This property is not associated with the agricultural, commercial or architectural themes outlined in this nomination and therefore represents nine additional non-contributing resources. This property was individually listed in the NRHP in 1985 under separate historic contexts and themes, and was designated a National Historic Landmark in 1990.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard bisects the A Ranch core, with residential buildings located generally west of the road and agricultural and support buildings located east of the road.

Chimney Rock Road (Contributing Structure)

South of the building complex, Sir Francis Drake Boulevard intersects with the Chimney Rock Road. This road was a narrow 12'-wide, curvy, single-lane, rural road providing access to the U.S. Coast Guard Station and Drakes Bay. Chimney Rock Road remains from the period of significance and retains the

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historic character of a single-lane, rural road. During the period of significance, Chimney Rock Road was paved with asphalt, but unlike Sir Francis Drake Boulevard, the road was never widened.

B Ranch

B Ranch is an approximate 1,398-acre vernacular ranching landscape located near the tip of the Point Reyes Peninsula within the Point Reyes National Seashore. It is currently operating as a Grade A dairy. B Ranch is bordered by A Ranch to the south, C Ranch to the north, the Pacific Ocean to the west, and Drakes Bay to the east. The ranch complex is located on the relatively flat area at the center of the property. Contributing buildings at B Ranch include multiple residential, dairy-related, and support buildings. The surrounding pastures slope toward the Pacific Ocean or Drakes Bay and are comprised almost entirely of grassland, except for the coastal strand along Point Reyes Beach and some brushy slopes. The ranch is bisected by Sir Francis Drake Boulevard, with the ranch core located adjacent to the southeast side of the road. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

B Ranch Windbreak (Contributing Structure)

In the early 1920s, a large Monterey cypress windbreak was planted along the western edge of Sir Francis Drake Boulevard to protect the ranch core from prevailing northwestern winds. The windbreak was approximately 490' in length, defining the northwestern boundary of the ranch core. In addition to providing a windbreak, this group of trees created a sense of enclosure within the building complex. The windbreak still exists, but several trees have been lost, and gaps are evident. The soil drainage has been affected by a perched water table, which has negatively impacted the health of the trees. With a loss of trees, the grove has become fragmented. In 2001, cypress seedlings were planted to B Ranch to restore the windbreak.

Land Use and Activities: Residential/Domestic

B Ranch Main Residence (Contributing Building)

The B Ranch Main Residence is a one-story, Ranch style residence constructed in 1951 and located on a slight hill. It measures 65' by 40' with a 21' by 21.5' garage attached to the north façade. The garage opening is beneath the first floor. The building is clad with stucco and has a hipped roof with asphalt shingles and redwood gutters. Two rectangular-in-plan projections are located on the either end of the east (front) façade. A concrete patio extends into the front yard, and a retaining wall composed of angular stone set with concrete mortar runs along the southern edge of the house. Surrounding the house are features added after the period of significance, including a concrete retaining wall on the east side of the house, a stone and grape stake fence on the west side of the house, and a tennis court south of the house.

B Ranch Old House (Contributing Building)

This building is a typical Shafter-era ranch house constructed in 1872 and was the primary residence at B Ranch through the majority of the period of significance. The building was originally a 28' by 32' rectangular-in-plan, one-and-one-half story house with a gable roof with two dormer windows. The roof is covered with standing seam steel panels. The building has both horizontal drop wood siding and wood shingle siding. Prior to 1905, a 15' by 28' gabled addition was added to the west façade. Three small shed additions also have added between the 1905 addition and the original structure, on the north façade, and on the south façade.

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B Ranch Bunkhouse (Contributing Building)

This late nineteenth century residence is a one-story, wood frame building measuring 36' by 50'. It is comprised of two gabled structures set side-by-side. The building is clad with wood shingle siding, and the roofing material is standing seam metal panels.

B Ranch Small House (Contributing Building)

Constructed in 1923, this building is a one-story, wood frame structure measuring 33' by 33.5'. It is clad with wood shingles. A later shed-roof addition with plywood siding is attached to the east façade.

B Ranch Barracks Residence (Contributing Building)

This building was most likely a barracks building for U.S. Army personnel stationed at Point Reyes during World War II. After the U.S. Army discontinued the use of the building, it was relocated to B Ranch in the late 1940s and converted into a ranch residence. The original barracks was a 20' by 50' gabled building with horizontal wood board siding. An addition on the west façade expanded the building to approximately 40' by 55'.

B Ranch South Residence (Contributing Building)

This building is a prefabricated building installed at B Ranch in 1945 to serve as a schoolhouse. It measures 24' by 56' and has a 6' by 28' porch on south façade. The building has a concrete foundation, plywood siding, and a low-pitched, gable roof. The building served as a schoolhouse for 24 years before being converted into a residence.

B Ranch South Trailer Residence (Non-contributing Building)

This converted doublewide trailer measures 40' by 54' and is located in the southern residential cluster. It has wood framing and combination gable and shed roof. It was constructed after the period of significance.

B Ranch South Garage (Non-Contributing Building)

This building measures 50' by 24' and has a shed roof covered with corrugated metal sheets. The wood frame building has a concrete foundation and vertical board and plywood cladding. The interior is accessed by two sets of hinged, plywood garage doors. This building was constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

B Ranch Creamery (Contributing Building)

This building was constructed in 1872, and its form is typical of the creameries constructed at Point Reyes. It measures 24' by 50' and has a gable roof covered with corrugated metal sheets. The building is clad with horizontal wood drop siding, excluding plywood sheets on the south façade. The primary window type is six-over-six, wood-sash, double-hung. Prior to 1905, a shed addition measuring 10' by 24' was constructed on the south façade. The shed has vertical wood board and wood shingle siding and a concrete foundation. The building was converted to a residence and garage in the 1930s.

B Ranch Grade A Dairy (Contributing Building)

The B Ranch Grade A Dairy consists of a 110' by 40' milking parlor and a 23' by 40' milk room extending from the west façade. The milking parlor has a corrugated metal gable roof, a concrete slab foundation, and three quarters-in-height concrete walls. The concrete milk room has a flat roof with a parapet and a concrete foundation. A breezeway between the milk room and milking parlor maintains

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separation between animals and stored dairy products. The B Ranch Grade A Dairy is similar in form and style to the Grade A Dairy at A Ranch. A scored concrete pad was installed south of the Grade A Dairy during the period of significance and extends from the Grade A Dairy to the location of the original Old Milking Barn and the modern Loafing Barn.

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

B Ranch Horse Barn (Contributing Building)

This building was constructed in 1872 and was typical of horse barns constructed at Point Reyes during the Shafter-era. The barn measures 40' by 60' and consists of a central, gabled section with two shed extensions along the north and south façades. The two shed extensions differ in width and roof pitch creating an asymmetrical façade. The building has variable width, vertical wood board siding; a corrugated metal roof; and large doors on the west façade facing the road. A concrete foundation has been added to the barn, in addition to other structural improvements.

B Ranch Shed 1 (Contributing Building)

This building was added to B Ranch in the 1930s. It measures 15' by 17' and has board and batten siding, two sets of hinged double doors on north (front) façade, and a single window on the south façade. In 2005, the shed received structural repairs, including replacement siding and a new roof.

B Ranch Shed 2 (Contributing Building)

This shed was added to B Ranch in the 1930s and is located between Sheds 1 and 3. It measures 10' by 14' and has board and batten siding, a wood floor, a wood-shingled gable roof, and double doors constructed of vertical wood planks. It was built as a dairy garage from materials salvaged from a local Coast Guard facility. In 2005, the shed received structural repairs, including replacement siding and a new roof.

B Ranch Shed 3 (Contributing Building)

This building was added to B Ranch in the 1930s and is the southernmost of the three sheds. The 8' by 12' structure has a gable roof, board and batten siding, a small boarded up window on west façade, and double doors on north façade. In 2003, the shed received structural repairs, including replacement siding and a new wood shingle roof.

B Ranch 1940s Garage (Contributing Building)

This building measures 25' by 24' and has one set of hinged double doors and one set of double doors on rollers. The building has a concrete foundation and plywood siding.

B Ranch Feed Shed (Non-contributing Building)

The building measures 12' by 12' and is located south of the Horse Barn. The structure has a steel frame, gable roof, and T1-11 plywood cladding. It was constructed in the 1980s after the period of significance.

B Ranch North Calf Shed (Non-contributing Building)

This building is a 47' by 12' shed located east of the B Ranch Creamery. It is a wood frame structure with creosote posts, plywood siding, and an overhanging, corrugated metal-clad roof. It was constructed after the period of significance.

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B Ranch South Calf Shed (Non-contributing Building)

This building measures 51' by 38' and is located adjacent to the former location of the Old Milking Barn. It has a corrugated metal-clad gable roof, redwood slat and plywood siding, and a concrete foundation. It was constructed after the period of significance.

B Ranch Loafing Barn (Non-contributing Building)

This building measures 200' by 120'. The barn is composed of three different sections, each with a concrete floor. The two outer sections are comprised of metal posts supporting a metal-clad gable roof. The center section is an asymmetrical, wood frame structure with open siding and a metal-clad gable roof. It was constructed after the period of significance. A manure drainage channel was constructed at an unknown date between the Loafing Barn and the non-extant Old Milking Barn. The drainage channel has a concrete base and curbing with 3' tall rusted metal posts spaced every 4'. A concrete trough installed at an unknown date is located southeast of the Loafing Barn.

B Ranch Chicken Coop (Non-contributing Building)

This building measures 8' by 16' and has two stalls clad with plywood siding. It was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

B Ranch Pasture Lands (Contributing Site)

The B Ranch Pasture Lands were the focus of livestock grazing activities for B Ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of B Ranch is dominated by sand dunes of marginal value for grazing. The extent of the B Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the B Ranch Pasture Lands from those of the neighboring ranches. The B Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Drakes Bay to the east, and fence lines dividing the lands from A Ranch to the south and C Ranch to the north. Within the B Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. A large stock pond is situated to the east of the ranch core, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Land Use and Activities: Other Non-Ranching Facilities

Point Reyes Naval Radio Compass Station

The U.S. Navy established a Radio Compass Station within B Ranch in 1920 that was then used as a private residence following WWII. This property is not associated with the agricultural, commercial or architectural themes outlined in this nomination and therefore represents seven additional non-contributing resources.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs along the northwest edge of the Ranch B building core, separating the building core from the Monterey cypress windbreak.

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C Ranch

C Ranch is an approximate 1,088-acre vernacular ranching landscape located near the western end of the Point Reyes Peninsula within the Point Reyes National Seashore. C Ranch is currently an operating Grade A dairy. C Ranch is bounded to the north by D and E ranches, to the east by Drakes Bay, to the south by B Ranch, and to the west by the Pacific Ocean. Sir Francis Drake Boulevard bisects the property and the ranch complex itself, with the dwellings, shops, and a new hay barn located on the west side and the dairy and feed barn located on the east side. The ranch core is located near the center of the property on a flat area, and contributing buildings include the main house, a former bunkhouse, an associated shed, a Grade A dairy, an old milking barn, and a support shed. The surrounding pastures are comprised mostly of grassland, with dunes at the ocean frontage and brushy areas in the gulches. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

C Ranch Windbreak (Contributing Structure)

Around 1910, a windbreak composed of Monterey cypress and blue gum eucalyptus was planted to protect the ranch core buildings. Planted along the northwestern edge of the ranch core and across the road along the southwest road, the windbreak protected the buildings from prevailing northwestern winds and defined the boundary of the ranch core, creating a sense of enclosure. Since the period of significance, the windbreak has been reduced to a few remnant trees that no longer function as a wind buffer. Efforts are currently underway to restore the windbreak. In 1990, the leaseholder planted a new cypress windbreak on the north side of the residential area.

Land Use and Activities: Residential/Domestic

C Ranch Main House (Contributing Building)

This is a typical Shafter-era ranch house constructed in 1889. It is a two-story, gabled building that measures 26' by 34' with a shed-roof addition on the rear façade. The house has a single dormer window, a bay window on the first story, horizontal wood drop siding, and a metal chimney. Two concrete walkways connect Sir Francis Drake Boulevard to the Main House and to the Garage/Bunkhouse.

C Ranch Garage/Old Bunkhouse (Contributing Building)

The building is a long structure that measures 18' by 45' with board and batten siding and a gable roof covered with cedar shingles. The bunkhouse may have been constructed as early as the 1920s and was used for lodging until ca. 1985. In 2011, extensive repairs were made to the building, with much of the building material replaced in kind.

C Ranch Shed 2 (Contributing Building)

This small building is situated behind the main house, adjacent to the C Ranch Garage/Old Bunkhouse. It is a 10' by 20' structure clad with wood shingles on the exterior walls and gable roof. It was constructed after the period of significance.

C Ranch Trailer Residence 1 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2013 and is the southwestern most of three trailer residences currently at C Ranch. It is a side-gable structure measuring 14' by 60'.

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C Ranch Trailer Residence 2 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2014 and is situated between the two other modern trailer residences at C Ranch. It is a side-gable structure measuring 12' by 35'. A small, square-in-plan addition with a flat roof extends from the southwest corner.

C Ranch Trailer Residence 3 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2016 and is the northeastern most of the three trailer residences currently at C Ranch. It is a side-gable residence measuring 15' by 40'.

Land Use and Activities: Milking and Dairy Production

C Ranch Old Milking Barn (Contributing Building)

Constructed in 1920, this large gabled barn measures 52' by 152' and consists of a large center bay used for hay storage and two narrower 15'-wide side bays. The building has vertical wood board siding, sliding doors, and a concrete foundation. The building is painted red but was historically painted white.

C Ranch Grade A Dairy (Contributing Building)

Constructed in 1956, the C Ranch Grade A Dairy is a large, gabled structure that measures 35' by 72'. It consists of a milking parlor and milk room connected by a breezeway to maintain the separation between livestock and stored dairy products. The Grade A Dairy has a concrete foundation and concrete half walls, supporting wood frame walls clad in corrugated metal sheets. The gable roof is also clad with corrugated metal sheets. The building is surrounded by concrete curbed surfaces and landscaping in concrete planters. A scored concrete pad for livestock was installed during the period of significance between the Grade A Dairy and Old Milking Barn. A series of fences and corrals contain the cattle as they move through the space.

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

C Ranch Shed (Contributing Building)

This building is a shed or small garage constructed prior to 1931. The building measures 16' by 16' and has a corrugated metal-clad roof, horizontal wood drop siding, and an unfinished floor.

C Ranch Hay Barn (Non-contributing Building)

This building was formerly a late nineteenth century horse barn that was rebuilt after the barn collapsed in a storm in the 1980s. Although the building is similar in form to the original horse barn, its footprint was expanded to 80' by 51'. The barn has a gabled central bay flanked by shed-roof extensions. The roof and exterior walls are clad in corrugated metal sheets.

C Ranch Equipment Shed (Non-contributing Building)

This building is a large 48' by 30' building with horizontal wood board siding and a side-gable roof covered with composite shingles. Large sliding doors across the front façade allow access for storage of ranch equipment and vehicles. A large concrete water tank is situated at the corner of the east façade. The building was constructed in 1982.

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Land Use and Activities: Livestock Grazing

C Ranch Pasture Lands (Contributing Site)

The C Ranch Pasture Lands were the focus of livestock grazing activities for C Ranch throughout the period of significance and are characterized by east to west trending ridges cut by narrow drainages with native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of C Ranch is dominated by sand dunes of marginal value for grazing. The extent of the C Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the C Ranch Pasture Lands from those of the neighboring ranches. The C Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Drakes Bay to the east, and fence lines dividing the lands from B Ranch to the south and D and E ranches to the north. Within the C Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Drakes Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Land Use and Activities: Park Management

South Beach Road and Parking Lot (Non-Contributing Structure)

The South Beach Road and Parking Lot was constructed in the mid-1960s to provide visitor access to the southern portion of Point Reyes Beach. The road forks off of Sir Francis Drake Boulevard toward the beach, and is roughly 3,700' in length terminating at the parking lot just above the beach. The parking lot measures roughly 650' by 150' and includes a restroom facility. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard passes through the center of C Ranch, separating the Main Residence from the Old Milking Barn and Grade A Dairy.

D Ranch

D Ranch is an approximate 1,275-acre vernacular ranching landscape located in the western portion of the Point Reyes Peninsula within the Point Reyes National Seashore. D Ranch pastures are grazed by beef and dairy cattle. Several of the ranch buildings are currently being used for storage or employee housing by the National Park Service, and the Old Milking Barn is leased by a local rancher for hay storage. D Ranch is bordered by E Ranch on the north, Drakes Estero on the east, Drakes Bay on the south, and C Ranch on the west. The ranch is located on a marine headland that points south, encompasses Drakes Bay, is cut by four large gulches draining southeast. Drakes Beach is located at the southern edge of the ranch, and Drakes Beach Road passes just west of the ranch complex. The D Ranch core includes multiple contributing residential, dairy-related, and support buildings. The surrounding pastures consist of grasslands on marine headlands, steep ravines with brushy slopes, and rocky beaches at the foot of steep cliffs. The ranch complex sits on a high point of the headlands with several houses, barns, outbuildings, a remnant palm tree, a remnant tree from the Monterey cypress windbreak, and some modest ornamental vegetation. The complex is surrounded concentrically by corrals and pastures that slope down to the bay and estero. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

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Spatial Organization

D Ranch Monterey Cypress Windbreak (Non-contributing Structure)

In the early 1900s, a large windbreak composed of Monterey cypress and blue gum eucalyptus was planted in an L-shape around the main residence and extended eastward across the main road for approximately 400'. By the 1940s, the cypress trees were mature and had a characteristic windblown look. This windbreak provided protection from winds and defined the northwestern boundary of the ranch core. Today, the historic windbreak has been lost with the exception of a single cypress tree. New Monterey cypress trees were planted in the spring of 2012 to reestablish the windbreak.

Land Use and Activities: Residential/Domestic

D Ranch Old Ranch House (Contributing Building)

This building is a typical Shafter-era ranch house constructed ca. 1870. The building is square in plan and measures 30' by 30' with an 8' addition on the south façade. Some original six-over-six, wood-sash windows remain, while some have been replaced with vinyl, one-over-one windows. Two façades have original horizontal clapboard siding, while the south and west façades are clad with asbestos shingles. The house has a gable roof with enclosed eaves and a hipped roof porch on north façade that received structural repairs in 2000. The house also features a brick chimney. A concrete walkway is present from the access road to the east entry door and porch. Extensive ornamental plantings are present in the front of the house.

D Ranch Bunkhouse (Contributing Building)

This building is a simple rectangular-in-plan dwelling that measures 23' by 16'. The building has wood clapboard siding and a hipped roof covered with rolled roofing materials. The building was constructed in 1928 and received structural repairs, including sections of replacement siding and a new roof, in 2011.

D Ranch Managers House (Contributing Building)

This building is a front-gable residence located northeast of the Old Ranch House. The building measures 28' by 32' and has wood horizontal board siding and an asphalt shingle-covered roof. A concrete walkway leads from the house to the access road.

D Ranch Wood Shed (Contributing Building)

This building measures 12' by 15' and is located in the yard of the Old Ranch House. The building has a mudsill foundation, vertical wood board siding, and a front-gable roof clad with wood shingles. The building has one door and six round holes that formerly contained small porthole windows obtained from old boats. The building has a fish/game cleaning area with sinks on the south façade. A concrete pad is located to the east. In 2001 and 2003, the building received structural repairs, including replacement siding and a new roof.

D Ranch South Garage (Contributing Building)

This building measures 18' by 18' and has a low-pitched, gable roof. The building has a mudsill foundation, board and batten siding, and rolling doors made of vertical tongue and groove boards on the front façade. The building was constructed in 1941. In 2010 and 2011, the building received structural repairs, including replacement siding and a new roof.

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D Ranch North Garage (Contributing Building)

This rectangular-in-plan building measures 39' by 18'. The wood frame structure has horizontal wood board cladding and a wood shingle roof. The garage was constructed in the 1950s. In 2010 and 2011, the building received structural repairs, including replacement siding and a new roof.

D Ranch Main Residence (Non-contributing Building)

This rectangular-in-plan residence is located 800' north of the ranch core. It measures 56' by 30' and has a 30' by 26' garage attached to the southeast corner. The building has board and batten siding, a roof covered with composition shingles, a brick chimney, and replacement windows. An asphalt paved driveway leads to the garage and a gravel loop road to the east. A concrete walkway leads from the house to the access road. It was constructed in 1964 after the period of significance.

Land Use and Activities: Milking and Dairy Production

D Ranch Old Milking Barn (Contributing Building)

This barn was constructed in the 1880s and measures 50' by 120'. It has a concrete post and pier foundation, vertical wood board siding, and a gable roof covered in wood shingles. The west façade provides access for cows and opens to an adjacent scored concrete pad. The barn received structural repairs, including replacement siding and a new roof, in the early 2000s.

D Ranch Grade A Dairy (Contributing Building)

The D Ranch Grade A Dairy was constructed in 1945 and consists of a milk room and milking parlor separated by a breezeway. The milk room measures 34' by 12', and the milking parlor measures 34' by 50'. The building has 5' tall concrete and cinder block walls that support wood framing above. The building has a variety of wood-sash window types and a gable roof with corrugated metal cladding and five metal circular vents. A grain storage silo is located at the southwest corner of the building. A concrete pad is located between the Grade A Dairy, Horse Barn, and Old Milking Barn, and a striated concrete pad with a series of corrals and gates extends from the Grade A Dairy to the cattle underpass. Both pads were added during the period of significance to convey cattle between the Grade A Dairy and the pastures.

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

D Ranch Horse Barn (Contributing Building)

This is a typical Shafter-era horse barn constructed ca. 1870 that measures 40' by 59'. The asymmetrical barn has a steeply-pitched, gable roof clad with wood shingles and low-pitched, shed-roof side bays. The building has a wood sill foundation and vertical wood board siding with various openings. It has undergone structural alterations since its construction. In the early 2000s, the barn received structural repairs, including replacement siding and a new roof, and a non-historic addition recently has been removed.

D Ranch Shed (Non-contributing Building)

This building measures 17.5' by 18' and has a shed roof covered with corrugated metal sheets. It is open on two sides and was constructed after the period of significance.

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Land Use and Activities: Livestock Grazing

D Ranch Pasture Lands (Contributing Site)

The D Ranch Pasture Lands were the focus of livestock grazing activities for D Ranch throughout the period of significance and are characterized by northwest to southeast trending ridges cut by narrow drainages with native and non-native grassland vegetation. The continued livestock grazing in the northwestern portion of the pasture lands maintains the integrity of the pasture lands. The southeastern portion of the pasture lands is no longer grazed, and areas are becoming dominated by coastal chaparral. The extent of the D Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the D Ranch Pasture Lands from those of the neighboring ranches. The D Ranch Pasture Lands are bounded by Drakes Bay to the south, Drakes Estero to the east, and fence lines dividing the lands from C Ranch to the west and E Ranch to the north. Within the C Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Drakes Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between pastures that were divided by the realignment of Drakes Beach Road in 1955.

Circulation

Drakes Beach Road (Contributing Structure)

Early in the period of significance, the primary vehicular access to D Ranch was from Drakes Beach Road that branched from the Point Reyes-Olema Road (later renamed Sir Francis Drake Boulevard), providing access through the ranchlands and connecting them to important shipping points at Olema in the north and the schooner landing on Drakes Bay in the south. The road includes a cattle underpass. Early photographs of Drakes Beach Road (ca. 1900) show a single-lane dirt road passing through the center of D Ranch physically separating the Main Residence from the Dairy House and Old Milking Barn. The photographs show that Drakes Beach Road appears to have been approximately 12' wide and surfaced with dirt. The road remained unaltered until 1955 when Marin County realigned it to bypass the D Ranch building complex. The new 24'-wide road was paved with asphalt and runs along the west edge of the ranch core.

D Ranch Entry Road (Contributing Structure)

After the 1955 realignment of Drakes Beach Road, the previously public road through D Ranch became a private access road. Since the period of significance, the original road has been lost except for the portion that accesses the ranch core and terminates in the building complex. The access road retains a narrow, winding character as an unpaved rural spur road. Since the ranch is no longer a working dairy operation, vegetation is slowly encroaching into the access road.

E Ranch

E Ranch is an approximate 1,512-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Barriers Bay and Creamery Bay of Drakes Estero and the Pacific Ocean. It is an operating beef ranch that grazes both beef and dairy replacement cows. From Sir Francis Drake Boulevard, the centrally-located ranch core is visually marked by the Monterey cypress windbreak that shelters the Grade A Dairy and 1940s Residence, which are the only buildings that remain from the period of significance. An additional residence, an equipment shed, and a silage pit that parallels the original ranch entry road were added to the ranch core after the period of significance.

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Spatial Organization

E Ranch Windbreak (Contributing Structure)

An approximate 200' row of Monterey cypress trees is located just northwest of the ranch core of E Ranch to protect the ranch buildings from prevailing northwesterly winds. These trees were planted in 1954 to replace an earlier windbreak of eucalyptus that had become deteriorated. In addition to providing a functional windbreak for the ranch buildings, it visually distinguishes the ranch core from the surrounding pasture lands.

Land Use and Activities: Residential/Domestic

E Ranch 1940s Residence (Contributing Building)

This small, single-story residence has stucco siding and a front-gable roof covered with asphalt shingles. The house has Spanish Revival-style detailing, including an arched entry across the front porch and clay pipe attic vents centered below the gable of the front façade. The building has wood brackets on the front façade and the gabled porch and overhanging eaves with exposed rafter rails.

E Ranch Main Residence (Non-contributing Building)

This residence was built in 1963 to replace the earlier main residence that had burned down a few years prior. It is a wood frame, one-story Ranch style house with an attached garage. It has vertical wood siding and a hipped roof covered with composite shingles. A concrete entry walk extends between the driveway and the front entry, and a concrete patio with a stone retaining wall is located to the rear.

Land Use and Activities: Milking and Dairy Production

E Ranch Grade A Dairy (Contributing Building)

The E Ranch Grade A Dairy is a long, rectangular-in-plan building constructed ca. 1936. It measures 34' by 115' and is comprised of a 34' by 20' milk room at the west end connected by a breezeway to the milking parlor at the east end. The building has a concrete foundation and concrete half walls that support corrugated-metal clad, wood frame walls above. The roof also is covered with corrugated metal sheets.

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

E Ranch Equipment Shed (Non-contributing Building)

The E Ranch Equipment Shed is a large wood frame outbuilding measuring 30' by 72' constructed in 1963. The structure has multiple sets of wood sliding doors and corrugated metal sheets covering the exterior walls and roof.

Land Use and Activities: Livestock Grazing

E Ranch Pasture Lands (Contributing Site)

The E Ranch Pasture Lands were the focus of livestock grazing activities for the ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of E Ranch is dominated by sand dunes of marginal value for grazing. The extent of the E Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the E Ranch Pasture Lands from those of the neighboring ranches. The E Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Barries and Creamery Bay of Drakes Estero to the east, and fence lines dividing the lands from C

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and D ranches to the south and F Ranch to the north. Within the E 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.

Land Use and Activities: Crop Production

E Ranch Silage Bunker (Non-contributing Structure)

The E Ranch Silage Bunker is a long narrow excavation located adjacent to the E Ranch Entry Road. The excavation is 240' long and 40' wide and contained vegetation as it is being fermented into silage to be used for supplemental feed. This resource was constructed after the period of significance.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs generally north-south through E Ranch, passing west of the ranch core.

E Ranch Entry Road (Contributing Structure)

The E Ranch Entry Road is a narrow, single-lane gravel road that has provided access from Sir Francis Drake Boulevard to the ranch core since E Ranch was established. The road is approximately 900' in length and typically 12' wide.

F Ranch

F Ranch is an approximate 2,280-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Creamery Bay and Schooner Bay of Drakes Estero and the Pacific Ocean. Contributing features are limited to a windbreak, pasture lands, the former ranch entry road, and Schooner Landing Road. Although no buildings remain of the former dairy ranch, the spatial organization of F Ranch and its relationship to the surrounding ranches is still made visually evident by the remnant Monterey cypress windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it and that continue to be grazed by livestock.

Spatial Organization

F Ranch Windbreak (Contributing Structure)

The F Ranch Windbreak consists of arching alignments of Monterey cypress trees planted to protect the former residential and ranch buildings from prevailing winds. The F Ranch windbreak is approximately L-shaped with a 500' row of slightly arching row of trees planted northeast to southwest and a 250' row extending perpendicular off its southern end. A few additional trees are planted within the "L" making this windbreak more amorphous than others within the district. This landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

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Land Use and Activities: Livestock Grazing

F Ranch Pasture Lands (Contributing Site)

The F Ranch Pasture Lands were the focus of livestock grazing activities for F Ranch throughout the period of significance and are characterized by extensive, flat pastures of native and non-native grassland vegetation that slope gently toward Creamery Bay and Schooner Bay. They are maintained by the practice of continued livestock grazing. The western edge of F Ranch is dominated by sand dunes of marginal value for grazing. The extent of the F Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the F Ranch Pasture Lands from those of the neighboring ranches. The F Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Creamery and Schooner Bay of Drakes Estero to the east, and fence lines dividing the lands from E Ranch to the south and G Ranch to the north. Within the F 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, and two cattle underpasses permit the circulation of cattle between pastures divided by Sir Francis Drake Boulevard.

Land Use and Activities: Park Management

North Beach Road and Parking Lot (Non-Contributing Structure)

The North Beach Road and Parking Lot was constructed in the mid-1960s to provide visitor access to a northern portion of Point Reyes Beach. The road forks off of Sir Francis Drake Boulevard toward the beach, and is roughly 3,200' in length terminating at the parking lot just above the beach. The parking lot measures roughly 600' by 70' and includes a restroom facility. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Bull Point Parking Lot (Non-Contributing Structure)

The Bull Point Parking Lot is a gravel parking lot providing visitor access to the Bull Point Trailhead. The parking lot measures 60' by 45' and is accessed by a 130' gravel road that forks off of Sir Francis Drake Boulevard. The parking lot includes a pit toilet located at its eastern corner. NPS constructed the parking lot in the 1990s. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Land Use and Activities: Other Non-Ranching Facilities

American Telegraph and Telephone (AT&T) Point Reyes Receiving Station

AT&T constructed a receiving station at F Ranch in the 1930s. The operations building and access road are all that remain of this facility. This property is not associated with the agricultural, commercial or architectural themes outlined in this nomination and therefore represents two additional non-contributing resources.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs through the middle of F Ranch, passing just north of the former ranch core.

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F Ranch Entry Road (Contributing Structure)

The F Ranch Entry Road is a narrow, single-lane dirt road that has provided access from Sir Francis Drake Boulevard to the ranch core since F ranch was established. The road is approximately 1,000' long and is typically 10' wide. The final 350' of the F Ranch Entry Road was added after the period of significance to provide access to a modern well.

F Ranch Schooner Landing Road (Contributing Structure)

The F Ranch Schooner Landing Road is a narrow dirt track that connects the ranch core of F Ranch to the shore of Schooner Bay where a pier was situated to facilitate the transport of ranch products by schooner. The road is approximately one mile in length. Although the road fell out of use by the 1940s, the track is still visible on the landscape.

G Ranch

G Ranch is an approximate 1,501-acre vernacular ranching landscape situated on the Point Reyes Peninsula between the southern lobe of Abbotts Lagoon and the Pacific Ocean and the head of Schooner Bay of Drakes Estero. G Ranch is an operating beef cattle ranch. It contains the Charles Howard and O.L. Shafter Eucalyptus Tree Boundary demarcation that identifies G Ranch as the northern most of the Charles Webb Howard ranches. The ranch core of G Ranch is marked by two historic residences sheltered by the Windbreak, Grade A Dairy, and two additional ranch outbuildings from the period of significance. The ranch core is surrounded by the G Ranch Pasture Lands that are maintained by continued active grazing.

Spatial Organization

G Ranch Windbreak (Contributing Structure)

The G Ranch Windbreak consists of a single Monterey cypress tree that was planted northwest of the residential buildings at G Ranch to shelter them from prevailing northwesterly winds. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation (Contributing Structure)

This structure is a property boundary demarcation consisting of an approximately one-mile-long alignment of eucalyptus trees planted to distinguish the Oscar L. Shafter ranches to the north from the Charles Webb Howard ranches to the south. The alignment is also the boundary between G and H ranches.

Land Use and Activities: Residential/Domestic

G Ranch Main Residence (Contributing Building)

This residence was built in 1936 to replace the earlier main residence that had burned down. The one-story, rectangular-in-plan building has stucco cladding, an asymmetrical front façade, and a hipped roof covered in wood shingles. The building's overall dimensions are 42' by 30'. In the 1970s, a small, 20' by 30' prefabricated residence was added to the rear façade.

G Ranch 1947 Bunkhouse (Contributing Building)

This building is a 20' by 45' former military barracks building that was reportedly moved to its present location at G Ranch in 1947 from the adjacent historic RCA site (the owners of G Ranch at the time) and converted into a residence. It is a long, narrow one-story building with stucco siding and a front-gable

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roof covered with asphalt shingles. A 20' by 10', front-gable building clad with wood shingles was added to the front façade, giving the barracks building a more residential feel.

G Ranch Bunkhouse Shed (Contributing Building)

This small shed was relocated to the northwest corner of the Bunkhouse from the nearby AT&T facility within the period of significance.

G Ranch Worker's Residence (Contributing Building)

This rectangular-in-plan residence measures 39' by 16'. It has vertical wood board siding and a shed roof covered with corrugated metal sheets. The original, northern portion of the building was constructed prior to 1943 and was used as worker housing. Sometime after 1965, an addition to the southern end expanded the footprint of the building.

Land Use and Activities: Milking and Dairy Production

G Ranch Grade A Dairy (Contributing Building)

The G Ranch Grade A Dairy is a long rectangular-in-plan barn constructed ca. 1936. It measures 20' by 77' and consists of a milk room and milking parlor separated by a breezeway. The dairy was expanded in the late 1940s or early 1950s with the addition of the milk room and breezeway. Prior to this, an adjacent building, now called the Machine Shed, likely served as the milk room. It has a concrete foundation and a combination of concrete and cinder block walls. The roof is covered with standing seam steel panels.

G Ranch Machine Shed (Contributing Building)

The G Ranch Machine Shed is a rectangular-in-plan building with a gable roof supporting a cupola. It is situated immediately adjacent to the Grade A Dairy and was likely constructed as a milk room prior to the construction of the milk room attached to the Grade A Dairy in the late 1940s to early 1950s. The Machine Shed has a concrete slab and perimeter foundation, horizontal wood board cladding, and a corrugated metal-clad roof. The building measures 30' by 20' and is currently used as a workshop.

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

G Ranch Chicken House (Contributing Building)

This rectangular-in-plan outbuilding was used to house chickens. The siding is vertical board, and the shed roof is covered in corrugated metal sheets. The building was constructed ca. 1900.

G Ranch Equipment Shed (Non-contributing Building)

This building measures 50' by 77' and consists of four large bays with rolling doors for storing vehicles and large equipment. It has a shed roof clad in corrugated metal sheets, board and batten cladding on the two southern bays, and plywood cladding on the two northern bays. This building was constructed after the period of significance.

G Ranch Horse Shelter (Non-contributing Building)

This building is a 22' by 18' horse shelter with a low-pitched, shed roof covered in corrugated metal sheets. Three exterior walls of the building are clad in plywood sheets with vertical battens, and the fourth wall is open for access by livestock. The building was constructed in 2000.

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Land Use and Activities: Livestock Grazing

G Ranch Pasture Lands (Contributing Site)

The G Ranch Pasture Lands were the focus of livestock grazing activities for G Ranch throughout the period of significance and are characterized by extensive, flat pastures of native and non-native grassland vegetation that slope gently toward Schooner Bay and Abbotts Lagoon and are maintained by the practice of continued livestock grazing. The western edge of G Ranch is dominated by sand dunes of marginal value for grazing. The extent of the G Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the G Ranch Pasture Lands from those of the neighboring ranches. The G Ranch Pasture Lands are bounded by the Pacific Ocean to the west, the head of Schooner Bay to the east, and fence lines dividing the lands from F Ranch to the south and H Ranch to the north. The boundary between G Ranch and H Ranch are also marked by the Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation. Within the G 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.

Land Use and Activities: Other Non-Ranching Facilities

RCA Point Reyes Receiving Station

The Radio Corporation of American (RCA) constructed a receiving station at G Ranch in 1930. This property is not associated with the agricultural, commercial or architectural themes outlined in this nomination and therefore represents eleven additional non-contributing resources. This property was individually listed in the NRHP in 2018 under separate historic contexts and themes.

U.S. Coast Guard Station NMC

The USCG established a radio station at G Ranch in 1972 that remains an active USCG facility. This property is not associated with the agricultural, commercial or architectural themes outlined in this nomination and therefore represents three additional non-contributing resources.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard passes just southwest of the G Ranch core, where it makes a 90-degree turn to the southeast. Specifically, the road runs southwest/northeast west of the core and northwest/southeast east of the core.

G Ranch Entry Road (Contributing Structure)

The G Ranch Entry Road is a narrow, single-lane gravel road that has provided access from Sir Francis Drake Boulevard to the ranch core since G Ranch was established. The road is approximately 375' in length, and its typical width is 12' before it opens up into a wide driving area between the various ranch buildings.

H Ranch

H Ranch is an approximate 1,109-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Abbotts Lagoon and Inverness Ridge. H Ranch is an operating beef cattle ranch. The ranch core area is located adjacent to Pierce Point Road and is distinguished by a complex of ranch buildings sheltered by Monterey cypress and eucalyptus tree windbreaks. Although several ranch

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buildings occupy the site, only the Grade A Dairy, the old Dairy House, Employee Residence, and a Creamery remain from the period of significance. The extensive pasture lands that supported the dairy ranch surround the ranch core and are maintained by continued livestock grazing on the landscape.

Spatial Organization

H Ranch Windbreak North (Contributing Structure)

The H Ranch Windbreak North consists of a wedge-shaped alignment of Monterey cypress and eucalyptus trees planted to shelter the residential buildings of the ranch. The eastern segment of the alignment is primarily eucalyptus and is 200' in length. The western segment is comprised of Monterey cypress trees, although only a few remain of the approximate 140' segment. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the northern edge of the ranch core from the surrounding pasture lands.

H Ranch Windbreak West (Contributing Structure)

The H Ranch Windbreak West is an approximate 200' alignment of Monterey cypress trees that sheltered the buildings at H Ranch from prevailing northwesterly winds. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the western edge of the ranch core from the surrounding pasture lands.

Land Use and Activities: Residential/Domestic

H Ranch Employee Residence (Contributing Building)

This building is a cross-gabled residence constructed in the late 1940s to serve as an employee residence. Prior to 1965, the west façade was expanded outward, and the roof was raised to increase the building height. The original portions of the building have horizontal board siding with fish scale shingles in the gable ends, while the ca. 1960s addition has vertical wood board siding. The roof is covered with composite shingles.

H Ranch Main Residence (Non-contributing Building)

This long, sprawling Ranch style residence was constructed in 1958 after the period of significance. The overall dimensions of the building are 55' by 70', with a 25' by 25' garage attached to the south façade. The building has a low-pitched, hipped roof covered with asphalt shingles and both stucco and brick veneer cladding. Recent additions to the rear façade expanded the living space. The residence has a brick-edged driveway, a front lawn bordered by a short concrete block retaining wall, a concrete walkway leading to the main entrance, and a rear concrete patio.

H Ranch North Residence (Non-contributing Building)

This residence was constructed ca. 1960 and consists of a main, gabled building with three small additions. The main building measures 25' by 25', has T1-11 siding, and composite shingle roofing. At the south façade is a 15' by 20' shed-roof building that also contains the main entrance. At the north façade, gabled and shed-roof additions have been constructed. The shed-roof building may have been a duck hunting shack formerly located on Abbotts Lagoon. This structure was constructed after the period of significance.

H Ranch Trailer Residence (Non-contributing Building)

This residence was installed at H Ranch in 1976 after the period of significance. The 60' by 25' trailer residence has T1-11 siding and a low-pitched, side-gable roof covered with rolled roofing.

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H Ranch Trailer Residence Garage (Non-contributing Building)

This building is a two-car garage that was installed in 1976 adjacent to the H Ranch Trailer Residence. The garage has T1-11 cladding and a low-pitched, side-gable roof covered with composition shingles.

Land Use and Activities: Milking and Dairy Production

H Ranch Grade A Dairy (Contributing Building)

The H Ranch Grade A Dairy is a long rectangular-in-plan barn constructed ca. 1941. The Grade A Dairy originally measured 35' by 85' and consisted of a milk room situated at the north end of the building and a milking parlor occupying the majority of the building's length. The building has a concrete foundation and half walls, and the remaining wall height and roof are covered with standing seam steel panels. The building has been modified extensively since the period of significance but still maintains its primary form and structure. In 1977, the building was converted for use as a workshop and storage space. Additionally, in the late 1990s, a large garage was attached to the southern half of the northwest façade.

H Ranch Creamery (Contributing Building)

The H Ranch Creamery is a 25' by 50' building with horizontal board siding and a hipped roof covered with standing seam steel panels. The construction date is unknown, but the building was most likely constructed after 1900, as its form differs slightly from the standard Shafter-era creamery. A lean-to shed projects from the west façade. In the 1940s, the eastern end of the Creamery was converted to a residence, and the western end was converted to a garage. After the period of significance, grain storage sheds were added to the south (rear) façade of the building.

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

H Ranch Garage (Non-contributing Building)

The H Ranch Garage is a 50' by 45', shed-roof building with large sliding doors for vehicle and equipment storage. The building is clad in vertical wood boards, and the roof is covered in corrugated metal sheets. It was constructed after the period of significance but may have incorporated elements from an older building at this location.

H Ranch Hay Barn (Non-contributing Building)

The H Ranch Hay Barn is a large, modern hay barn with T1-11 siding and roof covered with standing steam steel panels. The barn measures 50' by 80' and has an open, shed-roof lean-to on each side. The lean-to on the north façade is 15' wide and runs the entire length of the barn. The lean-to on the south façade is also 15' wide but extends only midway the length of the barn. The hay barn was constructed in 1997 on the site of the old nineteenth century milking barn and a 1930s hay barn.

H Ranch Equipment Shed (Non-contributing Building)

The H Ranch Equipment Shed is a 40' by 40' outbuilding situated at the southern end of the ranch core. The building has plywood siding and a low-pitched, gable roof covered with corrugated metal sheets. The east façade is accessed through a large open bay, and the west façade has a plywood entry door. The building was constructed after the period of significance.

H Ranch Gambrel-roofed Shed (Non-contributing Building)

This 10' by 20' building has plywood siding and a gambrel roof covered with corrugated metal sheets. The building likely serves as a chicken house and was constructed after the period of significance.

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H Ranch Open Front Shed (Non-contributing Building)

This 15' by 15' open-front shed has plywood siding and a shed roof covered with corrugated metal sheets. The building is used for storing materials and was constructed after the period of significance.

H Ranch Shed (Non-contributing Building)

This small, 15' by 10' shed has horizontal board siding and a side-gable roof covered with corrugated metal sheets. The building most likely dates to the early 1960s after the period of significance.

Land Use and Activities: Livestock Grazing

H Ranch Pasture Lands (Contributing Site)

The H Ranch Pasture Lands were the focus of livestock grazing activities for H Ranch throughout the period of significance and are characterized by extensive, flat pastures to the north that give way to steep, hilly areas to the south. Vegetation within the pasture land is predominantly native and non-native grassland vegetation maintained by the continued use of the ranch especially by grazing livestock. The extent of the H Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the H Ranch Pasture Lands from those of the neighboring ranches. The H Ranch Pasture Lands are bounded by Abbotts Lagoon to the west, fence lines dividing the lands from L and M ranches to the east, I Ranch to the north, and G Ranch to the south. Within the H 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 the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between the northern grazing pastures and the ranch core that were separated by Pierce Point Road.

Land Use and Activities: Crop Production

H Ranch Silage Bunker (Non-contributing Structure)

The H Ranch Silage Bunker consists of two parallel freestanding walls, one concrete and one wood, on compacted soil. This area is used to contain vegetation as it is being fermented into silage used for supplemental feed. The walls are approximately 90' in length and set 50' apart. This resource was constructed after the period of significance.

Land Use and Activities: Park Management

Abbotts Lagoon Parking Lot (Non-Contributing Structure)

The Abbotts Lagoon Parking Lot was constructed in the mid-1980s to provide visitor access to Abbotts Lagoon. The parking lot is situated on the west side of Pierce Point Road near the north arm of Abbotts Lagoon. It measures roughly 190' by 60' and includes a pit toilet. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Circulation

Pierce Point Road (Contributing Structure)

Pierce Point Road runs westerly towards the H Ranch core, where it turns northwesterly towards I Ranch. The road passes just north of the H Ranch core.

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H Ranch Entry Road (Contributing Structure)

The H Ranch Entry Road is a narrow, single-lane asphalt road that has provided access from Pierce Point Road to the ranch core since H ranch was established. The road is approximately 400' in length and its typical width is 12' before it opens up into a wide driving area between the various ranch buildings.

Home Ranch

Home Ranch is an approximate 2,720-acre vernacular ranching landscape located near the center of the Point Reyes Peninsula within the Point Reyes National Seashore. Home Ranch is the oldest existing ranch complex on the Point Reyes Peninsula, containing the oldest known building in the historic district. It served as the headquarters for the Shafter dairy interests beginning in the 1850s. Home Ranch is currently a beef cattle and horse boarding operation. It is bordered by N Ranch to the east, by Limantour Estero to the southeast, by Home Bay to the northwest, and by Drakes Estero to the south and southwest. The area east of the ranch is designated as wilderness, formerly known as the Glenbrook and New Albion ranches (later as the Turney property). The ranch complex is nestled in a small valley, which drains into nearby Home Bay, an arm of Drakes Estero. The ranch core is intact, with buildings representing all major construction phases. The ranch is bisected by Home Ranch Entry Road, a slightly realigned version of the original Point Reyes-Olema Road extending to the ranches and lighthouse. The road passes through the ranch complex, with dwellings and barns on both sides of the road. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

Home Ranch Windbreak 1 (Contributing Structure)

In the early 1890s, windbreaks were planted to protect the main residence from strong winds blowing from the northwest and the south. One windbreak was planted along the north side of Home Ranch Entry Road, for approximately 250', then turned northward for another 100', along the west side of the main residence.

Home Ranch Windbreak 2 (Contributing Structure)

The second row of trees, approximately 175' long, was planted along the south side of the road, opposite the main residence. In addition to providing protection to the ranch buildings, the rows of trees on either side of the road create a formal allée. The grove consisted of blue gum eucalyptus, which tended to become brittle with age. As a result, many trees were removed by the 1940s.

By the early 1920s, another row of trees was planted that extended further north than the original windbreaks. Approximately 550' long, this blue gum eucalyptus and Monterey cypress windbreak protected the entire ranch core from northwestern winds. Another windbreak was planted in the 1940s along the western side of the Granary. Together, these windbreaks provided protection and created a sense of enclosure within the ranch core. Today, the windbreak planted in the 1920s north of the ranch core (along Home Ranch Entry Road) remains, although some gaps are evident.

Land Use and Activities: Residential/Domestic

Home Ranch Main House and Bunkhouse (Contributing Building)

This building includes the 1857 Home Ranch Main House and the 1860 Bunkhouse that have become attached by additions and modifications completed during the period of significance. This two-story building measures 66' by 46' and has board and batten cladding. The building has a steeply-pitched, gable

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roof, wood-sash windows, and a brick chimney. The building has shed-roof porch additions (1930s north room, 1980 expanded dining room) and an original dining room wing on the south end. A two-story bunkhouse is attached to the southeast corner. A wood deck and stairs was added to the west façade in 1982. A 3'-wide walkway paved with flagstone extends from the residence to Home Ranch Entry Road. In the 1970s, a brick patio was installed, and in 1999, foundation work occurred at the back of the house. The front garden is surrounded by a white picket fence and extensive ornamental plantings. Three large poplars are located adjacent the perimeter of the garden, providing visual cues to the location of the main house from a distance.

Home Ranch Murphy Residence (Contributing Building)

This one-story residence was constructed ca. 1946. It measures 42' by 60' and has horizontal wood siding, a gable roof, and shed-roof front and rear porches. The majority of the windows are two-over-two, wood-sash. A rustic split picket fence encloses the yard.

Home Ranch Trailer Residence (Non-contributing Building)

This residence measures 25' by 69' and has an attached single-wide trailer. The building has a post and pier foundation, T1-11 cladding, and a front-gable roof clad with asphalt shingles. A 2' tall, dry stacked sandstone retaining wall spans Home Ranch Entry Road adjacent to the trailer residence. This residence was installed after the period of significance.

Land Use and Activities: Milking and Dairy Production

Home Ranch Old Milking Barn (Contributing Building)

This building, constructed in 1880 as a milking barn, measures 80' by 104' and has horizontal drop siding and a gable roof. The east side of the barn is built into the hillside, and the west side is open for cattle to enter. A small 8' by 15' addition was constructed on the west façade, most likely to connect the Old Milking Barn to the milk room below. A concrete water trough and a cattle chute, consisting of an angled, scored concrete base with metal fencing, is located to the south. The barn is now used for hay storage.

Home Ranch Milk Room (Contributing Building)

A small milk room, most likely dating to the 1930s, is now connected to the western addition on the Old Milking Barn. The building measures 15' by 20' and has a poured concrete foundation and corrugated metal cladding.

Home Ranch Creamery (Contributing Building)

This Creamery is a gabled building that measures 25' by 50' with an addition on the south façade that measures 10' by 50'. The building is clad with board and batten on the south (front) façade, horizontal wood siding on the remaining façades, and vertical board siding on the addition. The building has sliding doors and small windows with no glazing. During the period of significance, the Creamery was modified to house milking stations and livestock.

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

Home Ranch Pumphouse 1 (Contributing Building)

This small structure measures 6' by 15' and has horizontal board siding and a shed roof covered with corrugated metal sheets. The pumphouse is situated along Home Ranch Entry Road.

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Home Ranch Horse Barn (Contributing Building)

This two-story building measures 20' by 60' and has a side-gable roof. The building is clad with board and batten siding and has various doors and windows. An open, shed-roof lean-to structure measuring 7' by 45' extends from the south façade to provide shelter for livestock.

Home Ranch Machine Shop (Contributing Building)

This building was constructed ca. 1925. It measures 50' by 59' and has a tongue and groove floor and a central gable roof with shed-roof extensions along the front and rear façades. A shed-roof addition is located on the northwest façade. The building is clad with vertical board siding, excluding horizontal wood board cladding at the addition. In 2007, the building received structural repairs, including replacement cladding and a new roof.

Home Ranch Garage (Contributing Building)

This long, rectangular-in-plan garage was constructed ca. 1946. The wood-frame building measures 20' by 105' and has a concrete slab foundation, horizontal wood siding, and a shed roof covered with corrugated metal sheets. The building has five vehicle openings with sliding doors constructed of vertical wood boards. Windows are located on the north and rear façades, and a small shed-roof addition is located at the rear. In 2007, the building received structural repairs, including replacement siding and a new roof. A concrete basketball court is located along Home Ranch Entry Road north of the garage.

Home Ranch Granary (Contributing Building)

This building was constructed in the mid-1930s to store grain and feed for livestock. The building measures 25' by 25', as a rear 36' by 60' addition was removed after it collapsed. The building has a low-pitched, gable roof; horizontal board siding; and a central rolling door on the front façade. This building was stabilized and repaired in 2007 and 2008.

Home Ranch Hog and Hen House (Contributing Building)

This building was constructed by 1940. The rectangular-in-plan building measures 20' by 60' and has vertical wood board cladding and a gable roof. Large openings covered with chicken wire are located on the east façade, while the rear section is devoid of fenestration. In 2008, the building received structural repairs, including replacement siding and a new roof.

Home Ranch Wood Shed (Contributing Building)

This building was constructed ca. 1946 adjacent to the Main House and Bunkhouse. It measures 15' by 27' and has a low-pitched, asymmetrical gable roof. The building has board and batten cladding on the west façade and horizontal wood cladding on the remaining façades. Entrances are located on the gabled ends of the building. In 2008, the building received structural repairs, including replacement siding and a new roof.

Home Ranch Shed (Contributing Building)

Located adjacent to the Murphy Residence, this building may have been constructed as early as 1865 and initially used as a doghouse. It measures 12' by 20' with a rear shed-roof addition and has a pyramidal roof covered with asphalt shingles. A cupola was originally located on the roof but has since been removed. The structure is clad with vertical wood board siding. A wood door and an electrical utility box are located at the front façade facing road. In 2008, the building received structural repairs, including replacement siding and a new roof.

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Home Ranch Silo (Contributing Building)

This circular, concrete silo was installed at Home Ranch ca. 1946 and was used for grain storage. It is 45' tall and 15' in diameter with 6" thick walls.

Home Ranch Hay Barn (Non-contributing Building)

This wood frame building measures 43.5' by 83'. It has a concrete perimeter foundation, vertical board siding, a front-gable roof covered with corrugated metal sheets, and shed-roof additions on the side façades. A sandstone and chert stone driveway leads to this building. A concrete trough and metal trough are located to southwest. The barn was constructed outside of the ranch core after the period of significance.

Home Ranch Pumphouse 2 (Non-contributing Building)

This building measures 12' by 14'. It has vertical board siding, a gable roof covered in corrugated metal sheets, a metal door, and a concrete slab foundation. The building is situated behind the Home Ranch Main House and Bunkhouse.

Land Use and Activities: Livestock Grazing

Home Ranch Pasture Lands (Contributing Site)

The Home Ranch Pasture Lands were the focus of livestock grazing activities for Home Ranch throughout the period of significance. They are characterized by northeast to southwest trending ridges extending from the slopes of Inverness Ridge and cut by narrow drainages emptying into Home Bay of Drakes Estero. The pastures are dominated by native and non-native grassland vegetation maintained by the continued grazing of livestock. The extent of the Home Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Home Ranch Pasture Lands from those of the neighboring ranches. The Home Ranch Pasture Lands are bounded by Home Bay to the west and fence lines dividing the lands from N Ranch to the north and Wilderness Areas to the east. Within the Home Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Home Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Land Use and Activities: Park Management

Estero Trail Parking Lot (Non-Contributing Structure)

The Estero Trail Parking Lot was constructed in the mid-1980s to provide visitor access to the Estero Trail. The parking lot is situated on the west side of the Home Ranch Entry Road to the north of Home Ranch. It measures roughly 175' by 90' and includes a pit toilet. This resource does not contribute to the agricultural, commercial, or architectural themes associated with this historic district.

Circulation

Home Ranch Entry Road (Contributing Structure)

The Home Ranch Entry Road runs northwest-southeast across Home Ranch and passes through the ranch core.

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I Ranch

I Ranch is an approximate 1,815-acre vernacular ranching landscape located in the northern portion of the Point Reyes Peninsula within the Point Reyes National Seashore. I Ranch is currently an operating Grade A dairy. I Ranch is bordered by J and K ranches to the north, L Ranch to the east, H Ranch and Abbott's Lagoon to the south, and the Pacific Ocean to the west. The ranch is located in a wide valley composed of brush and grassland that drains into Abbott's Lagoon. A low ridge protects the valley from the harsh weather of the Pacific Ocean. The ranch complex sits on the eastern slope of this protective ridge and commands a wide view of the Point Reyes Peninsula. The I Ranch core includes multiple contributing residential, dairy-related, and support buildings, along with several non-contributing garages, sheds, and barns that were added after the period of significance.

Spatial Organization

I Ranch Cypress Windbreak (Non-contributing Structure)

With the exception of two Monterey cypress trees, the windbreak formerly west of the 1925 Main Residence has been lost.

Land Use and Activities: Residential/Domestic

I Ranch 1925 Main Residence (Contributing Building)

This building is a rectangular-in-plan building measuring 70' by 28'. A gabled, 18' by 10' addition extends lengthwise along the rear façade. The building has a concrete foundation, horizontal wood siding, and a side-gable roof covered in composite shingles. A gabled porch shelters the main entrance. The yard is enclosed with vertical wood board fencing and ornamental plantings. Two concrete walkways lead to the entrances on the east and south façades.

I Ranch 1952 Residence (Contributing Building)

This residence was constructed in 1952. It measures 30' by 50', with a 20' by 30' rear addition constructed after the period of significance. The building has a concrete foundation, horizontal board siding, and a hipped roof covered with composite shingles. The building sits on a concrete foundation and has two concrete walkways that lead to the entrances. A wood fence encloses the lawn and small ornamental garden. A 12' by 30' structure with a shed roof and T1-11 siding was constructed southeast of the building in the 1990s.

I Ranch 1952 Residence Garage (Contributing Building)

This wood frame garage is associated with the I Ranch 1952 Residence. It is a side-gable, three-car garage that measures 36' by 23'. The building has horizontal board siding and a concrete foundation.

I Ranch Residence 1 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 cladding and a side-gable roof covered with composition shingles. A detached, 15' by 25', front-gable garage is located adjacent to the south façade. The residence and garage were constructed after the period of significance.

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I Ranch Residence 2 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered in composition shingles. A detached, 15' by 25', front-gable garage is located just south of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 3 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered with composition shingles. A detached, 15' by 20', shed-roof garage is located just south of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 4 (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered with composition shingles. It also has an enclosed gabled entry and a one-car garage attached to the south façade. It was constructed after the period of significance.

I Ranch Residence 5 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan, residence measures 45' by 24'. It has T1-11 siding and a front-gable roof covered in composition shingles. A detached, 10' by 20', front-gable garage is located just west of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 6 (Non-contributing Building)

This one-story, rectangular-in-plan, residence measures 30' by 12'. It has T1-11 siding and a side-gable roof covered in composition shingles. It was constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

I Ranch Creamery (Contributing Building)

This distinctive Creamery is constructed of concrete blocks molded to resemble split stone masonry. The building measures 25' by 52' and has a hipped roof covered in wood shingles. A partial-width roof extension runs along the south façade. The rectangular-in-plan building has four-over-four, double-hung, wood-sash windows, three wood doors (two are non-functioning), and a large garage door underneath the roof extension. This building has been converted to a workshop.

I Ranch Grade A Dairy (Contributing Building)

The I Ranch Grade A Dairy has an irregular plan due to several expansions that largely occurred during the period of significance. When the dairy was originally constructed in 1946, it was a rectangular-in-plan building measuring 23' by 70'. A milk room is located at the north end and is separated by a breezeway from the milking parlor occupying the rest of the building. Prior to 1952, the barn appears to have been expanded with a cross-gabled, 40' by 60' addition projecting from the east façade and a new 20' by 30' milk room on the north façade. The building has a concrete slab foundation and concrete half walls supporting wood board-clad walls punctured by windows. The gable roof is covered with corrugated metal sheets. Scored concrete paving and a system of corrals and gates south of the barn facilitate the movement of cattle into the building and maintain cleanliness in the milking and holding areas. An approximate 800' fenced cattle drive conveys cattle between the large Loafing Barns to the Grade A Dairy to be milked.

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I Ranch Old Milking Barn (Contributing Building)

The I Ranch Old Milking Barn was constructed in the 1880s and originally measured 52' by 125'. The wood-frame barn has a concrete foundation, vertical board siding, and a gable roof covered with corrugated metal sheets and capped by a central cupola. It has large openings on the east façade for tractor access and interior grain bins. After the Grade A Dairy was installed in 1946, the building was extended an additional 50' to the south and converted to a hay barn. The building was recently structurally stabilized and updated to comply with U.S. Department of Agriculture organic requirements.

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

I Ranch Feed Shed (Contributing Building)

This building was constructed in the 1870s as a feed shed. It measures 28' by 40' and has a concrete foundation, board and batten siding, various openings, and a gable roof covered with corrugated metal sheets. Although it was built in the 1870s, the McClure family raised the profile of the building in 1950 to accommodate storage needs. The building is currently used as a garage.

I Ranch Center Garage (Contributing Building)

This four-car garage is located at the center of the ranch core. The wood-frame building measures 24' by 59' and has a concrete foundation, horizontal wood siding, and a side-gable roof covered with standing seam steel panels. It was constructed prior to 1943.

I Ranch Garage (Non-contributing Building)

This garage measures 12' by 29' and has a concrete foundation, corrugated aluminum sheet cladding, and a shed roof covered with corrugated aluminum sheets. It was constructed in 2004 after the period of significance.

I Ranch Equipment Shed (Non-contributing Building)

The shed measures 60' by 40' and has a concrete foundation, corrugated aluminum sheet cladding, and a side-gable roof covered with corrugated aluminum sheets. It was constructed in 1988 after the period of significance.

I Ranch Shed (Non-contributing Building)

This 15' by 17' shed is located adjacent the northern Silage Bunker at the north end of the ranch. It has board and batten siding and a gable roof covered with corrugated aluminum sheets. It was constructed after the period of significance.

I Ranch Calving Barn (Non-contributing Building)

This 64' by 110', steel frame building has a concrete foundation and corrugated metal siding. The gable roof also is covered with corrugated metal sheets. It was constructed in the late 1990s or early 2000s after the period of significance.

I Ranch Hospital Barn (Non-contributing Building)

This 45' by 100', metal frame barn has a concrete foundation, metal siding, and a slightly sloping shed roof covered with corrugated metal sheets. It was constructed in 2008 after the period of significance.

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I Ranch Loafing Barns (Non-contributing Buildings)

The I Ranch Loafing Barns are two freestall barns constructed just west of the ranch core. The 100' by 360' barns are identical and stand 15' apart. Each metal frame barn has open sides and a gable roof clad with standing seam metal panels. They were constructed in 2005 after the period of significance.

Land Use and Activities: Livestock Grazing

I Ranch Pasture Lands (Contributing Site)

The I Ranch Pasture Lands were the focus of livestock grazing activities for I Ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of I Ranch is dominated by sand dunes of marginal value for grazing. The extent of the I Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the I Ranch Pasture Lands from those of the neighboring ranches. The I Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Abbotts Lagoon to the south, and fence lines dividing the lands from H and L ranches to the west and J and K ranches to the north. Within the I Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages that drain toward Kehoe Beach and Abbotts Lagoon, and troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between the eastern grazing pastures and the ranch core that were divided by Pierce Point Road.

Land Use and Activities: Crop Production

I Ranch Silage Bunkers (Non-Contributing Structure)

The I Ranch Silage Bunkers consist of two separate silage storage areas. Each bunker contains freestanding, parallel reinforced concrete walls situated a concrete slab that are used to contain vegetation as it is being fermented into silage for supplemental feed. The concrete walls are approximately 200' in length and 60' apart. This resource was constructed after the period of significance.

Circulation

Pierce Point Road (Contributing Structure)

Since early in the period of significance, Pierce Point Road has bisected the I Ranch core, providing access through the ranch and to other ranches to the north.

I Ranch Entry Road (Contributing Structure)

The former alignment of Pierce Ranch Road through the I Ranch core remains the primary access road to the I Ranch building complex. The I Ranch Entry Road remains and varies between 15' and 24' in width.

J Ranch

J Ranch is an approximate 1,138-acre vernacular ranching landscape situated on the Point Reyes Peninsula between the Pacific Ocean and Tomales Bay. J Ranch is an operating Grade A dairy ranch. The ranch core area of J Ranch is located adjacent to Pierce Point Road and consists of various domestic and ranch buildings. Of these buildings, only the Grade A Dairy, 1955 Calf Shed, and Cabin remain from the period of significance. The extensive pasture lands that supported J ranch throughout the period of significance surround the ranch core and are maintained by continued livestock grazing.

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Spatial Organization

J Ranch Windbreak (Non-contributing Structure)

An approximate 200' windbreak of Monterey cypress trees was planted along the west side of Pierce Point Road across from the J Ranch core. The trees were planted after the period of significance, and many trees have been removed. A single Monterey cypress tree remains at the location of the original ranch house and may be a remnant from the period of significance.

Land Use and Activities: Residential/Domestic

J Ranch Cabin (Contributing Building)

This small residence has horizontal board siding, a side-gable roof covered with cedar shingles, and a shed-roof extension on the rear façade.

J Ranch Main House (Non-contributing Building)

The J Ranch Main House has an irregular plan. The main massing of the building measures 30' by 50' and has a side-gable roof. Two gabled wings project from the south façade; the western wing measures 20' by 25' and the eastern wing measures 20' by 45'. The wings have been infilled with a flat-roofed addition. The majority of the building is clad with horizontal wood boards, and the roofs are covered with composite shingles. The building was constructed in the 1960s after the period of significance.

J Ranch Trailer Residence 1 (Non-contributing Building)

This 15' by 50' trailer residence was installed at J Ranch after the 1960s. The building has T1-11 siding and a gable roof covered with rolled roofing. A covered carport is located at the southwest façade.

J Ranch Trailer Residence 2 (Non-contributing Building)

This building is a trailer residence that measures 15' by 50'. It has horizontal board siding and a gable roof covered with composition shingles. This building was installed at J Ranch in 2014 after the period of significance.

J Ranch 1982 Residence and Garage (Non-contributing Building)

This building consists of two gabled trailer residences that have been joined lengthwise to create a single 30' by 60' residence. It has T1-11 siding and composition shingles covering the roof. A 30' by 25', side-gable garage is situated to the east.

J Ranch 1988 Residence and Garage (Non-contributing Building)

This 25' by 60' residence has T1-11 siding and a low-pitched, side-gable roof covered with composition shingles. The residence was installed at J Ranch in 1988. A 20' by 20' garage also was installed east of the residence.

J Ranch 1994 Residence and Garage (Non-contributing Building)

This residence was installed at J Ranch in 1994. The 25' by 60' building has T1-11 siding and a low-pitched, side-gable roof covered with composition shingles. A prefabricated, one-car garage was installed immediately east of the residence.

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Land Use and Activities: Milking and Dairy Production

J Ranch Grade A Dairy (Contributing Building)

The J Ranch Grade A Dairy is a long, rectangular-in-plan barn constructed in 1944. A breezeway separates the concrete milk room at the west end from the milking parlor at the east end. The milking parlor has a concrete foundation and half walls, and the remaining wall height consists of long ribbons of windows to illuminate and ventilate the milking area. The building has an asymmetrical gable roof covered with corrugated metal sheets. The building currently measures 40' by 120' due to the expansion of the milk room and milking parlor after the period of significance. An approximate 700' fenced cattle drive conveys cattle between the grazing pastures west of the ranch core to the Grade A Dairy to be milked.

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

J Ranch Calf Shed (Contributing Building)

The J Ranch Calf Shed is a long, rectangular-in-plan building measuring 60' by 15' with a concrete foundation and low concrete walls that support wood frame walls clad with horizontal wood boards. The side-gable roof is covered with corrugated metal sheets. This building was constructed in 1955 on the west side of Pierce Point Road.

J Ranch Garage (Contributing Building)

The J Ranch Garage is a 20' by 40' building with a shed roof, horizontal board siding, and a concrete foundation. The garage is accessed by a large opening with rolling doors.

J Ranch Loafing Barn (Non-contributing Building)

This metal frame, freestall barn measures 115' by 300'. The exterior walls and roof are covered with corrugated metal sheets. It was installed in 1971.

J Ranch Feeding Barn (Non-contributing Building)

This metal frame, freestall barn measures 65' by 290'. The structure is open on all sides and has a flat roof covered with corrugated metal sheets. The barn is surrounded by metal gates and feed stanchions. It was installed in 2005.

J Ranch Calf Barn (Non-contributing Building)

This large, metal frame calf barn measures 15' by 70'. The exterior walls and roof are covered with corrugated metal sheets. It was constructed in 2011.

J Ranch Equipment Garage (Non-contributing Building)

This large, four bay garage measures 100' by 30'. The exterior walls and shed roof of the metal-frame building are covered with corrugated metal sheets. It was installed in 2005.

J Ranch Feed Storage/Garage (Non-contributing Building)

This metal frame building measures 35' by 32'. The exterior walls and side-gable roof are covered with corrugated metal sheets. The main portion of the building shelters three grain storage bins, and a 35' by 20' shed-roof extension at the rear functions as a garage for vehicles and large equipment. It has two large garage doors. The building was constructed ca. 1993 after the period of significance.

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J Ranch Hay Barn (Non-contributing Building)

The J Ranch Hay Barn is located between the Feed Storage/Garage and the Silage Bunker. It is a large metal frame building measuring approximately 50' by 60'. Corrugated metal sheets clad the exterior walls and gable roof.

J Ranch Grain Storage (Non-contributing Building)

This building is a tall, 15' by 15' grain storage building situated adjacent to the Grade A Dairy. It has a flat roof and plywood siding. The building was constructed in 1984.

Land Use and Activities: Livestock Grazing

J Ranch Pasture Lands (Contributing Site)

The J Ranch Pasture Lands were the focus of livestock grazing activities for J Ranch throughout the period of significance and are characterized by relatively flat lowland and ridgetop pastures cut by the tributaries of Kehoe Creek and other small gulches. Vegetation throughout the pasture lands is primarily low-lying, native and non-native grassland maintained by the continued grazing of livestock. The extent of the J Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the J Ranch Pasture Lands from those of the neighboring ranches. The J Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Tomales Bay to the east, and fence lines dividing the lands from I Ranch and K Ranch to the south and the Pierce Ranch to the north. Within the J 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, and two cattle underpasses permit the circulation of cattle between the western grazing pastures and the ranch core that were divided by Pierce Point Road.

Land Use and Activities: Crop Production

J Ranch Silage Bunker (Non-contributing Structure)

The J Ranch Silage Bunker is a long, narrow excavation located at the southern end of the ranch core. The excavation is 240' in length and 50' in width and formerly was used to contain vegetation as it was fermented into silage for supplemental feed. This resource was constructed after the period of significance, although it is no longer used for silage.

Circulation

Pierce Point Road (Contributing Structure)

Pierce Point Road runs north-south through J Ranch, where it passes just west of the ranch core.

L Ranch Road (Contributing Structure)

L Ranch Road feeds into Pierce Ranch Road approximately two-thirds of a mile north of the J Ranch core within the J Ranch boundary.

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K Ranch

K Ranch is an approximate 1,292-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Kehoe Creek and Tomales Bay. Apart from two buildings at Laird's Landing, no buildings remain of the former dairy ranch. However, the spatial organization of K Ranch and its relationship to the surrounding ranches is visually evident by the remnant Monterey cypress windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it and continue to be grazed by livestock.

Spatial Organization

K Ranch Windbreak (Contributing Structure)

The K Ranch Windbreak consists of a single Monterey cypress tree that was planted to shelter the main residence (now demolished) at K Ranch from prevailing northwesterly winds. This landscape feature visually distinguishes the ranch core area of K Ranch from its surrounding pasture lands.

Land Use and Activities: Residential/Domestic

Laird's Landing Main House (Contributing Building)

This one-story, wood frame, cross-gabled residence has a wood pier foundation. It measures approximately 20' by 28' and is clad in plywood and batten siding. The roof is covered with rolled roofing material. The building was constructed ca. 1880 and served as a residence for an extended family of Coast Miwok ancestry. The family worked on the neighboring ranches and were permitted to maintain a residence on K Ranch.

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

Laird's Landing Boat House (Contributing Building)

This one-story, wood frame building has a wood pier foundation. It measures approximately 11' by 25' and has board and batten siding and a gable roof covered with cedar shingles. The building likely served as a residence or outbuilding for the family of Coast Miwok ancestry that lived at Laird's Landing and worked for neighboring ranches. The building may have also supported K Ranch as an outbuilding adjacent to the schooner landing that was situated in the cove. The building was constructed ca. 1880.

Land Use and Activities: Livestock Grazing

K Ranch Pasture Lands (Contributing Site)

The K Ranch Pasture Lands were the focus of livestock grazing activities for K Ranch throughout the period of significance and are characterized by open ridgetop pasturage dominated by native and non-native grassland vegetation interrupted by steep, brushy gulches draining toward Kehoe Creek and Tomales Bay. The visual characteristics of the grazing pastures are maintained by their continued use for grazing livestock, excluding the western edge of K Ranch that is no longer grazed and is transitioning to chaparral. The extent of the K Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the K Ranch Pasture Lands from those of the neighboring ranches. The K Ranch Pasture Lands are bounded by Tomales Bay to the east and fence lines dividing the lands from J Ranch to the north, I Ranch to the west, and L Ranch to the south. Within the K 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. A cattle underpass

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permits the circulation of cattle between the western grazing pastures and the former location of the ranch core that were divided by L Ranch Road.

Circulation

K Ranch Entry Road (Contributing Structure)

The K Ranch Entry Road is accessed by L Ranch Road, which was the original alignment of Pierce Ranch Road. The K Ranch Entry Road is a visible despite considerable vegetative growth.

Laird's Landing Road (Contributing Structure)

Laird's Landing Road is a narrow dirt track that provides access from the former ranch core to the shore of Tomales Bay where ranch products were loaded onto boats and transported to the opposite shore of Tomales Bay for shipment by rail. The road is approximately one mile in length and its typical width is 10'.

L Ranch Road (Contributing Structure)

L Ranch Road passes north-south through K Ranch, just west of the former ranch core.

L Ranch

L Ranch is an approximate 1,218-acre vernacular ranching landscape located on Tomales Point along the eastern boundary of the Point Reyes Peninsula within the Point Reyes National Seashore. L Ranch is an operating Grade A dairy ranch. L Ranch is bounded by I and M ranches to the west, K Ranch to the north, Tomales Bay to the east, and Tomales State Park to the south. Contributing buildings within the L Ranch core include the Main Residence, Grade A Dairy, Old Milking Barn, Creamery, and multiple barns and sheds. The spine of Inverness Ridge crosses through the ranch property from the northwest to the southeast. The L Ranch core stands on a windy and treeless hillside of the ridge as it has for 125 years. The northeastern slope, rolling down to Tomales Bay and the Duck Cove and Sacramento Landing settlements, is cut by numerous gulches and contains a mix of grassland, brush, and Bishop pine forest. The gentle southwestern slope is comprised entirely of grasslands and provides a vast panorama of Point Reyes Peninsula and the Pacific Ocean. Together, the landscape features, such as corrals, fences, residences, outbuildings, and the circulation system, define the vernacular ranching landscape.

Spatial Organization

L Ranch Windbreak (Contributing Structure)

An approximate 80' windbreak of Monterey cypress trees is oriented north/south and located approximately 30' west of the main house to shelter it and other ranch structures from prevailing winds. The windbreak was likely planted in the early 1900s and was approximately 200' in length. Sometime in the 1940s, all but one of the cypress trees were removed. The existing windbreak appears to consist of this tree and multiple new plantings of Monterey cypress. The modern windbreak is consistent with the original windbreak in its location and material and is considered a contributing resource.

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Land Use and Activities: Residential/Domestic

L Ranch Main Residence (Contributing Building)

This building is a typical Shafter-era ranch house constructed ca. 1865. It is a two-story house that measures 28.5' by 32.5' and has a small shed-roof addition on the west façade that measures 7' by 16'. The house has horizontal wood siding, excluding vinyl siding and brick veneer on the east and south façades. Porches have been added to the south and north façades, and the primary window type is one-over-one, aluminum-sash. A single dormer window is located on the north façade, and two dormer windows are located on the south façade. Concrete walkways lead to both the north and south entrances.

L Ranch Garage 1 (Contributing Building)

This building is situated northwest of the Main Residence and serves as a garage and residence. The wood frame structure measures 40' by 22' and has board and batten siding and a side-gable roof covered with corrugated metal sheets. The southern portion of the building used as a residence was likely constructed ca. 1900. The northern portion with two garage bays was constructed sometime after 1940.

L Ranch Garage 2 (Non-Contributing Building)

This building is located immediately north of Garage 1 and measures 22' by 20'. It is clad with corrugated metal sheets and has large, horizontal board sliding doors and a side-gable roof covered with corrugated metal sheets. The building was constructed or moved to this location after the period of significance. A wood retaining wall located to the east and constructed of stacked 2" by 12" horizontal pressure treated wood boards was added after the period of significance.

L Ranch Employee Residence 1 (Non-contributing Building)

This modular home measures 10' by 55', with a 12' by 20' plywood addition on the north façade. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Employee Residence 2 (Non-contributing Building)

This modular home measures 60' by 12'. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Employee Residence 3 (Non-contributing Building)

This modular home measures 52' by 12', with a 16' by 12' plywood addition on the north façade and a 7' by 7' addition on the south façade. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Ghisletta House and Garage (Non-contributing Building)

This house and associated garage was built by Ernest Ghisletta in 1960 near the southern boundary of L Ranch. The residence is a one-story, wood frame, rectangular-in-plan building with a concrete slab foundation, horizontal board siding, and a low-pitched, shed roof. The building measures 44' by 30'. The front façade is symmetrical with two one-over-one windows flanking a central, recessed entry. Directly west of the residence is a 20' by 40' garage with vertical board siding, large sliding doors, and a shed roof.

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Land Use and Activities: Milking and Dairy Production

L Ranch Grade A Dairy (Contributing Building)

The L Ranch Grade A Dairy was constructed in 1947. This rectangular-in-plan building measures 32' by 70'. It consists of a 6'-wide breezeway connecting a 14' by 32' milk room at the west end and a 50' by 32' milking parlor at the east end. It has a concrete foundation, concrete block walls, and a gable roof covered with corrugated metal sheets. An exterior concrete loading dock is located on the south façade, corrals and feed storage are located on east façade, and a 10' addition housing a generator is located on the west façade. The north façade has two additions measuring 8' by 5' on the west side and 19' by 6' on the east side. An approximate 3'-tall, 20'-long, poured-in-place concrete retaining wall was constructed east of the Grade A Dairy after the period of significance. An approximate 5'-tall concrete block retaining wall with a central set of stairs accessing a concrete path leading to the dairy also was constructed after the period of significance. A concrete pad is located to the south, and corrals are located to the east. A cattle drive with fencing runs downslope from the pastures to the building.

L Ranch Old Milking Barn (Contributing Building)

This milking barn was constructed in the 1880s but was converted into hay storage after 1947. It measures 52' wide, 122.5' long, and 28' tall at gable ridge. The barn was originally 150' in length, but the east end of the barn was destroyed by a storm in the 1950s. It is clad with vertical wood boards, and the gable roof is covered with corrugated metal sheets placed over wood shingles and skip sheathing. Corrals are located east and south of the barn. A cattle chute consisting of an angled scored concrete base with metal fencing and 2" by 12" wood boards at the base is located south the barn. A concrete trough is located north of the barn.

L Ranch Creamery (Contributing Building)

The L Ranch Creamery was constructed ca. 1865 but was later converted for use as a residence and garage during the period of significance. The rectangular-in-plan, side-gable building measures 25' by 65' and has shed-roof additions on the west and south façades. The addition on the west façade measures 12' by 25', and the addition on the south façade measures 10' by 32'. The building is clad in various wood siding, including horizontal boards, board and batten, and plywood sheets. The building has aluminum-sash windows throughout, and the garage has both an overhead door and a sliding door. This building has a fenced vegetable garden adjacent to the south façade.

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

L Ranch Shed (Contributing Building)

This building is situated northwest of the Horse Barn and measures 16' wide, 24' long, and 12' high at gable ridge. It has a concrete foundation, board and batten redwood siding, double hinged doors, and a small plywood shed-roof addition. The gable roof is covered with corrugated metal sheets.

L Ranch Calf Barn (Contributing Building)

This building was constructed ca. 1865 and measures 32' by 30'. It has a concrete pier foundation, variable width vertical board siding, and a gable roof. Wood shingles cover the main gable roof, and corrugated metal sheets cover the shed-roof addition. A platform is located on the west façade.

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L Ranch Horse Barn (Contributing Building)

Constructed ca. 1865, this horse barn measures 40' by 30' with a 16'-wide side bay on the west façade. The building has a concrete floor, vertical wood board siding, and a gable roof covered with corrugated metal sheets. A recent structural rehabilitation included the installation of the concrete floor. A wood feed trough is located east of the barn.

L Ranch East Barn (Contributing Building)

This calf barn is located on the east side of L Ranch Road approximately 0.4 mile south of the ranch core. The building is located in the lee of a small hill and not easily visible from the road. It measures 36' by 36' and has a concrete pier foundation, variable width vertical board siding with sections of plywood and board and batten siding, and a gable roof covered with corrugated metal sheets. The barn was constructed sometime prior to 1940 but may be older.

L Ranch Blue Shed (Non-contributing Building)

This shed is situated north of the Grade A Dairy. It measures 12' by 12' and has plywood siding currently painted blue and a gable roof covered with metal panels. The shed was constructed after the period of significance. A concrete water tank is located adjacent to the structure.

Land Use and Activities: Livestock Grazing

L Ranch Pasture Lands (Contributing Site)

The L Ranch Pasture Lands were the focus of livestock grazing activities for L Ranch throughout the period of significance and are characterized by open ridgetop pasturage dominated by native and non-native grassland vegetation interrupted by steep, brushy gulches draining toward Tomales Bay. The visual characteristics of the grazing pastures are maintained by their continued use for grazing livestock. The extent of the L Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the L Ranch Pasture Lands from those of the neighboring ranches. The L Ranch Pasture Lands are bounded by Tomales Bay to the east and fence lines dividing the lands from K Ranch to the north, I Ranch to the west, and M Ranch to the south. Within the L 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

L Ranch Road (Contributing Structure)

L Ranch Road bisects L Ranch and runs east of the ranch core.

L Ranch Entry Road (Contributing Structure)

L Ranch Entry Road, which maintains its historic alignment, is a dirt road that branches off L Ranch Entry Road, heading west to pass through the ranch core. The L Ranch Entry Road formerly continued southwest to H Ranch and the M Ranch Schoolhouse.

M Ranch

M Ranch is an approximate 1,160-acre vernacular ranching landscape located in the northwest portion of the Point Reyes Peninsula within the Point Reyes National Seashore. M Ranch is an operating beef cattle ranch. The ranch is bounded on the northwest by H and L ranches, on the northeast by portions of Tomales Bay State Park, on the southeast by N Ranch, and on the southwest by G and Rogers ranches.

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The spine of Inverness Ridge extends through the ranch from the northeast to the southwest. The M Ranch complex is located within a small valley, protected from prevailing winds from the Pacific Ocean, and situated near natural swales and seasonal streams that lead east towards Schooner Bay. Contributing buildings within the M Ranch core are limited to a Grade A Dairy and multiple barns, including an Old Milking Barn. M Ranch is surrounded by rolling hills, composed primarily of grassland. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Land Use and Activities: Residential/Domestic

M Ranch Residence (Contributing Building)

This small, one-story residence was constructed ca. 1940 and originally measured 15' by 25'. In 2015, gabled and shed-roof extensions were added on the north façade creating an approximate 25' by 25' square plan. It has horizontal wood board siding and a gable roof covered with composition shingles.

M Ranch Employee Residence and Garage (Non-contributing Building)

This residence measures 28' by 28' and has a 15' by 20', front-gable garage at the southwest corner. The house has a symmetrical façade, horizontal wood board siding, and a low-pitched, side-gable roof. Both buildings were constructed after the period of significance.

M Ranch Garage 1 (Non-contributing Building)

This two-car garage measures 21' by 21'. The building has horizontal board siding; a low-pitched, front-gable roof covered with corrugated metal sheets; and a small shed-roof addition on the north façade. It was constructed north of the M Ranch Shed after the period of significance.

M Ranch Garage 2 (Non-contributing Building)

This one-car garage measures 25' by 12' and has wood siding and a low-pitched, gable roof. It was constructed after the period of significance.

M Ranch Shed 1 (Non-contributing Building)

This shed measures 14' by 21' and is located immediately south of M Ranch Garage 1. It has horizontal wood board siding, and a front-gable roof covered with corrugated metal sheets. This building was constructed after the period of significance.

M Ranch 1962 Residence (Non-contributing Building)

This building is a one-story, Ranch style residence with an attached garage on the south façade creating an L-shaped plan. The residence measures 38' by 85', and the attached garage measures 24' by 24'. The building has a low-pitched, hipped roof covered with asphalt shingles. The siding is a combination of stucco and brick veneer. This residence was added after the period of significance.

M Ranch 1965 Residence (Non-contributing Building)

This one-story, Ranch style residence is situated just northeast of the 1962 Residence. It measures 58' by 30', and the attached garage measures 24' by 24'. The building has a low-pitched, hipped roof covered with asphalt shingles. The siding is a combination of stucco and brick veneer. This residence was added after the period of significance.

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Land Use and Activities: Milking and Dairy Production

M Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy was constructed in 1941. The rectangular-in-plan building measures 32' by 93' and consists of a breezeway separating the milk room at the east end and the milking parlor the west end. It has a concrete foundation and concrete half walls that support wood frame walls with ribbon windows and sections of corrugated metal sheet siding. The gable roof is covered with corrugated metal sheets. Scored concrete paving and corrals for livestock extend around the building. It currently is used as a workspace and storage room.

M Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn was constructed ca. 1860. The large barn measures 52' by 150' and has variable width vertical wood board siding and a gable roof covered with corrugated metal sheets. The barn has a concrete foundation and was converted for use as a hay barn following the construction of the Grade A Dairy.

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

M Ranch Horse Barn (Contributing Building)

This building was constructed ca. 1860, and its design is typical of horse barns constructed during the Shafter-era at Point Reyes. This barn measures 40' by 60' with a 20'-wide, shed-roof extension on the west façade. The building has a concrete foundation, variable width vertical wood board siding, and a variety of large and small window openings. The gable roof is covered with corrugated metal sheets.

M Ranch Feed Barn (Contributing Building)

This building is a long, rectangular-in-plan barn measuring 155' by 32' that was constructed in the mid-1950s for sheltering and feeding livestock. The barn has vertical board siding and a gable roof clad in corrugated metal. The barn connects to the north façade of the Old Milking Barn. Scored concrete paving with corrals for livestock is located between the Feed Barn and the Grade A Dairy.

M Ranch Hay Barn (Non-contributing Building)

This building was constructed in the 1970s approximately 0.25 mile northwest of the ranch core. The 50' by 70' barn consists of a long, gabled central bay with two side bays. The roof is covered with corrugated metal sheets.

M Ranch Shop (Non-contributing Building)

This 15' by 15' outbuilding is located north of the 1965 Residence. It has wood shingle siding and a cross-gable roof covered with corrugated metal sheets. It was constructed after the period of significance.

M Ranch Wood Shed (Non-contributing Building)

This 40' by 30' outbuilding has a concrete foundation, corrugated metal sheet cladding, and a side-gable roof covered with corrugated metal sheets. An open, shed-roof shelter extends from the north façade. The building was constructed after the period of significance and originally used for hay storage.

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Land Use and Activities: Livestock Grazing

M Ranch Pasture Lands (Contributing Site)

The M Ranch Pasture Lands were the focus of livestock grazing activities for M Ranch throughout the period of significance and are characterized by extensive, flat to sloping pastures in the northern portion and steep, hilly areas to the south. Vegetation within the pasture lands is predominantly native and non-native grassland maintained by continued grazing of livestock. The extent of the M Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the M Ranch Pasture Lands from those of the neighboring ranches. The M Ranch Pasture Lands are bounded by Schooner Creek to the east and fence lines dividing the lands from Rogers Ranch to the south, H Ranch to the west, and L Ranch to the north. Within the M 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

M Ranch Entry Road (Contributing Structure)

The main ranch road accessing the M Ranch core branches from Sir Francis Drake Boulevard. The asphalt-paved road passes the two 1960s residences situated above the cattle barns and then quickly descends to the ranch core. It then widens to form the ranch utility yard, before passing through a fenced corral via a gate toward the M Ranch Pasture Lands.

Sir Francis Drake Boulevard (Contributing Structure)

A segment of Sir Francis Drake Boulevard extends across the eastern portion of M Ranch, approximately 0.75 mile northeast of the ranch core.

N Ranch

N Ranch is an approximate 958-acre vernacular ranching landscape situated on the point of land between Schooner Bay and Home Bay of Drakes Estero. Although no buildings remain of the former dairy ranch, the spatial organization of N Ranch and its relationship to the surrounding ranches is visually evident by the remnant eucalyptus windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it. The pasture lands continue to be grazed by livestock.

Spatial Organization

N Ranch Windbreak (Contributing Structure)

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

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Land Use and Activities: Livestock Grazing

N Ranch Pasture Lands (Contributing Site)

The N Ranch Pasture Lands were the focus of livestock grazing activities for N Ranch throughout the period of significance and are characterized by extensive pastures of native and non-native grassland vegetation that slope gently from the central ridge of Eastman's Point toward Schooner Bay and Home Bay. They are maintained through continued livestock grazing. The extent of the N Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the N Ranch Pasture Lands from those of neighboring ranches. The N Ranch Pasture Lands are bounded by Drakes Estero to the south and west and fence lines dividing the lands from Rogers Ranch to the north and Home Ranch to the east. Within the N 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

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs east-west along the northern boundary of N Ranch.

Home Ranch Entry Road (Contributing Structure)

The Home Ranch Entry Road runs north-south through N Ranch, passing east of the former ranch core.

N Ranch Entry Road (Contributing Structure)

The N Ranch Entry Road is a narrow, single-lane road that has accessed the ranch core since N Ranch was established. The partially paved entry road branches from the paved Estero Road, which connects to Sir Francis Drake Boulevard. It is approximately 1,200' in length and typically 10' in width.

Rogers Ranch

Rogers Ranch is an approximate 396-acre vernacular ranching landscape located centrally within the historic district on Point Reyes Peninsula within the Point Reyes National Seashore. Rogers Ranch is an operating beef cattle and chicken ranch. The ranch is bounded to the north and northeast by M Ranch, to the southeast and south by N Ranch and Sir Francis Drake Boulevard, to the west by G Ranch and the marsh on the upper reaches of Schooner Bay, and to the east by the Inverness Ridge. The ranch complex is located within a small valley, protecting it from prevailing winds from the Pacific Ocean, and near natural swales and seasonal streams that lead east towards Drakes Estero. The Rogers Ranch core includes multiple contributing residential, dairy-related, and support buildings. Rogers Ranch is surrounded by steep hills, composed primarily of grassland. Together, the landscape features, such as corrals, fences, residences, outbuildings, and the circulation system, define the vernacular ranching landscape.

Land Use and Activities: Residential/Domestic

Rogers Ranch Main Residence (Contributing Building)

Constructed ca. 1870, the Rogers Ranch Main Residence is a two-story building measuring 32' by 61' with one-story additions at each gable end. The east addition measures 24' by 20', and the west addition measures 7' by 17' with an 8' by 14.5' addition attached to the south façade. The building has wide horizontal board siding, excluding cedar shingles at the second story of the west façade. The gable roofs

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are covered with asphalt shingles. The house primarily has aluminum-sash windows throughout, and a large brick chimney is located on the east addition. A number of features were added after the period of significance, including a wood deck with a hot tub to the east and a 2'-tall retaining wall located between the ornamental garden and concrete path to the northwest.

Rogers Ranch Main Residence Garage (Contributing Building)

This building measures 19' by 26'. It has a concrete foundation, horizontal wood board siding, standing seam steel panels covering the roof, and two roll-up garage doors on the front. The wood slat awning on the southeast façade was constructed after the period of significance.

Rogers Ranch Residence (Contributing Building)

This small residence measures 16' by 20.5' and is located south of the Main Residence. It has a concrete perimeter foundation, horizontal wood siding, replacement windows, and front-gable roof covered with standing seam steel panels.

Rogers Ranch 2011 Residence (Non-contributing Building)

This residence was constructed in 2011 on the hillside below the Rogers Ranch Hay Barn. It has a concrete pier foundation, plywood siding, and a front-gable roof covered with metal sheets. The building and the southern wood and stone retaining walls were constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

Rogers Ranch Grade A Dairy (Contributing Building)

The Rogers Ranch Grade A Dairy was constructed ca. 1945 and measures 32' by 56'. It consists of a breezeway connecting the milk room at the east end with the milking parlor at the west end. The building has a concrete foundation and half walls with the remaining wall height comprised of corrugated metal sheet siding and bands of windows to provide light and ventilation. The gable roof is covered with corrugated metal sheets. A concrete surface extends around the west end of the dairy to maintain a clean surface for cattle entering and exiting the barn.

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

Rogers Ranch Hay Barn (Contributing Building)

This hay barn was constructed ca. 1950. It is a wood frame, gabled structure with an open center. It measures 50' by 58.5'. The building has vertical wood board cladding and a corrugated metal-covered roof. A corral is located south of the hay barn.

Rogers Ranch Small Garage (Contributing Building)

This wood frame building measures 12.5' by 24'. It has plywood cladding and a corrugated meta-covered roof. The concrete foundation is stepped into hillside.

Rogers Ranch Calf Barn (Contributing Building)

This calf barn was constructed ca. 1950. The wood frame building measures 30.5' by 44' and has vertical wood board siding with some sections replaced with plywood sheets. The central massing has a gable roof with low-pitched shed extensions along each side. The roofs are covered with corrugated metal sheets.

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Rogers Ranch Generator Shed (Contributing Building)

This utility shed measures 12' by 18'. It has a concrete slab foundation, plywood siding, and a side-gable roof covered with corrugated metal sheets. Two doors are located on the front façade.

Rogers Ranch Chicken Roost (Contributing Building)

This structure is used as a chicken coop but may have been converted from an earlier use. The wood-frame structure measures 23' by 15' and has a post and pier foundation, board and batten siding, and a gable roof covered with rolled roofing material.

Rogers Ranch Equipment Shed (Contributing Building)

This 48' by 27', wood frame building is used for storing vehicles and equipment. It has three bays, two of which are open for vehicle storage. It has board and batten cladding and a side-gable roof covered with corrugated metal sheets.

Rogers Ranch Loafing Barn (Non-contributing Building)

This large, freestall barn measures 120' by 55'. It has a concrete perimeter foundation and a shed roof supported by a metal frame and covered with corrugated metal sheets. Corrals are located west of the barn to manage livestock. It was constructed after the period of significance.

Rogers Ranch Garage (Non-contributing Building)

This building is situated adjacent to the Hay Barn and Grade A Dairy and is used to shelter large vehicles and equipment. The wood frame building measures 23' by 38' and has a concrete slab foundation. The building has an open front, plywood cladding, and a shed roof covered with corrugated metal sheets. This building was constructed after the period of significance.

Rogers Ranch Residence/Garage (Non-contributing Building)

This building was originally a 24' by 18' garage but was recently expanded and converted to a residence. The building has T1-11 siding and corrugated metal sheets covering the roof. This building was constructed after the period of significance.

Rogers Ranch Utility Shed (Non-contributing Building)

This utility shed measures 13' by 9' and is located upslope from the Loafing Barn on the north side of Rogers Ranch Road. It has T1-11 siding and a shed roof covered with corrugated metal sheets. The building was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

Rogers Ranch Pasture Lands (Contributing Site)

The Rogers Ranch Pasture Lands were the focus of livestock grazing activities for Rogers Ranch throughout the period of significance. They are characterized by northeast to southwest trending ridges extending from the slopes of Inverness Ridge and are cut by narrow drainages emptying into Schooner Bay of Drakes Estero. The pastures are dominated by native and non-native grassland vegetation that is maintained by continued grazing of livestock. The extent of the Rogers Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Rogers Ranch Pasture Lands from those of the neighboring ranches. The Rogers Ranch Pasture Lands are bounded by Schooner Creek to the south and fence lines dividing the lands from M Ranch to the north and G Ranch to the west. Within the Rogers Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Schooner Bay, and water troughs and

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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 forms the southern edge of Rogers Ranch and runs along the southern edge of the ranch core.

Rogers Ranch Road (Contributing Structure)

By 1900, Point Reyes-Olema Road, later renamed Sir Francis Drake Boulevard, was aligned through the land that was to become Rogers Ranch. Originally, the road turned west into what is now the main entrance to Rogers Ranch, continued northwestward toward the Point Reyes School House, then continued southward down the peninsula following the roads' current alignment. By 1952, Point Reyes-Olema Road was renamed Sir Francis Drake Boulevard. The section running through Rogers Ranch was realigned to follow the southern border of the ranch property, was widened to 24', and was surfaced with asphalt. The old alignment was retained to access Rogers Ranch. Today, the historic access road to Rogers Ranch from Sir Francis Drake Boulevard remains in its historic alignment and is unpaved. The old alignment of the Point Reyes-Olema Road to the old Point Reyes School House still runs between Sir Francis Drake Boulevard and truncates near the school site.

W Ranch

W Ranch is an approximate 158-acre vernacular ranching landscape located 0.5 mile from Olema on Bear Valley Road and at the foot of Mt. Wittenberg within the Point Reyes National Seashore. It currently serves as the administration headquarters, visitor center, and major trailhead for visitors to the park. It is buffered by heavily forested areas to the north, west, and south, separating it from the other ranches in the historic district. W Ranch consists of the Old Milking Barn housing the park archives, three residences for ranch workers that have been converted for administrative use, a horse barn, and maintenance facilities clustered together near the park entrance. On a hill nearby, past the current Visitor Center, is a later complex of buildings constructed for the pleasure of the subsequent owners from the early to mid-twentieth century: the Rapp House, Garage/Apartment, and Horse Barn. This area is now the site of the Morgan Horse Ranch. Access to these complexes is by a federal entrance road off county-owned Bear Valley Road, marked with a prominent carved wood park entrance sign. It was historically part of the larger 7,739-acre Bear Valley Ranch, comprised of the U, W, Y, and Z ranches. Although W Ranch has lost much of its pastures, it retains two distinctive building cores (dairy production/ranch management and residential) dating to the period of significance.

Spatial Organization

W Ranch Windbreak (Contributing Structure)

An approximate 1,900', L-shaped windbreak comprised of Monterey cypress and eucalyptus trees is located at the north end of the ranch core. It begins at the northwest corner of the property and extends east and then south along the edge of the pasture, separating the fenced fields from a modern maintenance yard to the east. It terminates just south of the Horse Barn and Equipment Sheds 1 and 2.

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Land Use and Activities: Residential/Domestic

W Ranch Manager's House (Contributing Building)

The Manager's House was built in 1948. It is a one-story, wood frame, rectangular-in-plan building with a gabled ell at the northeast corner. The side-gable roof has a wide eave overhang and asphalt single cladding. The structure has a concrete foundation, horizontal wood V-groove cladding, and one-over-one, wood-sash windows situated individually or in pairs. A prominent hipped porch wraps round the southwest corner of the building; the porch has two sets of brick steps and a closed rail. A smaller porch is located on the north façade. It has two chimneys consisting of an exterior brick chimney on the south façade and a metal chimney on the roof slope. It is currently used as administrative offices.

W Ranch Foreman's House (Contributing Building)

The Foreman's House was built in 1948. It is one-story, wood frame building with a concrete foundation. It has a rectangular plan with a gable roof; two small gabled projections that are lower in height are located on the east and west façades. The building is clad in horizontal wood boards. The windows are wood-sash, three-light casement or two-over-two, double-hung. A multi-light, wood-sash picture window is located on the east façade, and an inset porch is located on the south façade. In the 1980s, the porch at the southwest corner was enclosed. It is currently used as administrative offices.

W Ranch Rapp House (Contributing Building)

The Rapp House, built in 1923, was used as a summer residence by the Rapp family, then as a permanent residence by members of the Langdon family. The house was remodeled by Gene Compton in the 1940s. It is a one-story, wood frame building with a V-shaped plan, asbestos shingle cladding, and four-over-four, wood-sash windows. The cross-gable roof has a wide eave overhang and is covered by asphalt shingles. An enclosed vestibule with a prominent brick staircase and wood patio is located in the corner of the V on the south side of the building. A small hipped-roof sun porch and large shed-roof addition are located at the north corner. The landscaping includes two stands of poplars, hedges, laurels scattered among oak trees, camelias at the residence, and an apple tree. It is currently used for administrative use.

W Ranch Rapp House Garage/Apartment (Contributing Building)

The Garage/Apartment building was constructed between 1944 and 1948 just north of the Rapp House. It is a wood frame, two-story building with stucco cladding and a side-gable roof with a wide eave overhang and asphalt shingle covering. Three single-car garage entrances with metal, roll-up doors and a glazed, wood personnel door is located on the south façade. The primary window type is wood-sash, one-over-one, with additional six-light, wood-sash. It is currently used as employee housing.

W Ranch Bunkhouse (Non-Contributing Building)

The Bunkhouse was built in 1948. It is a one-story-over-basement, wood frame building with an irregular plan and roofing configuration due to two major additions. (It originally had an L-shaped plan with a cross-gable roof.) The building is clad in wood horizontal boards and has wood-sash, two-over-two windows. A porch is located on the east façade. In 1978, the Young Adult Conservation Corp constructed a gabled addition with four-over-four windows at the northwest corner of the house. In the late 1980s, a one-story, gabled addition was added to the south façade. The building is currently used as administrative offices. The building does not retain integrity due to the additions in 1978 and the late 1980s.

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Land Use and Activities: Milking and Dairy Production

W Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn was constructed ca. 1870, damaged in the 1906 earthquake, and remodeled in 1944. At some point between 1906 and 1944, the wood board-and-batten cladding was replaced with horizontal V-groove wood boards. During the 1944 remodel, a one-story, gabled addition was added to the south façade; it has since been removed. The old barn has been identified as a hay barn in previous documentation; however, its form is more akin to the old dairy barns constructed throughout the Point Reyes Peninsula dairy ranches. It was likely used as a milking barn until the construction of the Grade A dairy barn (non extant) and then used for hay storage. The barn is a long, linear structure with a 52' by 198' rectangular plan. It has a central gable roof with two side wings with shed roofs and two centered, gabled projections on the east and west façades. The roof has a wide eave overhang and is covered in corrugated metal sheets. Two prominent gabled, louvered vents are located on the roof ridge; a wood "W" cutout is located in the gable ends of the vents. A concrete foundation has been added to the building. The primary window type is wood-sash, six-light, hopper. Entrances with wood, sliding doors are located on each façade. The barn was apparently unpainted around 1900 and painted white from approximately 1920 to the 1950s. By the time the National Park Service acquired the ranch, the barn had been painted red. Its interior has been significantly altered to house the archives and other offices.

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

W Ranch Horse Barn (Contributing Building)

The Horse Barn was built in 1948 by Gene Compton as one of three buildings arranged in a U-shape and attached at the building corners. The southwest corner of the Horse Barn is attached to the northeast corner of Equipment Shop 1. The two-story barn has a rectangular plan, horizontal wood board cladding, a board-form concrete foundation, and a front-gable roof covered in asphalt shingles. The primary window type is six-light, wood-sash, hopper. The north façade has a central pair of sliding doors at the first story and hinged double doors at the second story. The first story entrance on the south façade has been infilled with a solid pedestrian door, sliding window, and wide wood horizontal boards. An exterior wood staircase rises to the second story and accesses a set of hinged double doors. A small sliding wood door is located at the north end of the east façade. The sliding and hinged doors are constructed of narrow, diagonal wood boards.

W Ranch Equipment Shop 1 (Contributing Building)

The central building of the U-shaped grouping built by Gene Compton in 1948 is attached to the Horse Barn at the northeast corner and Equipment Shop 2 at the northwest corner. The one-story building has a rectangular plan, horizontal wood board cladding, and a side-gable roof covered in asphalt shingles. It has two garage entrances with metal roll-up doors and six-light and eight-light, wood-sash windows on the north façade and a rear addition with a shed roof on the south façade.

W Ranch Equipment Shop 2 (Contributing Building)

The western building of the U-shaped grouping is attached to the Equipment Shop 1 at the southeast corner. The one-story building has a rectangular plan, horizontal wood board cladding, and a front-gable roof covered in asphalt shingles. It has two large garage openings with metal roll-up doors on the east façade and large replacement aluminum-sash windows throughout.

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W Ranch Rapp House Horse Barn (Contributing Building)

The Rapp House Horse Barn was built between 1944 and 1948 and is located just west of the Rapp House. The barn is a two-story, wood frame structure with a gable roof. The primary window type is six-light, wood-sash, hopper. A one-story, shed-roof porch spans the south façade, while a two-story porch covering horse stalls spans the north façade.

Land Use and Activities: Livestock Grazing

W Ranch Pasture Lands (Contributing Site)

The W Ranch Pasture Lands were the focus of livestock grazing activities for W Ranch throughout the period of significance and are characterized by a flat expanse of native and non-native grassland vegetation. The pasture land is now partially grazed by horses. The W Ranch Pasture Lands are located north and southeast of the Rapp House/Morgan Horse Ranch area and are enclosed by metal post and wire and wood board fencing. They are bounded by the W Ranch Windbreak to the north, the W Ranch Windbreak and branch of Olema Creek to the east, a tree line to the south, and a tree line to the west with the Wilderness Area beyond. Bear Valley Road, an access road to the Rapp House, and series of hiking trails traverse the pastures.

Land Use and Activities: Park Management

Point Reyes National Seashore (PRNS) Visitor Center (Non-Contributing Building)

The Visitor Center was constructed in 1985 in between the former dairy area and the Rapp House/Morgan Horse Ranch. Architect Henrik Bull drew inspiration for the building's design from historic barns located throughout the park. A parking lot and a small, modern bathroom are located adjacent to the visitor center.

Garage (Non-Contributing Building)

The Garage is located north of the Manager's House and accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. The one-story, four-car garage has a rectangular plan, wood horizontal board cladding, and a side-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Office Building 1 (Non-Contributing Building)

This office building is the southern building of a grouping of three residential/office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The one-story, wood frame building has a rectangular plan, a side-gable roof covered in asphalt shingles, and both narrow and wide horizontal wood cladding. The primary window type is vinyl, one-over-one. A wood porch on the south façade leads to the main entrance consisting of a set of glazed double doors flanked by sidelights. Another entrance with a solid door is located on the north façade. The building was constructed after the period of significance.

Office Building 2 (Non-Contributing Building)

This office building is the central building of a grouping of three office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The two-story building has a rectangular plan, wood horizontal cladding, and a side-gable roof covered with asphalt shingles. Two prominent gabled wall dormers are located above shed-roof

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porches on the west façade. Entrances to the building are located at each porch. The building was constructed after the period of significance.

Office Building 3 (Non-Contributing Building)

This office building is the northern building of a grouping of three residential/office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The one-story, wood frame building has a rectangular plan, a side-gable roof covered in asphalt shingles, and both narrow and wide horizontal wood cladding. The primary window type is vinyl, one-over-one. A wood porch on the north façade leads to the main entrance consisting of a set of glazed double doors flanked by sidelights. Another entrance with a solid door is located on the south façade. The building was constructed after the period of significance.

Fire Management Office (Non-Contributing Building)

The Fire Management Office is located north of the grouping of three residential/office buildings. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. This small, one-story building has a rectangular plan; vinyl, one-over-one windows; wood horizontal wood board cladding; and a side-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Fire Management Garage (Non-Contributing Building)

The Fire Management Garage is located north of Fire Management Office. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. The one-story building has a rectangular plan, wood horizontal board cladding, two large metal roll-up garage doors on the west façade to access fire engines, and an asymmetrical front-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Fire Management Sheds (Non-Contributing Building)

Two sheds are situated behind the Fire Management Office that serve as storage. The southern shed measures 12' by 12', and the northern shed measures 24' by 12'. Both of the sheds have vertical board siding and side-gable roofs covered with asphalt shingles roofing. The sheds are accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. Both sheds were constructed after the period of significance.

Roads Office/Garage Building (Non-Contributing Building)

The Roads Office/Garage Building is located at the north end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It is the largest building within the maintenance yard and has a central gabled portion with two metal roll-up doors and a gabled wing on each side. The western wing houses offices, while the northern wing has two additional garage bays. The building is clad in wood horizontal boards, and the primary window type is aluminum-sash, sliding. The building was constructed after the period of significance.

Roads/Trails Office (Non-Contributing Building)

This building is located just west of Roads Office/Garage Building within the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It is a small, wood frame structure with wood horizontal board cladding and a gable roof with a wide eave overhang, exposed rafter tails, and asphalt shingles. The primary window type is aluminum-sash, sliding. A glazed door is located on the south façade. The building was constructed in 1948 as a meat house located at the dairy ranch core but

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was moved to the maintenance yard in 1992 to make way for a realigned access road leading to the maintenance yard.

Fuel Shed (Non-Contributing Building)

The building is located just east of Trails Office/Garage Building within the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. The small, one-story structure is constructed of concrete block and has a rectangular plan and a gable roof covered in asphalt shingles. A set of solid double doors is located on the west façade. The building was constructed after the period of significance.

Roads Garage (Non-Contributing Building)

This single-car garage is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. The one-story building has a rectangular plan, wood horizontal board cladding, and a front-gable roof with a wide eave overhang, exposed rafter tails, and asphalt shingles. It has wood-sash, three-over-three or nine-light windows. A single roll-up garage door is located on the north façade, and a wood personnel door is located on the west façade. The building was constructed after the period of significance.

Maintenance Yard Shed (Non-Contributing Building)

This small shed is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has a rectangular plan, diagonal wood board cladding, and a shed roof with an eave overhang. It was constructed after the period of significance.

Trails Office Building (Non-Contributing Building)

This building is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has a rectangular plan, vertical wood board cladding, and a side-gable roof covered with asphalt shingles. The primary window type is vinyl, sliding, and a glazed door is located on the north façade. It was constructed after the period of significance.

Fuel Station (Non-Contributing Building)

The small, wood frame structure is located at the west end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has wood horizontal board cladding and an asymmetrical gable roof covered in asphalt shingles. Two solid doors are located on the east façade. A gas pump and two concrete diesel fuel tanks are located adjacent to the building. It was constructed after the period of significance.

Morgan Horse Ranch Blacksmith Shop (Non-Contributing Building)

This small, wood frame building was added after the 1970s for interpretation at the Morgan Horse Ranch. It has a rectangular plan, horizontal wood board cladding, and an asymmetrical gable roof covered in corrugated metal cladding. A large opening with clipped corners is located on the north façade.

Morgan Horse Ranch Display Building (Non-Contributing Building)

This small, wood frame building was added after 1970 for interpretation at the Morgan Horse Ranch. The building has a rectangular plan, horizontal V-groove wood cladding, and a gable roof covered in corrugated metal cladding. A large opening with no door is located on the east façade.

Morgan Horse Ranch Pole Barn (Non-Contributing Building)

This small, wood pole barn was added after 1970. It had an open, wood frame with a gable roof.

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Morgan Horse Ranch Shed (Non-Contributing Building)

The shed at the Morgan Horse Ranch was added to the site after 1970. It is a small, wood frame building with horizontal wood cladding and a gable roof. It has large vinyl, sliding windows and a small, shed-roof porch.

Morgan Horse Ranch Large Garage (Non-Contributing Building)

This garage was added after 1970 in support of the Morgan Horse Ranch. It is a one-story, wood frame building with a flat roof. Three single-car garage openings with no doors spans one side of the building; a pent roof spans the entrance. A shed-roof awning is located along another side. One end has been enclosed with T1-11 cladding.

Morgan Horse Ranch Small Garage (Non-Contributing Building)

This building was added after 1970 in support of the Morgan Horse Ranch. It is a simple, wood frame building with horizontal wood board siding and a gable roof covered with corrugated metal sheets. It has a large opening for vehicles with no garage door.

Circulation

W Ranch Entry Road (Contributing Structure)

A paved road leads from Bear Valley Road into W Ranch and served as the main access road throughout the period of significance. It divides the residential area, with the Manager's House, Foreman's House, and Bunkhouse to the north, and the dairy and ranch support buildings to the south, containing the Old Milking Barn as the only extant dairy structure. It then continues south past the Visitor Center and terminates at the Wilderness Area. The historic alignment remains from the period of significance, although portions of it have been paved. A newer road with a direct route from Bear Valley Road to the Visitor Center branches from the historic alignment, away from the historic ranch core and reconnects to the historic route by the Visitor Center.

W Ranch Rapp House Entry Road (Contributing Structure)

This access road is a paved driveway that extends west from W Ranch Entry Road and loops through the Rapp House site. Based on aerial photographs, the road was extant during the period of significance and has served as the main access road to the Rapp residential area.

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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

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Areas of Significance

AGRICULTURE

COMMERCE

ARCHITECTURE

Period of Significance

1857-1956

Significant Dates

1857

1858

1865

1869

1936

1939

1956

Significant Person

Cultural Affiliation

Architect/Builder

Hinrik Claussen – builder

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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 Point Reyes Peninsula Dairy Ranches Historic District is a significant collection of 17 rural ranches in western Marin County that the Shafter and Howard families developed in the mid- to late nineteenth century as tenant dairy ranches and that continued to evolve over the next century in response to changes in ownership and dairy technology and regulations. The historic district qualifies for listing in the National Register of Historic Places at the local level under Criteria A and C. Areas of significance include Agriculture and Commerce (Criterion A) and Architecture (Criterion C). The district is significant as one of the earliest and largest collection of tenant dairy ranches in California that catapulted Marin County to the forefront of butter and cheese production by the 1870s and became a model for subsequent “letter” tenant dairy ranches in Marin County. The district’s period of significance, 1857-1956, encompasses the initial development of the dairy ranch tenant system to the conversion of the last ranch (C Ranch) to a Grade A dairy. The district boundary encompasses approximately 22,237 acres of ranch lands remaining in the original holdings of the Shafter and Howard families.

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

Criterion A

The Point Reyes Peninsula Dairy Ranches Historic District consists of 17 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. The first dairy ranches at Point Reyes were established as tenant ranches in 1857, during a period of experimentation and expansion of agriculture throughout the state. Beginning in 1858, Oscar L. Shafter and James McMillan Shafter acquired the land, and along with son-in-law Charles Webb Howard, developed a system of tenant dairy ranches that reached the length of the Point Reyes Peninsula. They signed new leases with existing tenants, established their own “home ranches,” and eventually divided the 66,000-acre holding into approximately 31 tenant dairy ranches that produced renowned butter under the Point Reyes brand. The enterprise proved successful, exploiting the lush grasslands to produce large volumes of dairy products, primarily for the growing San Francisco market. Although the dairy ranches produced cheese, they were principally known for their high quality butter.

The Point Reyes Peninsula dairy ranches contributed substantially to the establishment of Marin County as one of the premier dairy regions of the state. By 1870, the Point Reyes Peninsula dairy ranches were producing nearly half of the 1.5 million pounds of butter in Marin County, in turn propelling the county to become the highest producer in the state. Point Reyes butter became an important brand in Marin County, prompting imitation among competitors and driving James McMillan Shafter and Charles Webb Howard to trademark their butter stamps in the 1880s to signal the authenticity and quality of their products.

The Point Reyes “butter ranchos” became the largest concentration of dairy ranches owned and managed by one family in California and were lauded in the agricultural press as a model tenant system. The tenant model proved successful such that it was emulated twice in Marin County in the 1890s, first by the Novato Land Company at the former Rancho Novato and then by the Tamalpais Land and Water Company at the former Rancho Sausalito. Although the tenant model was criticized in the late nineteenth century, the Point Reyes ranches allowed some families to achieve economic stability and to establish

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roots in the area. They attracted a diverse group of immigrant laborers from Europe and other parts of the world. Some families formed tight, generational connections with various ranches, while other early tenants moved to other locations in California and established new dairy enterprises, thereby spreading the dairy industry to other coastal counties, such as San Mateo and San Luis Obispo counties.

With the output from the Shafter-Howard tenant system, the local dairy industry remained a leader in the state until the 1890s, when other counties took the lead and the Shafter-Howard ranches were inherited by their children and sold off following the deaths of Oscar L. Shafter in 1873, James McMillan Shafter in 1892, and Charles Webb Howard in 1908. The ranches were individually owned by 1939 and were upgraded to Grade A dairy and fluid milk production over the next several decades in response to new industry regulations. The ranches underwent little change in operation until these regulations ended the on-site production of butter and cheese and led to the gradual construction of Grade A dairies at the ranches to produce milk under modern sanitary standards. The majority of the Point Reyes Peninsula Ranches added the new smaller, standardized dairies between the 1930s and 1950s, and several still produce Grade A milk today, continuing a 150-year legacy of dairy ranching on the Point Reyes Peninsula.

Criterion C

The historic district is significant under Criterion C for its vernacular architecture related to the development of dairy ranching in Marin County in the mid-nineteenth century. The agricultural buildings' form, construction, and style was influenced both by the expressed desires of the ranch owners, broader trends in the dairy industry, and the climate and natural features of the Point Reyes Peninsula. When established in the mid-nineteenth century, typical buildings, structures, and landscape features at each ranch include the main residence, creameries, horse barns, fences, corrals, and windbreaks clustered together in ranch cores nestled among large pastures. These initial building types reflect the distinctive, mild climate of the California coastline. The dairies did not require some of the traditional building types that were constructed at dairies in colder parts of the United States, such as voluminous barns to store hay and shelter cows during the winter and ice houses to keep milk cool during hot summer months.

As the dairy industry evolved over the next century, additional building types would be added to each ranch, including milking barns when cows were no longer milked outdoors, hay barns when ranchers began to supplement the grazing on pasture land with additional feed, and Grade A dairy buildings when regulations required strict sanitary conditions for collecting and storing milk. The new buildings and structures were located within the historic core and therefore compatible with the existing development pattern. They also continued to display a continuity of design as they were commissioned by the Shafter-Howard family. The milking barns are long, low buildings with gable roofs and centered cross-gables on the long walls. The horse barns are the typical asymmetrical "western style" barn found statewide with a tall, central gabled massing flanked by lower-in-height, shed-roof wings. The creameries largely were small, gabled wood frame structures with wood board cladding. Concrete began to replace wood in the early twentieth century as it was viewed as more sanitary and required by dairy regulations. While upgrades occurred over time, the older buildings, such as the milking barns, were left in place and converted to new compatible uses. The original milking barns were used for hay following the construction of a new concrete Grade A dairy, and the old creameries were often converted to worker housing.

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The district also contains a significant collection of late nineteenth century, vernacular domestic buildings. The main residences are variations of the gabled cottage form and can be grouped into three main types. The earliest residences can be distinguished by the inclusion of cornice returns, while later residences have gable roofs with three windows in each gable or gable roofs with one or two gabled wall dormers and two windows in each gable. Despite these variations, the houses share a similar design aesthetic through their massing, cladding, and fenestration, reflecting the control that the Shafers and Howard had on the development of each tenant dairy. Given the size and scale of the Shafter-Howard dairy ranches, it is remarkable how much of the built environment remains extant. The result is a significant, intact agricultural landscape; collectively the ranches within the historic district convey the vast scale and remoteness of ranching life at the western edge of Marin County as well as the evolution of dairy technology and regulation in California.

Historic Context

Criterion A: Social/Economic Development of the Point Reyes Peninsula Dairy Ranches

- Cattle Grazing During the Spanish Mission Period
- Transition from Mexican to American Ownership
- Patterns of Land Ownership
- Pioneering Dairies on the Point Reyes Peninsula
- Shafter-Howard "Butter Ranchos"
- Shafter-Howard Tenant System
- Ranch Demographics
- Rise of Marin County's Dairy Industry
- Partitioning the Ranches
- Gilt-Edge Butter
- Sale of the Shafter and Howard Ranches, 1919 to 1939
- Transition to Grade A Dairies

Criterion C: Physical Development and Operation of the Point Reyes Peninsula Dairy Ranches

- Dairy Production
- Dairy Architecture and Landscape Features
- Residential Architecture
- Livestock Improvements
- Pastures
- Circulation and Transportation

Additional Historic Context Information

- National Park Service Acquisition, 1963-1988

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 and dairy industry in California and how they came to be located on Point Reyes under the ownership of the Shafter-Howard family 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 the Shafter-Howard family sold off their holdings and as new regulations required operational changes.

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The second section under Criterion C 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 is presented in the last section, "Additional Historic Context Information."

Over the past two decades, the Point Reyes Peninsula Dairy Ranches Historic District has been intensively researched and documented in various publications, beginning with Dewey S. Livingston's "Ranching on the Point Reyes Peninsula" (1994) and continuing with a series of Cultural Landscape Inventories (CLIs) prepared by NPS staff (Revised 2016).⁵ In particular, the historic context presented below derives from "Ranching on the Point Reyes Peninsula" and the Point Reyes Peninsula Dairy Ranches Historic District CLI, but it has been adapted and expanded to clarify:

- how the Point Reyes Peninsula dairy ranches fit into the broader history of agricultural development and land acquisition in California following statehood in 1850;
- how the Shafter-Howard model of tenant dairy ranching influenced subsequent development of tenant dairy ranches in Marin County;
- Marin County's importance within the state's dairy industry; and
- the design and layout of the ranch buildings and infrastructure.

Criterion A: Social/Economic Development of the Point Reyes Peninsula 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 the Point Reyes Peninsula 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 Point Reyes Peninsula).⁶ The mission complex was located just over 15 miles southeast of W Ranch at the southern boundary of the historic district.

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

⁵ See Livingston's "Ranching on the Point Reyes Peninsula" and the CLIs for detailed histories and additional historic photographs of individual ranches within the historic district.

⁶ The 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.

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for clothing, tools, and furniture.⁷ 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 the Point Reyes Peninsula.⁸ On a secondary level, 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) and legumes (beans, peas, lentils), grapes, nuts, and fruit such as pears.⁹ 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.¹⁰ Regardless, the grazing of Spanish cattle in Point Reyes 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 American dairies within just a few decades.¹¹

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. Two grants significantly influenced the boundary of the Point Reyes land that was acquired by brothers Oscar Lovell and James McMillan Shafter just two decades later: *Rancho Punta de los Reyes* and *Rancho Punta de los Reyes Sobrante*. Two adjacent ranchos—*Rancho Tomales y Baulines* to the east and *Rancho Las Baulines* to the south—would define the boundaries of the Shafter's property as they disputed the extent of their landholdings during the transition from Mexican to American control of California.

Rancho Punta de los Reyes

In 1836, James Richard Berry, a Mexican citizen of Irish descent, was granted 8 leagues, or approximately 35,000 acres, that he names Rancho Punta de los Reyes. Berry's property comprised nearly the entire Olema Valley (located immediately east of the Point Reyes Peninsula) from Rafael Garcia's original Rancho Tomales y Baulines north to Tomales Bay. The northern section of two leagues extended up the west shore of Tomales Bay, including the area that would become the town of Inverness fifty years

⁷ 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.

⁸ 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.

⁹ 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>.

¹⁰ 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 garvanzos 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.

¹¹ 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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later. Berry brought cattle and heifers to the ranch and built a one-story house in northern Olema Valley, at a location reportedly a short distance north of the future town of Olema, possibly on Olema Creek.¹³

In 1838, Berry illegally sold two leagues (approximately 8,878 acres) on the west side of Tomales Bay to Joseph E. Snook, a naturalized Mexican citizen and veteran sea captain and merchant of the Pacific Coast trade routes. After the purchase, Snook denounced the portion of the grant he had purchased from Berry. Through the denouncement process, a citizen could challenge the ownership of property if the terms of the grant were unfulfilled; in this case, Snook claimed that Berry's grant was unoccupied. Berry probably would have lost the land entirely had the governor known that he had illegally sold a portion of it. In June 1839, Snook won title to the 8,878 acres under a ruling by the Mexican governor and constructed a small house at the northwestern corner of the rectangular parcel for his ranch foreman (present-day Rogers Ranch).¹⁴

Rancho Punta de los Reyes Sobrante

Within months after winning title, Snook mortgaged his Rancho Punta de los Reyes and traded it to Antonio Maria Osio, on September 28, 1839. Osio, the administrator of the customhouse in Monterey and grantee of *Rancho Isla de los Angeles* (Angel Island) on San Francisco Bay, soon petitioned the governor for the remaining eleven leagues, or *sobrante*, on Point Reyes. After three years of administrative delays, Governor Manuel Micheltoarena awarded the 48,829-acre grant to Osio in 1843. Osio moved his family to Point Reyes that year. Osio constructed a home of logs and adobe along a spring near the future F Ranch core.¹⁵

Osio soon found himself in a dispute over proper boundaries of the rancho, setting the stage for later events. Berry, who had retained six leagues of his grant in the eastern portion of Point Reyes Peninsula and Olema Valley, began to run his cattle on Osio's *sobrante*. Berry had been pushed out of his own land by Rafael Garcia, grantee of Rancho Tomales y Baulines to the south. In early 1843, Garcia gave his ranch land encompassing Bolinas Bay to his brother-in-law Gregorio Briones, who renamed the property Rancho Las Bolinas. Garcia moved north onto Berry's rancho and claimed two leagues that he named *Rancho Al Punta El Estero*. Garcia's new property 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

¹³ Jack Mason, *Point Reyes: The Solemn Land*, 21; 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), 40-41.

¹⁴ Toogood, *Civil History*, 41-42; Mason, *Point Reyes: The Solemn Land*, 22-23; G.W. Hendry and Jacob N. Bowman, "The Spanish and Mexican Adobes and Other Buildings in the Nine Bay Area Counties, 1776 to about 1850," (unpublished manuscript, 1940), 96-97.

¹⁵ J.P. Munro-Fraser, *History of Marin County, California* (San Francisco: Alley-Bowen & Co., 1880), 190, 194; MacDonald, "F is Not Forgotten," 84.

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*, 42-43.

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established a new hacienda within the present-day W Ranch core.¹⁷ The complex consisted of Garcia's home, at least two adobe buildings for his servants, and several frame buildings.¹⁸

American and European explorers and settlers in California typically stereotyped Mexican landowners as lazy and indulgent, giving little care to their animals other than the annual slaughter. They also reportedly did not produce any 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 The grantees Osio, Berry, and Garcia raised cattle and horses in a loose system that lacked fences or documented ownership of livestock.²⁰ In his tour of the California coastline in the early 1840s, Sir George Simpson characterized cattle and horses on the 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."²¹ 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.²² 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.²³

In 1844, Osio sued Berry, an action that brought to light Garcia's move north. The Mexican government ruled in Osio's favor and recommended that Garcia return Rancho Al Punta El Estero to Berry and move back to what had been renamed Rancho Las Bolinas. Berry pulled out of the fray abruptly, transferring

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*, 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.

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 George Simpson, Governor General of the Hudson's Bay Company, upon visiting California in 1841, noted that the cattle and horses on Point Reyes Peninsula "were growing and fattening, whether their owners waked or slept, in the very middle of winter, and in the coldest nook of the province." Quoted in Toogood, "A Civil History," vol. 1, 45.

²¹ Simpson, *An Overland Journey*, 156.

²² Revere, *A Tour of Duty in California*, 85.

²³ For an account of elk hunting at Garcia's rancho, see Revere, *A Tour of Duty in California*, 81-87; Toogood, "A Civil History," vol. 1, 38-39; Munro-Fraser, *History of Marin County*, 277.

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his property to his friend Stephen Smith, “being debtor to Don Estevan [Smith] for various sums with which he has aided me.” Berry died shortly thereafter. In the end, Garcia retained Rancho Al Punta El Estero (renamed Rancho Tomales y Baulines), and Osio was satisfied that his rancho was not being encroached upon.²⁴

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 Point Reyes Peninsula and Olema Valley caused much confusion, a common situation at that time. As stated, the rancho owners had encroached on each other’s land grants, and the exact acreage was unknown.

Additionally, the Mexican owners had already begun selling the land to American settlers. After the American takeover of California, Osio moved his family to Hawai‘i, then settled in Baja California. In 1852, Osio sold Rancho Punta de los Reyes Sobrante to Dr. Andrew Randall for \$25,000; the property included the two leagues that Snook denounced and sold to Osio and came with an outstanding mortgage held by a creditor that would cause problems later. By this time, Stephen Smith had sold Rancho Punta de los Reyes to cattleman Bethuel Phelps for \$15,000.²⁵ Two years later, Randall purchased the property from Phelps for \$150,000 in borrowed funds. He occupied a ranch house central to the peninsula, in a location later the site of the F Ranch, hiring Josiah Swain as the foreman of his cattle ranch. Garcia remained at Rancho Al Punta El Estero.²⁶

Over the next four years, William Randall mortgaged more of his land, went broke, and was murdered in 1856 by one of his creditors, leaving his widow to sort out his debts and legal claims to the massive property. Several creditors went to Marin County Sheriff G.N. Vischer to win judgements for unclaimed debts; Vischer illegally foreclosed on Punta de los Reyes Sobrante land, issuing at least three deeds in exchange for \$2,000 each. Some of these new landowners began living on their properties or leasing it to the first dairymen on the Point Reyes peninsula. Upon learning of the sheriff’s fraud, the claimants retained their own lawyers; one of the duped men – Dr. Robert McMillan – hired the San Francisco law firm Shafter, Shafter, Park and Heydenfeldt (comprised of partners Oscar L. Shafter, James McMillan Shafter, Solomon Heydenfeldt, and Trenor Park). Robert McMillan was the only one with sufficient funds to clear all the liens on Randall’s property and eventually won his case before the State Supreme Court in 1858.²⁷

In 1857, the law firm Shafter, Shafter, Park and Heydenfeldt acquired the Point Reyes ranchos in three stages by: 1) paying Robert McMillan \$50,000 for a two-thirds interest in his Rancho Punta de los Reyes Sobrante property; 2) purchasing Punta de los Reyes from Randall’s widow at auction for \$14,700; and 3) paying \$20,000 to McMillan for the remaining one-third interest.²⁸

The key players in the development of the Shafter law firm’s new Point Reyes properties were the brothers, Oscar L. Shafter (1812-1873) and James McMillan Shafter (1816-1892). The Shafter family came from a prominent East Coast family; their grandfather was revolutionary war hero, and their father served in the Vermont legislature and courts. In 1854, Oscar L. Shafter arrived in San Francisco after an

²⁴ Mason, *Point Reyes: The Solemn Land*, 25; Toogood, “A Civil History,” vol. 1, 42-44.

²⁵ Toogood, “A Civil History,” vol. 1, 41-43; Munro-Fraser, *Marin County*, 302.

²⁶ Toogood, “A Civil History,” vol. 1, 69-70.

²⁷ Mason, *Point Reyes: The Solemn Land*, 25-31.

²⁸ Jack Mason suggests that McMillan may have given the law firm the land as payment toward legal fees. Jack Mason, *Point Reyes: The Solemn Land*, 33-34.

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unsuccessful bid for the Vermont governorship, leaving his family behind for the time being. He joined old friend Trenor Park's successful and influential law firm, Halleck, Peachy, Billings and Park, specializing in land cases. Soon Shafter and Park started their own firm with Solomon Heydenfeldt, a California Supreme Court justice.²⁹

Oscar L. Shafter's younger brother James McMillan Shafter entered politics in his home state at age 20, after graduating from Wesleyan University in Connecticut. As a member of the House of Representatives, Shafter served as Secretary of State in Vermont from 1842 to 1849, then migrated to Wisconsin and served as Speaker of the Wisconsin State Assembly. He then moved to California in December 1855. Regarded as a "big legal gun" on his arrival, Shafter joined a local law firm but soon left to join his brother's firm. James McMillan Shafter was elected to the California State Senate in 1862, and served as its president pro-tempore. Eventually Shafter would serve as a regent of the University of California, a trustee of Stanford University, a superior court judge, and a leading voice in the California Constitutional Convention of 1878-1879.³⁰ Shafter's interest in agriculture, which he proved through his management of Point Reyes, led him to become an expert on livestock and up-to-date agricultural policies and techniques. He also served as president of the California State Agricultural Society.³¹

In 1858, the Shafter's law firm sold 2,200 acres at the north end of the peninsula for \$7,000 to Solomon Pierce, who promptly established a successful independent dairy that would rival those of the Shafter family in both production and quality during the next decades.³² The partners also sold a number of small parcels in the Olema Valley and Bolinas area, mostly to previous occupants who held invalid titles; a number of these had to repurchase their properties from the Shafter family after previously having paid either Garcia or his brother-in-law Gregorio Briones for their land.³³

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. 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 United States—had the right of appeal in the California district courts, and when necessary, in the California Supreme Court. As common practice, the U.S. attorneys entered an appeal to the courts, extending the litigation and making the average length of time between initial petition to the commission and final patent on the land 17 years.³⁴

²⁹ Mason, *Point Reyes: The Solemn Land*, 31-32.

³⁰ The *Constitutional Convention of 1878-79* produced California's second constitution, which is still in use today.

³¹ Mason, *Point Reyes: The Solemn Land*, 32-33; Munro-Fraser, *Marin County*, 515-516.

³² The Pierce Ranch located outside the Point Reyes Peninsula Dairies Historic District and listed separately in the National Register of Historic Places.

³³ Some of these parcels would form the Hagmaier and Teixeira ranches located within the adjacent Olema Valley Dairy Ranches Historic District. Mason, *Point Reyes: The Solemn Land*, 37; 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), 208; Munro-Fraser, *Marin County*, 447; Marin County Deeds Book B, Page 312, Book C, Pages 220, 380, 408, and Book E, Pages 628, 649, on file at the Marin County Recorder's Office; Richard Borjes and Gordon Chappell, "There is No More Extensive Dairy in the Townships" in "The History and Architecture of Pierce Ranch 1856-1986" (San Francisco: National Park Service, 1986).

³⁴ 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>.

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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 sold sections of their grants before receiving a final American 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 some of the most skilled and knowledgeable attorneys in the state, including brothers Oscar L. Shafter and James McMillan 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 remained to witness the nearly completed American takeover of the land.³⁵

In contrast, Rafael Garcia was able to retain 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 Baulines (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 Point Reyes land owned by the Shafter law firm.³⁶

Despite Garcia's official survey, the Shafters claimed they owned Rancho Tomales y Baulines, which was comprised of land originally part of Berry's Rancho Punta de los Reyes that they now owned. The Shafters sued Garcia with John McMillan 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. Had the Shafters won their case, the adjacent Olema Valley dairy ranches would have been folded into the Shafter-Howard tenant dairy ranch empire that developed on the Point Reyes Peninsula. Never ones to leave a courtroom empty handed, the Shafters won the 13,644-acre Phelps patent, also confusingly named Tomales y Baulines, which was patented in 1866. The property encompassed the gap between Garcia and Briones' ranchos and extended southeast to the summit of Mt. Tamalpais.³⁷

Patterns of Land Ownership

The large Mexican ranchos affected the land division and acquisition in early American California.³⁸ The transfer of land ownership from Mexican citizens to American citizens at the Point Reyes Peninsula was typical of the era; the ownership litigated for many years. Although at Point Reyes, the Mexican landowners had already sold out except for Garcia, and legal battles arose between American claimants

³⁵ Robert H. Becker, *Design of the Land*; 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; and Robert H. Becker, "Historical Survey of Point Reyes, Land Use Survey, Proposed Point Reyes National Seashore" (San Francisco: National Park Service, 1961), 43.

³⁶ The W Ranch would be constructed at Garcia's hacienda. Mason, *Early Marin*, 142-143.

³⁷ Mason, *Point Reyes: The Solemn Land*, 40-48.

³⁸ There is some disagreement among scholars, including Lawrence Jelinek, Paul W. Gates, and Ellen Liebman regarding the impact of ranchos on land development after California's statehood. In her book *California Farmland: A History of Large Agricultural Landholdings*, Ellen Liebman refutes the idea that the ranchos had a meaningful impact on land development in California.

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following statehood. By acquiring three ranchos, totaling about 66,000 acres, the Shafters (and later Howard) joined the ranks of the new land elites in California as concentrated land ownership was dramatically intensifying through the 1860s.³⁹ By obtaining ownership of such a large part of Marin County and establishing a successful set of dairy ranches that largely continued to operate over the next century, they established the development pattern in West Marin in the mid-nineteenth century. This occurred in other parts of Marin County and regionally as families acquired former ranchos. In Marin County, the Burdells obtained Rancho Olompali near Novato; they were second to the Shafter-Howards in the extent and value of their landholdings. The 19,800-acre Rancho Sausalito comprising the southern tip of Marin would also survive largely intact for several decades. Regionally, the Steele family, who got their start in dairying in Point Reyes, would go on to assemble close to 60,000 acres of land in San Mateo and San Luis Obispo counties from former rancho land.

The Shafter-Howard landholding, along with these other properties in Marin County, were dwarfed in size by the huge beef ranches that formed concurrently with the Point Reyes Peninsula dairy ranches, both by combining several former Mexican ranchos or through public land sales. Examples of the former include Ben Ali Haggin (over 170,000 acres comprised of three ranchos), Edward F. Beale, Irvine Ranch (James Irvine and associates, 100,000 acres from three ranchos), and George Hearst (San Simeon Ranch, also from three ranchos). The most notable of examples of amassing land through public land sales include William S. Chapman (one million acres in San Joaquin Valley) and Miller and Lux (one million acres largely in San Joaquin Valley and two million in Nevada and Oregon). These men had a great impact on the beef cattle industry, which developed through the early 1870s, parallel to the expansion and advances in the state's dairy industry.⁴¹

Pioneering Dairies on the Point Reyes Peninsula

While legal ownership of the land was being settled on the Point Reyes Peninsula, a handful of men established tenant dairy ranches by signing leases with various claimants in 1857 to 1858. These initial dairies tended to have a large acreage (upward of 10,000 acres) with 50 to 150 dairy cows and set the scale of development for the future tenant ranches operated by the Shafters and Howard.

The Steele family was among the first to establish dairy ranches on the Point Reyes Peninsula at Limantour Estero in the late 1850s. They leased from Thomas Richards, who was one of Randall's claimants.⁴² The Steele brothers, George Steele (1825-1901), Isaac Steele (1820-1903), and Edgar Willis (E.W.; 1830-1896), and their cousin, Renseelaer Steele (1808-1886), came to California, and first moved to Two Rock Valley just inside the northern Marin County border in 1856. The Steele family's desire to expand their operations brought them to Point Reyes, where they leased one square league of land in 1857 from Richards and set up the area's first dairy operation, consisting of three separate ranches called Albion (R Ranch), Laguna (T Ranch), and Muddy Hollow (S Ranch) ranches.⁴³

³⁹ Jelinek, *Harvest Empire*, 27-28.

⁴¹ Examples of their impact on the cattle industry included the implementation of modern feeding and breeding techniques, importing meatier stock, and the introduction of fenced ranges. Jelinek, *Harvest Empire*, 32; Lawrence James Jelinek, "'Property of Every Kind': Ranching and Farming During the Gold-Rush Era," *California History* 77, no. 4 (Winter 1998/1999): 239-242.

⁴² See the 1857 letter from Thomas Richards to the Steeles upon hearing that they might be purchasing a house and some fencing that the building and infrastructure belongs to him as the landowner; Richards also stated he preferred that the Steeles live in a particular house instead of leasing it to a person he does not trust. Letter from Thomas G. Richards to members of the Steele family, December 16, 1857, on file at Stanford University Special Collections, Steele Collection.

⁴³ Livingston, "Ranching on the Point Reyes Peninsula," 12-20.

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According to Catherine Baumgarten Steele (wife of William Steele, who was the grandson of Isaac Steele), Point Reyes' boundless character, wild grandeur, pure water, and abundant grass made it inviting for dairying. In a 1941 article on the history of the Steele ranches, she claims the Steeles regarded the peninsula as "promised land" for dairy ranching as it was had a picturesque and natural beauty.⁴⁴ She states that the Steeles viewed Point Reyes was "cow heaven," and instantly recognized its potential for dairy production.⁴⁵

Correspondence between the family members in the 1850s indicates, however, that they were debating where to establish permanent roots in California and may not have ended up at Point Reyes. In 1855, George Steele wrote to his brother E.W. Steele (who had not yet moved to California) that he spent some time exploring the state in order to decide where to purchase land. He felt that the best land and climate was located east of the Coast Range Mountains between San Francisco and Los Angeles (i.e., the Central Valley). In his letter, he states, "I do not like the climate immediately on the coast, so well as I do east of the coast mountains. It is too windy and foggy [sic]." He wrote that their cousin Renseelaer Steele felt that he would prefer to settle somewhere on the water near San Francisco, but George Steele preferred San Lorenzo in Alameda County. It appears that their cousin won out, and the men ended up on the Point Reyes coastline.⁴⁶

In an 1881 newspaper article, E.W. Steele recalls the family's start in the dairy industry. In 1856, they began producing butter from a handful of cows at Two Rock Valley just within the Marin County boundary.⁴⁷ In July 1857, they relocated to Point Reyes and began making cheese from 125 head of dairy cows that they purchased for \$29 per head in Sonoma County. Steele describes the family as "green [novices] from the "Western Reserve" of Ohio."⁴⁸ By 1862, they had increased the herd to 600 cows and expanded their leased holdings to include a 10-year lease on the 18,000-acre Rancho Punta del Anno Nuevo near Pescadero in San Mateo County.⁴⁹ On the larger property, they made cheese from 1,100 head of cattle. When the Point Reyes lease expired in 1866, they purchased land in San Luis Obispo County, thus contributing to the spread of the state's dairy industry along the coast. They also diversified by raising stock and commencing in "all kinds of farming" in addition to cheese production.⁵⁰ They acquired

⁴⁴ Catherine Baumgarten Steele, "The Steele Brothers: Pioneers in California's Great Dairy Industry," *California Historical Society Quarterly* 20, no. 3 (September 1941): 259-273.

⁴⁵ The phrase likely originated in the 1883 history of San Luis Obispo County rather than from the Steele brothers directly. The phrase "low heaven" appears first in a biography of E.W. Steele, which either is a typo or is perhaps a reference to the different levels of heaven. The words "cow heaven" is stated twice in subsequent paragraphs and has been attributed as the words of the Steeles by Catherine Steele and modern histories of Point Reyes. Myron Angel, *History of San Luis Obispo County, California, with Illustrations and Biographical Sketches of its Prominent Men and Pioneers* (Oakland, California: Thompson & West, 1883), between pages 40 and 41.

⁴⁶ George Steele also does not discuss establishing a dairy ranch but rather that California provides the opportunity to achieve great wealth with minimal effort. Letter from George Steele to E.W. Steele, September 4, 1855, on file at Stanford University Special Collections, Steele Collection, Stanford.

⁴⁷ Their first location has been described many histories as being located near Petaluma in Sonoma County; however, the Steeles describe it as being located just within Marin County.

⁴⁸ In the article, he does not recall that Clara Steele, wife of Renselear Steele, fortuitously created a batch of cheese that brought them widespread fame or proclaiming that Point Reyes was "cow heaven."

⁴⁹ See pages 15-18 in Dorothy F. Regnery, *An Enduring Heritage: Historic Buildings of the San Francisco Peninsula* (Palo Alto, California: Stanford University Press, 1976) for descriptions and photographs of the Steele ranch buildings in San Mateo County. The residence at the Isaac Steele's ranch house at Green Oaks Ranch in San Mateo County is listed in the National Register of Historic Places; several of the other dairy buildings appear to be extant.

⁵⁰ E.W. Steele, "Dairying in California.—No. 1," *Pacific Rural Press*, April 9, 1881.

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a massive holding, second only to the Shafter-Howards in the dairy industry statewide, but their business collapsed by the end of the century.

Other early dairy ranches that pre-date the Shafter-Howard ownership included Josiah Swain's operation. The area with his dairy was called Swain's Flat for many years and had become the site of F Ranch by 1870. Swain remained at Point Reyes after Randall's murder and during the property litigation. One of the litigants, John Reynolds, leased 2,000 acres to Swain on April 16, 1857. Swain signed a five-year lease with Shafter, Shafter, Park and Heydenfeldt commencing on June 1, 1858. Other early dairymen included Christopher Medbury, who settled on a ranch near Point Reyes at an unknown date, and the brothers George and Charles Laird who occupied what later became K Ranch on Tomales Point. While they may have been on Point Reyes before 1858, the Laird brothers signed an eight-year lease with the Shafers. The Lairds' dairy rivaled the Steeles' in size and output, and they beat the Steeles by winning first place for cheese in the 1859 State Fair.⁵²

Shafter-Howard "Butter Ranchos"

Although the Steele brothers and their cousin can be credited with pioneering the Point Reyes dairy industry, Oscar L. and James McMillan Shafter, both prominent and energetic businessmen and joined later by son-in-law Charles Webb Howard, developed the local dairy industry into one of the most preeminent in the state. Just prior to receiving title to the land, the Shafter brothers explored Point Reyes and began making plans for the ranch, which Oscar L. Shafter described as one of the best cattle ranches in the state.⁵³ In February 1857, they ordered 20,000 fence pickets and contracted men to construct several new houses.⁵⁴ They named their first Point Reyes operation "Home Ranch," which was located centrally at "the point most favorable for general oversight." A third brother—John Shafter—arrived to manage the "numerous and somewhat troublesome details of construction." Two months later Oscar L. Shafter wrote, "The ranch claims our attention, more and more. A small steamer of about 20 tons burden is to commence running between the City and various points on the ranch. This arrangement will serve to enhance the values of the property." By the next year, sheep worth \$2,000 had been put on the ranch, and the partners were ready to invest \$4,000 more in livestock.⁵⁵

They also set about evicting six to seven people still living on the former ranchos. After the initial sale of land to the Solomon Pierce and several other smaller transactions, the partners had "resolved to keep this property together" and pursue their tenant system. The Shafers wrote leases to those with established dairies in July 1858 and in October 1859. By 1861, tenants included the Steeles with their three dairies, as well as Henry Stanley on Drakes Head, the Young brothers on Tomales Point, Tanner and Medbury on Drakes Bay, and Buell and Fay on the extreme tip of Point Reyes.⁵⁸

⁵² Livingston, "Ranching on the Point Reyes Peninsula," 20-23.

⁵³ Oscar L. Shafter, *Life, Diary, and Letters of Oscar Lovell Shafter*, ed. Flora Hains Loughead (San Francisco: The Blair-Murdock Co., 1915), 187-188.

⁵⁴ The introduction of fencing was an important development on the California landscape.

⁵⁵ Shafter, *Life, Diary*, 198.

⁵⁸ The evicted men included Swain, Winslow, Aldo, Richards, and the Steeles; several would sign new ranch leases with the Shafers. Jack Mason, *Point Reyes: The Solemn Land*, 36.

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Shafter-Howard Tenant System

Neither Heydenfeldt nor Park was interested in the Point Reyes agricultural operations, which were overseen principally by the Shafters and Oscar L. Shafter's son-in-law, Charles Web Howard, who had married Emma Shafter in 1862. In 1865, both sold their shares, with Heydenfeldt selling his quarter interest to Howard for \$35,000 on January 17 and Park, after some negotiation, selling his quarter to the new partners for \$40,000 on May 13. According to his wife's diary, Howard received financial help from his father-in-law "under promise to make [ranching] his life's work."⁶⁰

The next decade would be the time of greatest growth of the dairies at Point Reyes, as the Shafters developed plans for their model system of tenant-operated dairies.⁶¹ They focused on butter production rather than cheese; milk was still too perishable to transport to San Francisco via schooner.⁶² Their tenant dairy ranching system consisted of a tightly organized system of multiple-ranch management that maximized the use of pasture by establishing a "home ranch" serving as the central locus to the satellite ranches leased by tenants.⁶³ The home ranch typically was built first on a relatively flat site in close proximity to grazing land and a spring or creek.⁶⁴

Largely due to Howard's stewardship, who spent a great deal of time in hands-on management of construction and dairy operation, the dairies at least doubled in number. The partners named each ranch after a letter of the alphabet. Starting at the tip of Point Reyes, with A Ranch, the letters advanced to the north until, at J Ranch, the line turned to the south at Pierce's ranch and continued until Z Ranch, a small dairy near the summit of Mt. Wittenberg. The ranches south of Bear Valley, used for beef cattle and replacement cows, went by names such as Wildcat and South End ranches.⁶⁶

In 1858, Oscar L. Shafter wrote, "We have leased some 20,000 or 25,000 acres to five different men. They are all of them men of capital—sober, industrious, enterprising, and have their families with them. We have been somewhat choice in the matter of character in selecting from the numerous applicants for the land, and have given the tenants good and encouraging contracts, deeming that the best policy in the long run." In this statement, Shafter set the stage for the tenant system that would last another 80 years at Point Reyes. However, the Shafters revised their future tenant system after these leases were written, and waited for these lessees to leave to put their final plans into action. In 1865, the ranches supported ten of the original lessees and six new tenants.⁶⁷

⁶⁰ Mason, *Point Reyes: The Solemn Land*, 37-38; Emma Shafter Howard, *Diary of Emma Shafter Howard*, entry of March 5, 1865, transcript on file at the Jack Mason Museum; Marin County Deeds, Book E, Page 358, on file at the Marin County Recorder's Office.

⁶¹ Marin County Leases Book A, Pages 17-37, on file at the Marin County Recorder's Office; Warren, *California Ranchos*, 199-206.

⁶² Residents of San Francisco purchased fresh milk from dairies within the city that operated in what became the Cow Hollow, Excelsior, and several other neighborhoods. These dairies were forced out in the 1880s due to health concerns; the invention of the milk bottle in 1884 and the refrigerated railroad car also allowed fluid milk to be transported over longer distances.

⁶³ Bright Eastman, "Guidelines for Documenting and Evaluating Historic Agricultural Properties on California's North and Central Coast," (Masters thesis, Sonoma State University, 1998), 292.

⁶⁴ *Ibid.*

⁶⁶ Numerous references are available to document the letter locations, including Geological Survey maps, deeds and leases, and Shafter records in the Jack Mason Museum at Inverness. Three letters of the alphabet—P, Q and X—were unaccounted for when Dewey wrote his history of the ranches in 1995. The ranches south of Bear Valley reportedly did not have the best conditions for dairy ranching.

⁶⁷ Letter from Oscar L. Shafter to his father, September 19, 1858, in Shafter, *Life, Diary*, 197; Warren, *California Ranchos*, 208; *Alta California*, December 25, 1865.

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The Shafters and Howard employed superintendents to oversee the tenant operations, to collect rents, and to improve the herds. The first superintendent was a cousin, John Shafter, who lived at Home Ranch during its initial construction and supervised the pioneer development of the system. Other superintendents included Hinrik Claussen, William Evans, William H. Abbott, who acted as Howard's superintendent for 22 years, and Latham Eastman, who worked for the Oscar L. Shafter Estate for almost 20 years and was the last of a long line of Shafter ranch superintendents.⁶⁸

Home Ranch is the oldest existing ranch complex on Point Reyes peninsula, containing the oldest known building in the historic district, and served as the headquarters for the Shafter dairy interests beginning in the mid-1850s. With Home Ranch at the central location on the Point Reyes peninsula, other "satellite" or secondary ranches were located around it. These included the alphabetized ranches and the Drakes Head, New Albion, Glenbrook, Muddy Hollow, Laguna, Sunnyside, Vision, Oporto, Glen, and Wildcat ranches. Home Ranch provided the surrounding ranches a butcher shop, blacksmith shop, and storehouse/grocery store. Following the land partition of 1869, Home Ranch no longer served as the headquarters; and by 1919, many of the ranches that were formerly a part of the satellite system were gone, with exception of the alphabetized ranches and Laguna Ranch.⁶⁹

The standard lease developed by the partners ran from one to three years. The tenant rented the cows, buildings, and land but provided his own furnishings, dairy and farm implements, horses, and pigs. In his 1882 book *The Commerce and Industries of the Pacific Coast of North America*, John Hittell described the Point Reyes tenant system:

All these farms are rented on the same general system. The cows belong to the land, and the tenant pays from \$20 to \$25 for each cow annually. The proprietor supplies the buildings; the tenant must have his own horses, wagons and implements, but is not allowed to keep any domestic animals on the land, save pigs and his work-horses; and is not allowed to sell anything from the land save pigs, calves and dairy produce. He must rear one-tenth of the calves, and deliver them to the proprietor; the other calves he can sell. He gets nearly 200 pounds of butter from each cow in a season, and he sells at prices ranging, of late years, from 20 to 40 cents a pound, making from \$40 to \$50 per cow.⁷⁰

According to Charles Nordhoff, "a tenant needs about two thousand dollars in money to undertake one of these dairy farms," and added, "the system seems to satisfy those who are now engaged in it." A typical Shafter or Howard lease involved a quarterly payment in gold coin, in advance, of a yearly rent from \$1,500 to \$3,000, in addition to a one-tenth cut of new stock raised on the ranch. Milkers, who were constantly in demand, and farm hands received from \$25 to \$30 per month in wages plus room and board. Overall, "everything is conducted with great care and cleanliness, the buildings being uncommonly good for this State, water abundant and many labor-saving contrivances used."⁷¹

⁶⁸ *Marin Journal*, May 25, 1899; Mason, *Point Reyes: The Solemn Land*, 61; Dewey Livingston interview with William Eastman while researching for "Ranching on the Point Reyes Peninsula."

⁶⁹ Livingston, "Ranching on the Point Reyes Peninsula," 361-396.

⁷⁰ John S. Hittell, *The Commerce and Industries of the Pacific Coast of North America* (San Francisco: A.L. Bancroft & Co., 1882), 266.

⁷¹ Charles Nordhoff, *Northern California, Oregon, and the Sandwich Islands* (New York: Harper & Brothers, 1874, reprint, Berkeley, California: Ten Speed Press, 1974), 181.

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Point Reyes tenants made good profits when butter prices held steady, although fluctuating prices created low times as well. The *Marin Journal* commented in 1875 of “the prosperous appearance of the dairymen of Point Reyes, the books and newspapers which are found in their homes, and the many comforts which their industry has procured, all speak of the profitable business in which they are engaged.”⁷² In hard times, the landlords appeared to act fairly towards their tenants. In 1885, butter prices fell to 18 cents, and tenants could not pay their rents. Howard wrote to his brother, “I shall have to lower the rents—reducing my income from the Ranch at least \$10,000 per annum. It makes me feel poor but I think I can get through some how.” Later, in 1891, Howard wrote, “the Ranch has done fairly well, the rents, \$17.50 per cow, are very low, but the tenants have paid their rents and have, I think, made a little something.” Decades later, during the depression of the 1930s, tenants on the Oscar L. Shafter estate could not pay rents but were not evicted from their ranches.⁷³

The 66,000 acres held by the Shafters and Howard comprised the largest set of family-owned dairies in California. Their tenant ranching model influenced the subsequent development of other large rancho parcels into “letter” tenant dairy ranches. These include the Novato Land Company’s development of Rancho Novato in 1893 into the Home Ranch and Ranches A through F and H and the former Sausalito Rancho subdivided by the Tamalpais Land and Water Company into Ranches A through Z and 1 through 8 in 1898. None of Novato Land Company’s ranches survive, and only three remaining dairies Ranches A/B, Ranch M (later known as Golden Gate Dairy), and Ranch U (present-day Slide Ranch) are extant within the Golden Gate National Recreation Area.⁷⁴

The Shafter tenant system was not universally popular, with the common complaint that a man could not get ahead as a renter. A contemporary writer noted that “the land is owned by one or two men, and hence there are no homes there. Renters stop awhile, and then go, making no improvements.” The correspondent was proven wrong on some points, however, as many families remained on the ranches for decades and realized profits from their business.⁷⁵ Others called for the breakup of large landholdings, such as the Point Reyes ranches, as a way to increase the state’s productivity. Statistics on tenant ranching were not systematically collected until the 1880 Federal Census, and then it was only at a statewide level without an analysis for each county. According to the 1880 census, approximately 25 percent of all farms in California were operated by tenants.⁷⁶ It is unknown if the dairy industry followed this ratio (i.e., 25 percent of all dairy ranches were tenant operated). However, people were aware of the consolidation of large swaths of land into single landowners, who either bought up former ranchos or acquired public land

⁷² *Marin County Journal*, December 16, 1875.

⁷³ Letter from Charles Webb Howard to Theron Howard, August 24, 1885, and November 20, 1891, on file at the Jack Mason Museum, Howard Family Collection; interviews with Andy Porter and William Eastman by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

⁷⁴ In 1828, Richardson acquired Rancho Sausalito and sold it to Throckmorton in 1856. In 1887, the bank acquires it. In 1889, the Tamalpais Land and Water Co. incorporates with the objective of earning money from land divisions and sales, acquires the property, and later divides. The ranches were operated by Portuguese dairyman, who arrived in a later wave of dairy laborers. May Rodgers Ungemach, *Novato Township: Land Grant to World War II* (Novato, California: Novato Historical Guild), 46-47; National Park Service, “Golden Gate Dairy (Lopes Brothers Dairy, Ranch M): Cultural Resource Reports and Site Treatment” (Golden Gate National Recreation Area, Division of Cultural Resources, June 10, 2013); National Park Service, “Tennessee Valley Stables (Cunha/Rapozo Ranch, Ranch A/B): Cultural Resource Reports and Site Treatment” (Golden Gate National Recreation Area, Division of Cultural Resources, June 10, 2013); Gus D. Avery and Charles H. Clapp, *Tamalpais Land and Water Co. Map No. 3 Showing Subdivisions of Farming and Grazing Lands, Sausalito Ranch* (Tamalpais Land and Water Company, 1982), map available at the David Rumsey Historical Map Collection.

⁷⁵ Munro-Fraser, *Marin County*, 303.

⁷⁶ U.S. Federal Agricultural Census, 1880.

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through dummy buyers. Some journalists were critical of this situation and argued that it stunted the economic growth and development of the state. An 1862 editorial in the *California Farmer* stated that “among the stock ranches, dairymen, and the beautiful hills and slopes, that we hope ere long to see divided up into prosperous farms of 50, 100, and 200 acres, but are now held as tracts of thousands, thus hindering the progress of the country.”⁷⁷

Lease terms changed little in the early twentieth century, and as modern advances in dairy cattle breeding and technology increased, so did tenant frustration at not being able to implement improvements on the rented ranches. Eventually all of the ranches were sold to operators, including Charles Webb Howard’s in 1919, James McMillan Shafter’s in 1929, and Oscar L. Shafter’s in 1939, allowing the new owners to improve their livestock and ranches according to their own wishes.⁷⁹

Ranch Demographics

The first wave of tenant dairy ranchers on the North and Central coast arrived within the two decades following the Gold Rush; they were largely from Denmark, Sweden, Germany, Ireland, Italy, Switzerland, and Portugal, as well as native-born Americans. According to Bright Eastman, Irish immigrants arrived first and worked in the gold fields and then the dairies. The Danes established dairies in both Humboldt and Marin counties. Many of the families identified as Swedes were actually Danes from Schleswig-Holstein; Hinrik Claussen, for example, a native of Denmark but of German extraction, was a resident of Sweden when he left for the United States. The Chinese found work as milkers on North Coast dairy ranches and noted for having “a way with the cows” but were barred from becoming tenants due to discrimination.⁸⁴ Many Chinese cooks and at least one Chinese butter maker were recorded as living on the Point. Coast Miwok laborers faced similar discrimination. Laborers of Coast Miwok descent were common on the dairies as well, although not always looked upon favorably by tenant dairymen.⁸⁶

Swiss and Portuguese immigrants dominated the Marin County dairies, although the neighboring ranches in Olema Valley became home to a higher concentration of Swiss Italians. Italian-speaking Swiss arrived in great numbers from the Maggia and Verzasca valleys in the southern Alps. Thousands of men left their overpopulated, poverty-stricken villages in Switzerland to come to Marin County, and more broadly California, and most stayed. These men were sponsored either by their villages or by a man who had already found success in the United States, and repaid their passage in labor; wives and family members soon followed. A similar situation occurred with Portuguese from the Azores, or Western Islands, located approximately 800 miles west of mainland Portugal. Beginning in the 1860s, Azorean laborers arrived having traveled for three and a half months by ship around Cape Horn to Hawaii, then to San Francisco. The immigrants brought religious and social customs to Point Reyes, including the religious festival, *Festa do Divino Espirito Santo* or Festival of the Holy Ghost.⁸⁷

⁷⁷ “Marin County—No. 1,” *California Farmer*, February 7, 1862.

⁷⁹ Livingston, “Ranching on the Point Reyes Peninsula,” 68-72.

⁸⁴ Mason, *Point Reyes: The Solemn Land*, 60.

⁸⁶ Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties,” 279-298; Nordhoff, *Northern California*, 181; Mason, *Point Reyes: The Solemn Land*, 60; Steele, “The Steele Brothers,” 265; U.S. Federal Census, 1860-1880.

⁸⁷ Livingston, “Ranching on the Point Reyes Peninsula,” 336.

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The Portuguese dairymen would construct an I.D.E.S. Hall (*Irmando do Divino Espirito Santo* or Brotherhood of the Divine Spirit) at N Ranch that would serve as an important gathering space.⁸⁸ The hall was located at the intersection of Sir Francis Drake Highway and Home Ranch Entry Road. I.D.E.S. was a Portuguese religious organization founded in Sausalito in 1889 and common in the dairy and farming regions of California. Portuguese immigrants brought with them traditions reflecting their devotion to the Holy Trinity and Pentecost. The Point Reyes I.D.E.S. Hall, built as early as the 1890s, served not only the Portuguese immigrants, but all Point Reyes residents as a polling place and meeting hall. In addition to regular church services, the hall hosted the annual Festival of the Holy Ghost and Chamarita, a religious rite, dance, and feast attended by Portuguese and others from all over Marin and Sonoma counties. Local ranchers “donated cows, chickens, canned goods and spaghetti, and under Ham Martins’ direction, juicy steaks and plump chickens were broiled over open fires.”⁸⁹

Many immigrants, especially the Portuguese, were criticized for working for cheap wages and then buying up productive land in Marin County. In an 1888 *Overland Monthly* article, R.G. Sneath wrote:

Most of these arrivals are young men about of age, and physically able to do any labor. Their experience in the home country, except that of milking a cow, is of little value to them here, and not being able to speak English, they are perforce compelled frequently to work for their board and a very few dollars per month.

This is true not only of the Swiss but of all foreigners, and is the principal reason why foreigners that employ many laborers, especially in the dairy and vegetable line, have become wealthy in a few years. They have thus been able to crowd our own people to the wall in many industries where labor is the chief factor, and their presence in the country is looked upon by many unfavorably.⁹⁰

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

His children are educated at the district school. He adorns his premises with trees and flowers and the sound of the piano and parlor organ is heard in the land. He pays his rent—be it \$22.50 or \$25 per cow—semi-annually, does his duty by his neighbor, and lives like what he is—an honest, intelligent country gentleman.⁹¹

Rise of Marin County’s Dairy Industry

The rise of dairy production at Point Reyes and 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 Point Reyes Peninsula 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

⁸⁸ Rae Codoni, *The Corippians: A Retrospective View* (Riverbank, California: Baker Graphics, 1990), 17-21; Hallock F. Raup, “The Italian-Swiss in California,” *California Historical Quarterly*, December 1951, 308-309; August Mark Vaz, *The Portuguese in California* (Oakland: I.D.E.S. Supreme Council, 1965), 53-57; Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties.”

⁸⁹ Jack Mason, *Point Reyes Historian*, vols. 1-8 (Inverness, California: North Shore Books, 1976-1984), 543.

⁹⁰ R.G. Sneath, “Dairying in California,” *Overland Monthly* (January-June, 1888), 389.

⁹¹ *San Francisco Chronicle*, October 30, 1886.

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cattle and sheep ranching regarded as the dominant forces in agriculture in the 1850s, with the dairy industry recalled as a footnote.⁹²

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, as they had 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, 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.⁹⁴

Agriculture in California began as subsistence farming, such as providing food at a small-scale for miners, but by the late 1850s, it was “as a commercial endeavor in its own right.”⁹⁵ 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 people.⁹⁶ 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.⁹⁷

Agricultural development was also well under way in Marin County as the Shafters were acquiring the Point Reyes ranches and signing the first series of leases. Among the most notable is the Sweetser and DeLong orchard near Novato, which reportedly 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, 200-300 plum trees, 250-300 quince trees, and 150 pear, apricot, fig, and almond trees. It also had 11,000 grape vines. They maintained a herd of 1,000 cattle, 300 horses, and 1,700 sheep 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.⁹⁸

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; there was an early concentration of dairy ranches 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, though packed

⁹² See Jelinek, *Harvest Empire*, Chapter 4, Gold Rush Agriculture: 1848-1872, 23-28.

⁹⁴ Jelinek, *Harvest Empire*, 20.

⁹⁵ Liebman, *California Farmland*, 13.

⁹⁶ Robert Glass Cleland and Osgood Hardy, *March of Industry* (San Francisco: Powell Publishing Co., 1929), 36.

⁹⁷ Warren, *California Ranches and Farms*, ix-xx.

⁹⁸ “Trip to the Country,” *California Farmer*, January 17, 1862.

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for long-term storage, was of poor quality. Firkins of butter were packed in barrels filled with brine, allowing them to survive long voyages without spoiling.⁹⁹

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.”¹⁰⁰ 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.”¹⁰¹

By 1860, the dairy industry in California had matured in a permanent industry with butter as one of the chief exports.¹⁰² Sonoma proved to be the city’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.¹⁰³ An 1861 article cites the Steele brothers, Mr. Ramsay, and Solomon Pierce as outstanding dairymen who could command a higher price at market because they produced a superior product.¹⁰⁴

In 1869, California dairies shipped 6 million pounds of butter, and the figures continued to grow during the next decades. Marin County was the highest producer at 1.5 million pounds; of that, the Shafters’ 3,500 cows on 17 dairies produced 700,000 pounds in 1868, almost half the county total. Point Reyes produced almost half a million pounds the following year. All of the Point Reyes butter was shipped via sea or rail to San Francisco commission houses, where the dairyman received a pre-arranged price and the commission merchant distributed the product.¹⁰⁵

In 1870, the wholesale price of butter in San Francisco averaged 70 cents per pound in late November. From March through May, the price dropped to a low of 30 to 35 cents, then advanced in June back to the 70 to 75 cents level where it generally stayed until November. When the price hit 40 cents, the dairyman typically started packing it in brine and waiting for a better market. Also in 1870, some 25,389 firkins were shipped by steamer to the East Coast, Japan, China and Pacific Islands, and 5,098 firkins and 3,154 kegs by railroad to the eastern states.¹⁰⁶

⁹⁹ 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.

¹⁰⁰ “Sonoma News,” *Daily Alta California*, September 9, 1852.

¹⁰¹ Advertisement, *Daily Alta California*, October 3, 1855.

¹⁰² Warren, *California Ranchos and Farms*, 29.

¹⁰³ “City Intelligence,” *Sacramento Daily Union*, April 22, 1861.

¹⁰⁴ “The Secret of Getting Good Prices for the Crop,” *California Farmer*, October 18, 1861.

¹⁰⁵ Titus Fey Cronise, *The Natural Wealth of California* (San Francisco: H.H. Bancroft & Co., 1868), 162-163; “Partial Schedules for California, Vol. 2,” Agricultural Recapitulations for California, Marin County, U.S. Federal Census Bureau, 9th Census, 1870.

¹⁰⁶ Henry DeGroot, “Dairies and Dairying,” *Overland Monthly* 4 (April 1870): 359-60.

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Partitioning the Ranches

After Heydenfeldt and Park sold their interests in the Point Reyes ranches, Oscar L. Shafter, James McMillan Shafter, and Charles Webb Howard formed a three-way partnership. In 1868, they began working on a plan to divide the ownership of the ranch lands, finally reaching an agreement the following year. They divided the land six ways, with each obtaining two large parcels containing multiple letter ranches. On July 14, 1869, Charles Webb Howard and James McMillan Shafter gave Oscar L. Shafter \$7,500 and one-third of the Point Reyes property. One year later Howard and James McMillan Shafter divided their remaining two-thirds, with Howard giving Shafter \$6,500 in the transaction on July 19, 1870. Each ended up with approximately 18,000 acres of Point Reyes land. They also held joint interest in the newly-defined Berry Ranch (Rancho Tomales y Baulines) located to the southeast of Point Reyes Peninsula and occupying much of Bolinas Ridge, Lagunitas Canyon, and the north side of Mt. Tamalpais, which they intended to sell.¹⁰⁷

Oscar L. Shafter's portions took up the northernmost and southernmost parcels on the peninsula, including 11,135 acres comprised of the H through N ranches to the north and 6,712-acres comprised of the Lake and South End ranches to the south near Bolinas. The southern section contained large fir forests and brushy areas, leaving only two locations on the coast suitable for dairying. James McMillan Shafter took two central parcels central; the first was comprised of 13,660 acres overlooking Limantour Bay and including the headquarters, or Home Ranch, with its surrounding dairies O through T (usually referred to by names such as New Albion and Muddy Hollow Ranches). It second included a 5,257-acre wooded parcel south of Bear Valley containing Wildcat and Glen ranches near the coast and extending eastward to the village of Olema.¹⁰⁸

Charles Webb Howard took the rich pastures of the peninsula headlands, including 9,647 acres containing the A through G ranches, and the spectacular 7,739-acre Bear Valley Ranch stretching from Drakes Bay to Olema, containing U, W, Y, and Z ranches.¹⁰⁹ W Ranch served as Howard's showcase "home ranch," and featured a two-story house, dairy house, and barns in the 1860s. A substantial milking barn was added in the late 1870s or 1880s. While he attended to business in San Francisco, Howard entrusted the ranch operation to several superintendents, starting with a man with the last name Crendell (perhaps Thomas Crendell or a relative), followed by William H. Abbott in 1877 through his retirement in 1899. Abbott may have been the first to acquire a Fay cream separator among the Point Reyes dairies. Upon Abbott's retirement, Charles and Emma Howard's son Frederick Paxon Howard lived at W Ranch as a "gentlemen rancher."¹¹⁰

Despite the partition, the Shafter/Howard ranches continued to be the largest dairy operation in the state for decades. In 1870, the number of dairy cows in the eight central coast counties that constituted the chief dairying region of California was about 25,000; Shafter and Howard owned almost one sixth of these.¹¹¹

¹⁰⁷ The historic district boundary primarily includes Oscar L. Shafter and Charles Webb Howard's northern parcels and a small portion of James McMillan Shafter's northern parcel. The dairies to the south are not extant. Mason, *Point Reyes*, 50-51; Marin County Deeds Book G, Pages 529-531, and Book I, Page 204, on file at the Marin County Recorder's Office.

¹⁰⁸ Livingston, "Ranching on the Point Reyes Peninsula," 33-35.

¹⁰⁹ As stated previously, Garcia's adobe was recently confirmed on a historic map as being located near the parking lot south of the large red barn at the former W Ranch, now the Point Reyes National Seashore headquarters.

¹¹⁰ Livingston, "Ranching on the Point Reyes Peninsula," 214-217.

¹¹¹ *Ibid.*, 35.

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The tide continued to turn. By 1866, the Point Reyes dairies led the field in production, and the owners pursued their goal of providing the best butter in great quantities to San Francisco. At the time, a great deal of butter continued to be imported from South America and the East Coast. In 1866, the partners expected to be milking 4,000 cows by the end of the decade. By the time of the partition, they were the top producers in the state. The *Agricultural Review* reported in January 1870:

In point of magnitude, some of our California dairies probably surpass those in any other part of the world. The largest in the state—that of Shafter & Howard, in Marin County—contains 3,600 milch cows, not including a large number of cattle, kept on another portion of their ranch, which latter embraces a tract of 66,000 acres, upon which they have constructed eighty miles of post and board fence.¹¹²

By 1870, Point Reyes supported 20 Shafter-Howard dairies, each with 150 to 170 cows, mostly Devon and Durham, belonging to the owners. Experimentation proved that the best milkers were crosses of Devon and common American cows. That summer the partners planned to add six or seven other dairies, at sites that had been developed by lessees and replace the lessee's cows with their own stock. It was estimated that the Shafter and Howard put about half a million dollars into the ranch since purchasing it 12 years before, and that it could bring up to two million dollars on the market.¹¹³

In 1872, Marin County produced 4,387,500 pounds of butter, most of which came from Point Reyes. Sonoma County's butter production fell behind to 762,300 pounds. In cheese production, Monterey County led the field in cheese with 1,282,300 pounds, while Marin ranked fifth in the state with 132,600 pounds produced.¹¹⁴ The high quality and reputation of Point Reyes butter, in the words of a contemporary journalist, resulted from the "evident enterprise and liberality of the owners 'of the land in improvements, and the wide-awake spirit of the tenants in efforts to out-vie each other in the quality of their products.'"¹¹⁵ The local press reflected on the improvements at Point Reyes in 1875:

Four years ago there were fourteen thousand acres without fences. Now this tract is cut up into twenty fields requiring forty miles of fence and employing an average force of forty men. In order to get in the fencing material it was necessary to build forty miles of private road through many rough places and over mountains. Another work which is now being vigorously prosecuted, is the reclamation of the salt marshes which lie within the limits of the estates, and the work will result in the securing of thousands of acres of rich bottom lands.¹¹⁶

Gilt-Edge Butter

Despite the increased dairy production in California toward the end of the 1850s, imports to the state remained high; there was grumbling that the butter was not as high quality as the imports: "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 Ayrshire, or an Alderney from a California cow!" There was a perceived lack of knowledge for producing high quality butter and for

¹¹² *Agricultural Review*, January 1870.

¹¹³ DeGroot, "Dairies and Dairying," 356; *Commercial Herald and Market Review*, January 1870.

¹¹⁴ 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.

¹¹⁵ *Marin County Journal*, December 16, 1875.

¹¹⁶ *Ibid.*

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properly raising dairy stock.¹¹⁷ 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.”¹¹⁸

This was not the case with Point Reyes butter, which was known for its high quality and commanded higher prices than that from other areas in California. The agricultural press took notice and often featured the Shafter-Howard ranches in various publications, often describing it as “gilt-edge” butter. For example, an 1876 newspaper article praises the “fine quality” of Point Reyes butter: “If Mr. Willard should visit Point Reyes today, he would see butter factories which for convenience of plan, excellence of apparatus, and intelligent, thoughtful workmen, are unsurpassed in any dairy region in the country.”¹²⁰

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.¹²¹

The question arises, was Point Reyes butter overrated, with the help of 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 brings up the fact that Point Reyes climate and soils were indeed different, both with increased moisture and entirely different soil conditions on the west side of the San Andreas Fault that increased production and quality.¹²²

By the early 1880s, Point Reyes butter retained its gilt-edge status and was being counterfeited by dairies around the San Francisco Bay Area. Empty Point Reyes butter boxes left in San Francisco by commission merchants or retailers would be repacked with “common” butter and sold at the higher price. This prompted James McMillan Shafter and Charles Webb Howard to trademark the butter stamps that identified their product as genuine Point Reyes butter. 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 bottles 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,

¹¹⁷ Warren, *California Ranchos and Farms*, 29.

¹¹⁸ *Ibid.*, 30.

¹²⁰ The butter ranches were described as factories, due to the incorporation of electricity and technology, such as cream separators, and the systematic and large-scale production of quality butter. “The Dairy East and West,” *Pacific Rural Press*, July 8, 1876.

¹²¹ *Marin County Journal*, March 20, 1879.

¹²² The *Marin Journal* rebuttal the *San Francisco Merchant's* editorial: “We think it is an open question whether Point Reyes dairymen do obtain higher prices than others in this county. We know butter men in Olema, Nicasio, Marshall and Tomales, who claim that their product, placed side by side with Point Reyes, sells first, and at the same price; and they are reliable men. Point Reyes has become a synonym for gilt-edge butter, and deservedly so, but we are not clear that it ranks other places in this county” *Marin County Journal*, March 20, 1879.

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including dairy.¹²³ In 1883, James McMillan Shafter and Charles Webb Howard filed the butter stamp trademark consisting of the letters “P.R.” enclosed in a diamond with the Secretary of the State. In 1891, Charles Webb Howard filed a subsequent trademark application for the phrase “Point Reyes Creamery,” and in 1896 for the “Lighthouse Brand” milk and cream, which he had been using for the past year in conjunction with milk and cream bottled by the Point Reyes Creamery.¹²⁴ In 1883, Charles Webb Howard, James McMillan Shafter, and the heirs of Oscar L. Shafter rented newspaper space to announce a trademark aimed at protecting the authenticity of Point Reyes butter.¹²⁵

Our butter has acquired a fine reputation, derived from the care with which it is manufactured and the exceptionally excellent character of the grasses consumed by our cows. This fact has excited the cupidity of others, who have sought to avail themselves of advantages which belong to us alone.

To enable such of the public as desire to purchase the genuine Point Reyes butter, we have duly secured as a trademark the letters P. R. inclosed in a diamond border. This trademark will hereafter be stamped upon each roll or package of butter made upon our ranches. The boxes . . . will have Punta de los Reyes painted upon their lids, with the above trademark underneath. We will furnish each consignee of our butter in San Francisco with a certificate of his being such consignee.

Marin County butter was also compared favorably to butter from the East Coast. An 1866 Vermont newspaper notes rise of Marin County as competition East Coast dairies.¹²⁶ In 1873, journalist Charles Nordhoff stated that Marin County butter was shipped to the East Coast and competes with dairies in New York and Boston.¹²⁷ He goes on to state that California dairy ranchers have a “singular genius for doing things on a large scale which in other States are done by retail,” and that they manage their ranches and butter production in a way that would surprise the farmers of Orange County, New York.¹²⁸ Goshen

¹²³ L.K. Baldwin, who operated a dairy in Santa Cruz, appears to have filed the first dairy trademark in 1875 to use to stamp his butter rolls. 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/>.

¹²⁴ 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>.

¹²⁵ Advertisement, *Marin County Journal*, August 9, 1883.

¹²⁶ Paul Sadin, “Managing a Land in Motion: An Administrative History of the Point Reyes National Seashore,” prepared by Historical Resource Associates, prepared for the National Park Service, Point Reyes National Seashore (October 2007), 22.

¹²⁷ Charles Nordhoff, “Northern California,” *Harper’s New Monthly Magazine* 48, no. 283 (December 1873): 36.

¹²⁸ *Ibid.*, 37.

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(Orange County), New York was a legendary butter producer around this time, with “Goshen butter” a valuable moniker.¹²⁹

Sale of the Shafter and Howard Ranches, 1919 to 1939

Members of the Shafter family owned major portions of Point Reyes from 1857 to 1939, or just over eight decades. During this time the operation of the ranches changed little, save for modernization in technology and transportation. The eventual sale of the ranches, in three transactions spaced 10 years apart, brought new life to the Point Reyes dairies.

The first Point Reyes ranches to leave the Shafter family were those of Charles Webb Howard, administered by his widow Emma Shafter Howard until her death in 1916. After Mrs. Howard’s death, the couple’s four children, Fred, Maud, Harold, and Oscar Howard, disagreed on how to share the estate. After months of hearings in San Rafael the land was partitioned along the historic ranch boundaries, then each part was sold separately to John G. Rapp of San Francisco between November 18 and December 11, 1919. Rapp, having recently sold his family’s large and successful brewing business, already owned the Pierce Ranch on the north end of Point Reyes.¹³⁰

Almost immediately, Rapp sold the dairies, either to the existing tenants, or to other local dairymen, an arrangement reportedly set up by Rapp’s real estate agent August Lang. He sold A and B ranches to Joseph V. Mendoza, already a tenant at Pierce Point; C Ranch went to tenants Joe Nunes and Joe Avila; and D Ranch to Hamilton Martins (a Mendoza relative) and Trajano Machado. Lindo Berri, a member of a pioneering Tomales Bay dairying family, and Leo Bartolotti purchased the well-developed E Ranch; tenant John G. Gallagher bought F Ranch; and long-time tenant James McClure purchased G Ranch. Rapp no doubt made a tremendous profit, but the Point was now owned by its workers, all immigrants from the Azores, Switzerland, and Ireland, fulfilling Rapp’s belief that a man should own the land that he worked.¹³¹

Rapp leased the small dairies within the larger Bear Valley Ranch after a failed attempt to subdivide and sell them, and created perhaps the first Point Reyes dairy with cows certified to be free of tuberculosis at W Ranch. Rapp’s dairy shipped fresh milk by truck to San Francisco hospitals and restaurants where it was considered to be among the best available. His family summered in a new house built overlooking Bear Valley, with the four Rapp children having run of the vast and beautiful ranch.¹³²

The ranches of James McMillan Shafter were the next to be sold in 1929. On his death in 1892, Shafter left a shocking amount of debt for his heirs to clear. Bad investments, the largest in the North Pacific Coast Railroad, coupled with Shafter’s generosity and unwillingness to leave a friend in need, led to an empty purse and embarrassing headlines in the San Francisco papers. Shafter’s daughter Julia Shafter

¹²⁹ Ralph Selitzer, *The Dairy Industry in America* (New York: Dairy Field & Ice Cream and Books for Industry, 1976), 16.

¹³⁰ Mason, *Point Reyes: The Solemn Land*, 93-95; Marin County Deeds Book 192, Page 383; Book 209, Pages 435-441, Marin County Recorder’s Office; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

¹³¹ Marin County Deeds Books 208, 311, 373, 407, 409, Book 209, Page 491, Book 210, Page 257, Book 211, Page 226, on file at the Marin County Recorder’s Office; Jerome E. White, letter to Jack Mason, dated March 3, 1968, on file at the Jack Mason Museum; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

¹³² Mason, *Point Reyes*, 94-95; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

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Hamilton served as administrator of the estate and spent the rest of her life settling its debts. In 1893, she attempted to sell the ranches of the Point Reyes tract, publishing a booklet outlining the attractions of the properties but none sold. In a new attempt to salvage the family fortune, Julia Shafter Hamilton and her brother James McMillan Shafter formed the Point Reyes Land and Dairy Company in 1898. Ranch leases were written under this name and property put up for sale, but again to no avail. Julia Shafter Hamilton did sell the Glen Ranch in 1910 to her land agent, John Bondeson, but made little progress overall. In a letter to her husband, she spelled out her woes with the ranches: "So many repairs are needed and lumber is so high that my heart sinks within me. It is nothing but pay out money all the time and nothing to show for it—until I am sick at heart and frightened and worried."¹³³

The burden of the ranches finally overtook Julia Shafter Hamilton in the days following the stock market crash in 1929 when, after defaulting on a large bank loan, she sold the Point Reyes tract to real estate specialist Leland S. Murphy. Murphy found the ranches in poor condition, with the tenants importing liquor rather than tending their dairies. Murphy phased out the dairies and promoted beef ranching and vegetable farming on his ranches. Mrs. Hamilton died in her hotel room in 1936, having failed to recover the family fortune.¹³⁴

The last lands to leave the Shafter family were those of Oscar L. Shafter's estate, consisting of H through N ranches and the South End and Lake ranches near Bolinas. After Shafter's death in 1873, these lands had been administered by the O.L. Shafter Estate Company, under the control of Charles Webb Howard until his death. In 1939, the holding company sold I Ranch to Jim McClure and J Ranch to Jim Kehoe. In August, real estate promoter Leonard David of San Francisco bought the remaining ranches for \$300,000 and immediately offered them to the existing tenants or to other Marin County dairymen.¹³⁵

Domingo Grossi, a successful dairyman with an established business in Novato, purchased H and M ranches, and then divided M Ranch for another dairy and placed two sons and a daughter on the dairies to expand the family business. A milk company headed by Sayles Turney and James Lundgren bought K Ranch, Swiss dairyman Ernest Ghisletta bought L Ranch, and German immigrants Edward and Hildegard Heims purchased N Ranch. All embarked on improvement programs for their dairies and herds, eventually obtaining Grade A certification. The southern tracts were sold to cattleman William Tevis, Jr. for \$20 per acre and to San Francisco socialite Alma de Brettville Spreckels Aul in trade for a hotel in Santa Barbara worth \$80,000.¹³⁶

¹³³ Marin County Leases, Book E, Pages 63-82, on file at the Marin County Recorder's Office; Mason, *Point Reyes: The Solemn Land*, 85-86, 96-98.

¹³⁴ Mason, *Point Reyes: The Solemn Land*, 100; Leland Murphy, interview by Diana Skiles, June 15, 1977, transcription on file at the Point Reyes National Seashore Archives. Murphy's purchase included the Home, Drakes Head, New Albion, Glenbrook, Muddy Hollow, Laguna, Sunnyside, Vision, and Oporto ranches.

¹³⁵ Mason, *Point Reyes: The Solemn Land*, 104-105; *San Rafael Independent*, August 3, 1939; Marin County Official Records Book 377, Page 379, and Book 383, Page 405, on file at the Marin County Recorder's Office.

¹³⁶ Marin County Official Records Book 382, Page 406, Book 383, Page 408, Book 385, Page 46, Book 392, Page 78, Book 414, Page 498, and Book 429, Page 470, on file at the Marin County Recorder's Office; Mason, *Point Reyes: The Solemn Land*, 105; Bernice Scharlach, *Big Alma* (San Francisco: Scottwall Associates, 1990), 229.

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Transition to Grade A Dairies

The Point Reyes Peninsula ranches continued to produce butter and cheese through the early twentieth century, although other counties took the lead in quantity as the dairy industry spread along the coastline, north to Humboldt County and south to the Central Coast in the 1890s. In addition to increased competition, the Point Reyes Peninsula 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.¹³⁷ 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 Bureau, which was made permanent in 1897.¹⁴⁰ 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.¹⁴²

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.¹⁴³ 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

¹³⁷ 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. Sneath, "Dairying in California," 394-395.

¹⁴⁰ California Department of Food and Agriculture, "Milk and Dairy Foods Control Branch History," accessed June 11, 2017, http://www.cdfa.ca.gov/ahfss/pdfs/MDFCB_History.PDF.

¹⁴² Livingston, "Ranching on the Point Reyes Peninsula," 65-68.

¹⁴³ California State Dairy Bureau, *Laws of California Relative to the Production and Standard of Dairy Products* (Sacramento: California State Printing Office, 1915), 27-34.

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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.¹⁴⁴

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.¹⁴⁵ 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.¹⁴⁶

Grade A dairies required a milking barn with concrete floor and walls with specific drainage and sanitary conditions. Although some of the Point Reyes Peninsula 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.¹⁴⁷

Within the Point Reyes Peninsula, these improvements did not begin to appear until the mid-1930s, and by the late 1950s, practically every dairy had been upgraded to Grade A. Around 1936, the Molseed family built the first Grade A dairy barn on the peninsula at E Ranch. C Ranch was the last to upgrade when Jim Spaletta built a Grade A milking barn, fences and corrals, holding pond, and improved the pasturage shortly after leasing the ranch in 1955. Grade B dairies operated under less strict sanitary standards and produced cream for processing into butter. During World War II, Grade B dairymen who could pass a sanitary inspection could sell liquid milk, called emergency milk, as a contribution to the war effort.¹⁴⁸

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

¹⁴⁴ *Marin Journal*, February 22, 1906; Mason, *Point Reyes Historian*, 736-37; and 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."

¹⁴⁵ 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.

¹⁴⁶ 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 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.

¹⁴⁷ 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.

¹⁴⁸ Joseph (Joe) Mendoza interview; Ron McClure, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula."

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than it exported.¹⁴⁹ 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 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.¹⁵⁰

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.¹⁵¹

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. Three Point Reyes dairies, A, B, and J ranches, constructed free-stall barns, or loafing barns, large open-walled structures with clean resting stalls for cows; these barns are labor-intensive, with necessary cleaning schedules but protect cows from the rigors of the elements. On many of the Point Reyes dairies, feed types and amounts and subsequent milk production are monitored by computers that keep files on each individual cow. Despite these challenges, six ranches within the historic district (A, B, C, I, J, and L ranches) endure as Grade A dairies and continue the 150 year legacy of dairy ranching on the Point Reyes Peninsula.

Criterion C: Physical Development and Operation of the Point Reyes Peninsula Dairy Ranches

The Steele brothers and other pioneering dairymen on the Point Reyes Peninsula chose a reasonably flat, sheltered site, central to adjacent pasture lands and in proximity to a spring, which provided water for both domestic and agricultural purposes. These dairymen, who became the Shafter’s first lessees, constructed their own buildings, although little is known of the character of their ranch infrastructure.

When the Shafter’s took ownership of the peninsula in 1857, they selected a site with similar characteristics for the development of Home Ranch, which would serve as a prototype for the infrastructure constructed at the tenant ranches. Besides developing standard plans for ranch buildings, the Shafter’s experimented with different breeds of milk cows and placed the offspring on the tenant dairies. Construction of the tenant dairies likely began in the early 1860s and culminated about 1872, although at least two of the Howard dairies within the Bear Valley Ranch were constructed after 1875 and at least one dairy ranch (Glenbrook) was constructed as late as 1884.¹⁵³

¹⁴⁹ 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.

¹⁵⁰ Ibid., 7-10.

¹⁵¹ Livingston, “Ranching on the Point Reyes Peninsula,” 54.

¹⁵³ Mason, *Point Reyes: The Solemn Land*, 57; Payne Shafter, Diary of Payne Shafter, entry of December 5, 1884, on file at the Jack Mason Museum, the diary entry notes “new ranch Glenbrook;” Nordhoff, *Northern California*, 179; Hittell, *Commerce and Industries*, 266.

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Dairy Production

The evolution of how cows were milked and how milk was processed impacted the physical landscape at the Point Reyes Peninsula dairy ranches. Laborers at the Point Reyes dairies milked the cows by hand until the 1920s and 1930s, when milking machines became popular. Milking was usually done outdoors, in a well-drained central corral reserved for the purpose. Each milker took charge of a “string” of cows, usually 20-25, and 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. According to an account of methods employed at the Pierce Ranch published in 1880:

The milkers use an ordinary flared tin pail, holding about sixteen quarts, and have their milking stools adjusted to them with straps. When the pail is full the milker steps into the strainer room [on many Shafter dairies an outdoor platform on a wall of the creamery] and passes the milk into a sort of double hopper with a strainer in each section. From this the milk passes through a tin pipe to a vat which holds one hundred and thirty gallons.¹⁵⁴

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. Near the turn of the twentieth century, many milking barns were improved with concrete floors, although this did not occur at Point Reyes until the 1920s and 1930s. A few Point Reyes dairies continued to milk outdoors until constructing milking barns in the early 1920s. Milking machines, invented in the 1870s but popular until the 1920s, decreased the number of milkers required and improved sanitation in the milking process.¹⁵⁵

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

From [the 130-gallon vat] it is drawn off into strainer pails which hold five gallons each, and which have a large scoop shaped nozzle, from which it is poured into the pans. It will thus be seen that the milk passes through three strainers before it is panned. The pans are made of pressed tin and hold twelve quarts each, and are placed in racks, one above the other, before the milk is poured into them In the center of each room, there is a skimming apparatus which consists of a table about five feet long and two feet wide, placed upon a square pedestal, in either end of which there is a semi-circular notch, under each of which there is placed a can and holding ten gallons for the reception of the cream. In the center of the table is a hopper for the reception of the sour milk, from which it is carried off through pipes. Skimming is performed twice a day, morning and evening, and milk is ordinarily allowed to stand thirty-six hours before it is skimmed, but in very warm weather it is only kept twenty-four hours. This work is begun at three o'clock in the morning, and usually requires an hour and a half to complete it. Two men work at a table, one at each end. The skimmer consists of a wooden knife with a thin blade shaped much like a butter or farrier's knife. This is dexterously and rapidly passed around the rim of the pan, leaving the cream floating free upon the surface of the milk. The pan is then tilted slightly and the cream glides quickly over the rim into the can below. The milk is then emptied into the hopper and conducted to the hog-pen. This arrangement is so compete and compact that the pan is scarcely

¹⁵⁴ Munro-Fraser, *Marin County*, 298.

¹⁵⁵ Sneath, “Dairying in California,” 391; Joseph (Joe) Mendoza, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

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moved from time it is placed upon the skimming table till the milk is emptied from it and no time is lost except in passing the pans from the rack to the table. An expert skimmer can handle two hundred pans an hour. In some dairies where the rooms are larger the skimming table is placed upon castors and can be trundled from place to place as convenience requires, and a hose is attached to the hopper leading to the waste pipes.¹⁵⁶

The pan method described above required vigilance and carefully controlled environmental conditions to avoid spoilage.¹⁵⁷ The lack of hot weather aided the Point Reyes dairyman in some ways, but new methods were sought to reduce the time needed for old-fashioned separating. Some complained that the “volatile and delicate flavoring oils” essential to the best butter production were lost in the pan method. Experimentation on the East Coast led to the invention by Dr. Karl Gustaf Patrik De Laval of the continuous discharge centrifugal cream separator, described in a contemporary journal:

The machine is practically a large bowl which revolves at a rate of from six to eight thousand revolutions a minute. A simple contrivance forces the milk to follow the rotation of the vessel. The milk and cream being of different specific gravities, separate almost immediately upon being put into the machine. The milk being the heavier, passes to the circumference, and is forced up and out through a small delivery tube. The cream collects at the center, and rising up, overflows through the outlet at the top.¹⁵⁸

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

The separated cream next advanced to the butter maker. Each ranch employed a butter maker, who was often started as a milker and learned the skills on the job. The butter maker reigned over the dairy house, and his responsibility to the tenant and the owners was substantial. Again, the 1880 account:

The cream is then placed in the churn, which consists of a rectangular box in the shape of a parallelepipedon, the sides of which are two and five feet respectively on the inside. It works on a pivot at the center of the ends, and is driven by a one-horse tread power. The desired result is attained by the breaking of the cream over the sharp angles of the churn, and the operation requires from twenty to forty minutes. The usual yield of a churning is two hundred pounds, although as much as three hundred and forty-seven pounds have been churned at once. The buttermilk is then drawn off and the butter is washed with two waters, when it is ready to have the salt worked into it. It is now weighted and one ounce of salt is allowed for each pound of butter. The worker is a very simple device and is known as the Allen patent, it having been invented by Captain Oliver Allen, of Sonoma county, and consists of two circular tables, one above the other

¹⁵⁶ Munro-Fraser, *Marin County*, 298.

¹⁵⁷ Dairymen also experimented with deep pans and with producing butter from whole milk rather than from cream; Claussen’s deep pan method was featured in “The Dairymen’s Association—No. 6: Butter Making—Continued,” *Pacific Rural Press*, November 18, 1876. Another article states that Sweetser and DeLong experimented with making butter directly from milk rather than cream. It was thought to be more productive, because dairymen did not have to wait for the cream to rise and had less pans to wash. The process was adopted at dairies in the East Coast but less so in California. “Butter Direct From Milk,” *Pacific Rural Press*, February 3, 1872.

¹⁵⁸ Francis E. Sheldon, “Dairying in California. I.,” *Overland Monthly* 17, no. 100 (April 1891): 343-344; De Laval Separator Company, “The De Laval Handbook of Milking” (Poughkeepsie, New York: De Laval Separator Company, [ca. 1960s]), 15.

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and about four inches apart. The bottom one is stationary and dressed out so that all milk or water falling on it is carried off into a bucket. The upper dice is on a pivot, so that in the process of working all portions of the butter may be easily brought under the flattened lever used for working it. After the salt has been thoroughly incorporated the butter is separated into square blocks about the requisite size for two-pound rolls. The mould is also a patent device originated by Captain Allen, and consists of a matrix, composed of two wooden pieces shaped so as to press the butter into a roll, which are fastened to an extended shear handle, with the joint about midway from the matrix to the end of the handle. The operator opens the matrix, and passes it on either side of one of the squares of butter and then closes it firmly. The ends of the roll are then cut off even with the mould, and the roll is complete. Thin white cotton cloth is placed around each roll, and the stamp of the dairy is applied to one end of it, when it is ready for the market. The rolls are accounted to weigh two pounds each, but they fall short of that weight about two per cent or two pounds to fifty rolls.¹⁵⁹

The fresh, packaged butter was then stored in a cool cellar, awaiting shipment to San Francisco. Some butter was saved for the “dry” season in winter, when fresh butter was in demand. This surplus butter made into two-pound rolls, covered with light muslin wraps, then packed in salt brine in firkins or tight barrels. Timing was everything in the sale of this off-season “pickled butter,” as the prices fluctuated day-by-day in the fall and winter. The majority of Point Reyes butter, however, was shipped within days to market.¹⁶⁰

Dairy Architecture and Landscape Features

In all, the Shafter-Howard dairy ranches numbered approximately 31 and followed the same general plan of layout and design. The ranches had segregated areas based on function: living area, work area, corrals, cultivated fields, and pastures. The typical dairy ranch consisted of a similar style and sized dwelling, milking corral, creamery, horse barn, calf shed, pig pens, and any necessary outbuildings. The horse barn stored hay as well.¹⁶¹ Water is important for domestic consumption, for flushing away dairy waste, and for irrigating pastures and silage crops. In the mid- to late nineteenth century, milking barns were typically situated near creeks so that the waste would be easily washed away. Many of the dairies at Point Reyes also installed water pipes to convey water from nearby creeks to the creameries and other buildings.¹⁶²

Some of the larger ranches were practically self-contained, with a blacksmith shop, storehouse, and laundries.¹⁶³ The Point Reyes Peninsula dairy ranches also notably lacked 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 feed supplemental food in order to increase their milk supply. The dairymen also did not need ice houses to keep milk cool during warm months, nor they did need dairy barns for milking until they became the dominant trend.

¹⁵⁹ Munro-Fraser, *Marin County*, 298.

¹⁶⁰ Munro-Fraser, *Marin County*, 299; Sneath, “Dairying in California,” 390; *San Francisco Chronicle*, October 30, 1886.

¹⁶¹ *Marin Journal*, July 10, 1890.

¹⁶² Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties,” 315.

¹⁶³ The Pierce Ranch, situated in an isolated area on the point, and independently owned, was notable among these.

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The Shafers' Point Reyes ranches became renown as examples of well-organized, clean, and successful dairies producing the highest quality products. Writers like Charles Nordhoff and numerous newspaper correspondents singled out the Shafter-Howard enterprise as a trendsetter, and worthy of detailed examination and praise.¹⁶⁴ The landlords paid for all improvements necessary to the function of the ranch, except for maintenance on the tenant's personal property. For instance, when the house at I Ranch burned in 1925, the O.L. Shafter Estate replaced the house with a modern farmhouse. The owners reportedly financed the construction of the milking barns added during the 1880s and 1890s.

Charles Webb Howard hired Hinrik Claussen, a Swedish carpenter and dairyman to oversee construction of the buildings at his ranches and, apparently, the operation of the dairies. According to descendants, Claussen managed the construction of the buildings at ranches A through G between 1869 and 1872, before dying from complications from an insect bite. After Claussen's death, a Mr. Randall, possibly William Randall, son of the pioneering Olema Valley family, assumed Claussen's responsibilities and finished the construction projects.¹⁶⁵ An excellent description of a typical Howard dairy appeared in Nordhoff's publication, *Northern California, Oregon and the Sandwich Islands*, published in 1875:

[Charles Webb Howard] fences each farm, making proper subdivisions of large fields; he opens springs, and leads water through iron pipes to the proper places, and also to the dwelling, milk-house, and corral. He builds the houses, which consist of a substantial dwelling, twenty-eight by thirty-two feet, a story and a half high, and containing nine rooms, all lathed and plastered; a thoroughly well-arranged milk-house, twenty-five by fifty feet, having a milk-room in the center twenty-five feet square, with a churning-room, store-room, wash-room, etc.; a barn, forty by fifty feet, to contain hay for the farm-horses; also a calf-shed, a corral, or enclosure for the cows, a well-arranged pig-pen; and all these buildings are put up in the best manner, well painted, and neat.¹⁶⁶

The larger wood milking barns, which later became used as and referred to as hay barns, were built during expansion of the dairies in the 1880s and 1890s and were not original to the complexes. 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. Andrew Howe, an Olema carpenter, built many on the peninsula during the 1880s, all of a similar design. The barns averaged 100' in length and held up to 130 cows at a milking; each had two vent cupolas with the letter designation of the ranch on the most visible sides. Constructed with mortise-and-tenon joints in the superstructure and nailed boards and planks in the framing and sheathing, the barns contained milking galleries with wood stanchions, with central feed bunks and lofts for hay storage. Large entrance doors typically stood centrally on the long side of the barns, often under gabled additions off the main roofline. Among the last dairies to build these barns were A and B ranches, which did not build milking barns until about 1920, after the ranches had been sold to tenants.¹⁶⁷

¹⁶⁴ The Point Reyes Peninsula dairy ranches were well documented in agricultural publications, local newspapers, and travel writing.

¹⁶⁵ Randall later leased the privately owned Pierce Ranch on the north end of the peninsula, and the L Ranch from the Oscar L. Shafter Estate. Mason, *Point Reyes: The Solemn Land*, 61, and *Point Reyes Historian*, 98.

¹⁶⁶ Nordhoff, *Northern California*, 179-180.

¹⁶⁷ Joseph (Joe) Mendoza, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula.

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The creameries were well described in period publications as they were the heart of the operation. The construction material of the ranch buildings also responded 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 lack insulation and weatherproofing, such as double wall, lathe and plaster, or concrete walls, found in creameries located on farms with harsh winters.¹⁷⁰ Based on extant examples, the Point Reyes creameries were small wood frame structures with gable roofs with no eave overhang and wood board cladding.

Within decades, almost all of the ranchers planted trees as windbreaks in the ranch cores, typically in a straight line or an L-shape. The windbreaks protected the buildings from the winds that blew off the Pacific Ocean across the peninsula. 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. Most of the Point Reyes dairies had stands of eucalyptus but after the turn of the twentieth century, these were gradually replaced or augmented by the coniferous Monterey cypress, a closed-cone California native with a rapid growing rate.¹⁷²

The establishment of concrete Grade A dairies changed the appearance of the Point Reyes Peninsula dairies. The Grade A barn became the center of activity at the ranch, and the cleaning of the barn and disposal of dairy wastes became more extensive. The obsolete late nineteenth century wood milking barns often were converted to feed storage facilities. Local dairies ceased to truck their own milk, as larger creameries provided pickup service to the Point Reyes Peninsula and Olema Valley dairies. The days of 10-gallon cans of milk or cream gave way to the stainless steel storage tank and tanker truck.

Residential Architecture

The extant homes at Home, B, C, D, and L ranches and historic photographs of several other ranches are the best sources to glean patterns in the original design of the main ranch residences. The extant main residences constructed from 1857 to 1889 are variations on the gabled cottage vernacular form.¹⁷³ The Home Ranch residence was constructed first. Although it has been regarded as an archetypal house, its design is slightly different from subsequent homes. Distinctive characteristics include board-and-batten cladding, one-and-one-half story height with a lower massing, and wide overhanging eaves with cornice returns. Based on historic photographs, the non-extant F Ranch house was similar to the Home Ranch residence as they both had cornice returns, a nod to Colonial Revival style architecture.

The A, D, E, and H ranch houses are similar in form and style as they were constructed by Henrik Claussen from 1869 through his death in 1872. These residences are open gabled cottages with three windows in the upper story of the gables. The B, C, and L Ranch houses are similar gabled cottages but with two windows in the upper story of the gables and either one or two gabled wall dormers. The C Ranch house is similar to the B and L ranch houses but lacks the double gable dormer on one façade.

¹⁷⁰ Eastman, "Guidelines for Documenting and Evaluating Historic Agricultural Properties," 314-315.

¹⁷² Kenneth M. Johnson, "Eucalyptus," *Out West*, 6 (October 1971), 41-49; Philip A. Munz, *A California Flora* (Berkeley: University of California Press, 1959), 61.

¹⁷³ See Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

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The D Ranch residence is a plain box with a gable roof and eave overhang. The proportions differ such that it is taller with more headspace under the gable. It lacks the characteristic gabled wall dormers and has a hipped roof porch across the front façade. Based on historic photographs, the non-extant A Ranch house appears to be similar and indicates that that original entrance to the D Ranch house may have been on the gable end. The A Ranch residence had a full-width front porch and a large bay window, almost forming a small room with a hipped roof, on the side façade.

The B, C, and L ranch home are both similar in form, with minor differences in the roof orientation and number of gabled dormers. Both the B and L ranch houses have gable roofs with gabled dormers on one side. The primary difference is the location of the entrance, with the primary entrance on the B Ranch house located on the shorter gabled end and the entrance on the L Ranch located centrally on the longer sidewall within a small gabled porch. The C Ranch house has a side-gable roof, one gabled dormer centered over the main entrance, and a canted bay window on the first story.

As the main homes were replaced in the early to mid-twentieth century, they took the form of modest examples of bungalows and ranch houses reflecting the predominant vernacular residential type of the era.¹⁷⁴ 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.¹⁷⁵ 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. E Ranch contains an excellent example of a small bungalow. Although its exact construction date is unknown, it was likely constructed in the 1920s following the sale of the ranch by John Rapp. The one-story house features a low-pitched, front-gable roof with a wide eave overhang and decorative brackets, a gabled porch on the front façade, and stucco cladding.

Extant examples of the Spanish Revival architectural style include the replacement residence at A Ranch dating to 1945. This style was prevalent in the United States from 1915 to 1940, particularly in states such as California, Arizona, Texas, and. The style spread in part due to the 1915 Panama-California Exposition in San Diego, California, which “emphasized the richness of Spanish Colonial precedents seen in the major buildings of the other countries.”¹⁷⁶ Over the next several decades, many residences were constructed throughout California before falling out of favor prior to World War II. The hallmark characteristics of this architectural style include stucco cladding, a low-pitched or flat roof with red clay tile covering, and prominent arches at porch entries, doors, and windows. More elaborate Spanish Revival style buildings feature towers, balconies, window grilles, spiral columns and pilasters, intricately carved doors, and decorative tiling.¹⁷⁷ The two-story residence at A Ranch has a hipped roof, stucco cladding, and round-arch picture window and porch openings on the primary façade.

¹⁷⁴ The houses seem to lack the Italianate style, which takes a robust form in the adjacent Olema Valley Dairy Ranches Historic District where individual owners made decisions regarding building forms and styles.

¹⁷⁵ Gottfried and Jennings, *American Vernacular*, 187-188.

¹⁷⁶ McAlester, *A Field Guide to American Houses*, 521-523.

¹⁷⁷ *Ibid.*, 521-534.

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The Ranch style house evolved in the 1940s as another distinctively Californian building type that emphasized an informal lifestyle and connection with the outdoors, except that they were oriented parallel to the street giving a long, horizontal profile.¹⁷⁸ The replacement residence at I Ranch constructed in 1952 is an example of Ranch style residences that were popular of that era. The one-story-over-basement residence has a low-pitched, hipped roof with a wide eave overhang, an attached two-car garage, and a brick veneer water table across the east and north façades. The residence is oriented parallel toward the main access road, emphasizing its long, horizontal profile. Other examples of Ranch style houses are located at B Ranch (built from 1950-1951), H Ranch (built in 1858), and M Ranch (built in 1962).

In contrast to the main residences, the original bunkhouses for employees are small, modest structures. Besides their monthly salary, milkers were provided housing and board. During the 1870s, approximately 150 milkers and laborers were employed during the season. During the dry season, the milkers either found other work on the ranches or relocated to the cities for the duration.¹⁷⁹ The extant bunkhouses at Point Reyes are small, vernacular wood frame structures with gabled or hipped roofs, small entry porches, and no exterior ornamentation. Modern workers housing on the ranches typically consists of pre-fabricated homes and trailers.

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.”¹⁸⁰ 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 \$40.¹⁸¹

The Shafters stocked the Home Ranch with Durham and Devon cows, but experience proved that crossbreeding increased a cow’s value as a milker. The brothers concentrated on experiments at the Home Ranch, where a fine herd of cattle had been developed through breeding of the partners’ first imports. In 1859, two Durham bulls arrived at the ranch from Vermont by steamer, later to be joined by a Durham heifer that cost \$500.¹⁸² In addition, sheep, grazing on land south of Home Ranch, played an important part in the early plans. In 1861, the ranch supported 2,500 crossbred sheep, from which the Shafters intended to produce both wool and mutton.¹⁸³

¹⁷⁸ Gottfried and Jennings, *American Vernacular*, 207-208.

¹⁷⁹ Joseph (Joe) Mendoza and Ron McClure, interviews by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula,” Sheldon, “Dairying in California,” 343.

¹⁸⁰ Warren, *California Ranchos and Farms*, 25.

¹⁸¹ 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; DeGroot, “Dairies and Dairying,” 360; Abbott, *North Bay Dairylands*, 34.

¹⁸² Shafter, *Life, Diary*, 200-202.

¹⁸³ Warren, *California Ranchos and Farms*, 203.

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In the early spring of 1866, the Shafters and Howard purchased about 600 head of dairy cows from a ranch in Humboldt County and drove the herd some 250 miles to the Point Reyes ranch. Within the year, the value of the cows had doubled. The partners also traded away their huge herd of sheep for 335 head of beef cattle and about \$8,000. Wild animals and exposure had taken their toll on the sheep, and wool prices were dropping. Howard expressed gladness at their departure: "Point Reyes is entirely cleaned of sheep. Not a Bah!! is heard to break the silence occasioned by the removal of the Nine Thousand that once made night hideous with their bleatings."¹⁸⁴

By 1870, approximately 500 heifer cows were raised every year on Point Reyes as part of each tenant's lease, with most sent to other stock-raisers or to market in San Francisco. Up to 300 cows and beef-steers were sold during the late 1860s, as well as more than 100 horses. Hogs, a staple of the dairyman's enterprise, were fattened in the ranch pigpens on skim milk left from the separating process and grains, then shipped live or dressed to market on the schooner or train; 2,000 hogs were shipped out of Shafter-Howard dairies in 1870. Livestock from Point Reyes was typically high quality, boosting the prominence of California as a stock-raising region. In 1887, the Secretary of State reported, "few countries produce cattle that are superior in any respect to those now being raised in California, notwithstanding her youthful existence." Popular beef cattle included Hereford, Poll-Angus, and Galloway.¹⁸⁵

Pastures

An important component of successful dairying is high quality feed, which the Point Reyes Peninsula had in abundance. A correspondent writing in 1875 noted "the fine natural pasture clear from evil growths, and, where the tenants have been true to their contracts, it is covered with a perfect carpet of rich grasses."¹⁸⁶ On the eastern side of the peninsula in the Olema Valley, clearing of brush and forests was painstakingly producing additional grazing land. Ranch managers also introduced non-native grasses: "In places where improper cultivation has admitted a growth of sorrel," the correspondent wrote, "the land is being put in with Australian rye grass, seeding being thirty pounds to the acre." Largely as a result of over-grazing, however, these non-native annual grasses eventually spread over the peninsula, shortening the feeding season and encouraging growth of brush and invasive plants like thistle and broom.¹⁸⁷

The natural perennial bunch grasses extended the grazing season by months, but dairy cows still went dry for a short period each year. The Point Reyes milking season lasted from December through August. The best milk was obtained in the spring and early summer, after which the cows gradually dried up. In the 1860s, a butter maker averaged 175 pounds of butter per cow per season.¹⁸⁸ In order to optimize milk output, dairymen experimented with supplemental feed, at times providing combinations of hay and cultivated ground feeds like corn, barley, wheat, oats and grasses. Experiments with sugar and mangel wurzel beets, carrots, potatoes, and squash failed. In 1870, the Shafters tried raising beets and carrots for feed at the Home Ranch but found the cost of labor too high. Until the 1940s, most dairy ranches on the peninsula cultivated hay fields, which provided the needed supplementary feed. Around the turn of the twentieth century, scientists found that cows fed alfalfa produced more than double the butterfat than

¹⁸⁴ Charles Webb Howard, letter to Theron Howard, December 27, 1866, on file at the Jack Mason Museum, Howard Family Collection.

¹⁸⁵ DeGroot, "Dairies and Dairying," 358; Sneath, "Dairying in California," 387-388.

¹⁸⁶ *Marin County Journal*, December 16, 1875.

¹⁸⁷ Evens, *The Natural History of the Point Reyes Peninsula*, 55-59.

¹⁸⁸ DeGroot, "Dairies and Dairying," 359.

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those fed entirely grass from the range. The advent of cheap feed brought on trucks from the Central Valley led practically all of the dairymen to abandon their fields.¹⁸⁹

Circulation and Transportation

The development of the dairy ranch industry on the Point Reyes Peninsula affected the evolution of the peninsula's system of transportation. Circulation during the period of significance primarily functioned as it does today: to connect the ranch core and its associated grazing lands and to provide ranchers with access to goods, services, and markets for their dairy products. In the early stages of the dairy industry's development, ocean travel was the only method of transportation to the San Francisco market. Some ranches established connections to the coast and erected schooner landings. With improvements to overland transportation, roads became more important. Wagons, and then cars and trucks, made the journey between the ranches and Point Reyes Station and Olema. The transportation system that developed by the early nineteenth century to support the dairy industry established the primary circulation routes that exist today. The roads were improved and altered during the period of significance and several road segments have been abandoned in response to changes in the functional needs of the ranchers. However, the location and general alignment of the major roads of the early system, including Sir Francis Drake and Pierce Point Road, still exist.

The earliest circulation routes on the Point Reyes Peninsula were developed first by the Coast Miwok and, later redefined by the Mexican land grantees beginning in the 1830s. By the mid-1850s, there was one main road into Point Reyes from San Rafael, the destination of small steam ferries from San Francisco. The road accessed the peninsula from the edge of the marsh at the head of Tomales Bay and Grasier's Gulch, later called Haggerty Gulch. The road crossed the gulch and proceeded over Inverness Ridge to the site of Laguna Ranch, and then continued north past Muddy Hollow to the upper end of Drakes Estero. From the upper end of Drake's Estero, the road continued south to Point Reyes bisecting that section of the peninsula. Other roads existed during this time, including one from Schooner Bay towards Tomales Bay and others were located north of Bolinas that provided access into the southern portion of the peninsula.

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. The railroad operated between Tomales and Sausalito, where company owned ferries completed the trip to San Francisco. Point Reyes residents made use of a number of stops along the line, including Hamlet, Marshall, and Point Reyes Station. Operators of Pierce Ranch brought their butter over to Hamlet on a skiff. Occupants of J, K, and L ranches did the same, sending their products to Marshall. Two years later, a road was constructed across the marsh at the head of Tomales Bay to provide the ranchers on Point Reyes with a more direct connection the rail depot at Point Reyes Station.

As the dairy industry continued to develop, an extensive system of roads was built throughout the Point Reyes Peninsula. In particular, the development of the Shafter family system of ranches between 1857 and 1877 resulted in approximately thirty-two individual tenant farms and a network of roads serving the peninsula and the ranching community. This system was added to in 1870 by the U.S. Government when the Chimney Rock Road to the Point Reyes Light Station was built for commerce between the landing at Drakes Bay and the light station.

¹⁸⁹ Sneath, "Dairying in California," 391; DeGroot, "Dairies and Dairying," 357; Arthur R. Briggs, "Dairy Industry of California," in *California: Its Products, Resources, Industries, and Attractions*, ed. T.G. Daniells (Sacramento: State Printing Office, 1904), 134.

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In 1874, a new road was constructed from the head of Tomales Bay to Point Reyes to enhance access to the peninsula by avoiding the steep terrain of Haggerty Gulch. The road extended northwest along Tomales Bay and then west to Drakes Estero (today's Sir Francis Drake Boulevard from Inverness to Drakes Estero) and primarily served the northern ranches on the peninsula. The old road from Olema to Muddy Hollow continued to serve the Shafter ranches in the Limantour Estero area.

By the turn of the twentieth century, the peninsula was crossed with a complex network of well-graded dirt roads. The roads were located to provide easy and direct access to the ranches and the wharves, often bisecting the property and the ranch complex itself. Circulation within the ranches served the functional needs of an operating ranch and was consistent among the ranches on the peninsula, given that a majority of the farm complexes followed the same general plan of layout and design.

The 1915 Pure Milk Law heightened the need for good roads. The law established government regulations that ended commercial production of butter on the ranches. As a result, dairy ranchers had to transport cream for butter, cheese, and condensed milk to a creamery for processing. This need, combined with the arrival of the automobile age, resulted in improvements to the road conditions on Point Reyes. In 1930, Sir Frances Drake Boulevard was completed and opened. The paved highway was built in response to the U.S. Coast Guard's desire for better roads and the county's desire to provide the ranchers with improved access to nearby cities. The highway followed the existing road system, in particular the 1874 route from Inverness to Point Reyes. The improved road system provided a more efficient method of transporting products to market and to the local creamery at Point Reyes Station. At the same time, trucking began to replace the railroad as the major means of transporting goods to and from the peninsula. With improved roads and trucks, the use of the railroad declined, resulting in the abandonment of the Point Reyes line in 1933.

Changes in circulation made in the 1940s and 1950s accommodated ongoing ranching activity, but also responded to new recreational uses and development interests on the peninsula. In 1942, Pierce Point Road was constructed replacing the old ridge route through K Ranch to Tomales Point. In the early 1940s, Marin County established the Drakes Beach County Park. To provide access to the area, the county acquired a right-of-way through D Ranch (west of the farm cluster) and built a new road in 1955. During this time, a number of ranch roads were paved including the roads to New Albion Ranch, Wildcat Ranch, and Lake Ranch (located outside the historic district boundary). In addition, residential developers added the road to Limantour Estero and secondary roads to support a planned subdivision. Concern over this and other potential development served as a catalyst for the creation of the national seashore in 1962.

Following the authorization of the Point Reyes National Seashore in 1962, and the subsequent acquisition of land on the peninsula, vehicular circulation was limited to specific areas in the park (principally the "pastoral zone"). Within these areas, additions to the circulation patterns were made. In the early 1960s, as part of the Mission 66 park development, Limantour Road was constructed between Olema and Haggerty Gulch and two roads to the west of the Sir Francis Drake Boulevard were constructed to provide access to the Pacific Ocean shoreline. In addition, a new access road to Drakes Beach was constructed. The original plan for Limantour Road extended all the way to the lighthouse. However, public concern regarding the extent of planned recreational development and a change in park's philosophy towards development resulted in the new road ending at Haggerty Gulch.¹⁹⁰

¹⁹⁰ National Park Service, "Point Reyes Peninsula Dairy Ranches Historic District Cultural Landscape Inventory" (Point Reyes National Seashore, Marin County, California, 2016), 63-65.

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Additional Historic Context Information

National Park Service Acquisition, 1963-1988

On September 13, 1962, President John F. Kennedy signed Public Law 87-657 (S.476), authorizing the acquisition of 64,000 acres of land for the creation of a national seashore at Point Reyes. The State of California subsequently granted 11,416 acres of tidelands to the park, and the County of Marin deeded Drakes Bay and McClures Beach County Parks to the Point Reyes National Seashore. After a number of initial land purchases, including the Bear Valley Ranch and C and N ranches, the National Park Service expended the \$14 million dollars allotted for purchase of the lands.

With park-designated lands slated for upscale housing developments 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 increase the money for land acquisition to \$57.7 million. Most of the 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 carry out the purposes of the Authorizing Act of 1962 and its revision of 1969. Three subsequent acts of Congress added acreage to the National Seashore: 448 acres in the Inverness Ridge and Bear Valley areas in 1974 (Public Law 93- 550), about 2,000 acres in the Bolinas area in 1978 (Public Law 95-625), and in 1980 when legislation incorporated more than 2,100 acres of state and private lands and authorized any acquisition by donation of lands in Inverness and the Inverness park area (Public Law 96- 199).¹⁹¹

¹⁹¹ Point Reyes National Seashore, “Statement for Management” (National Park Service, 1990), 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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HISTORIC PHOTOGRAPHS

A Ranch



Aerial photograph of the A Ranch core dated 1943 (Point Reyes National Seashore Archives, Catalog Number 53920)



Ca. 1902 photograph depicting a picket fence around the initial main residence and yard. Monterey cypress and low growing vegetation within the yard distinguishes the residential area from the working area of the ranch (Point Reyes National Seashore Archives, Catalog No. 53490)

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Ca. 1950 aerial photograph showing the A Ranch core buildings situated within the rolling hills at the southwest end of the peninsula (Nunes Family Collection, Point Reyes National Seashore Archives, Catalog No. 53930)

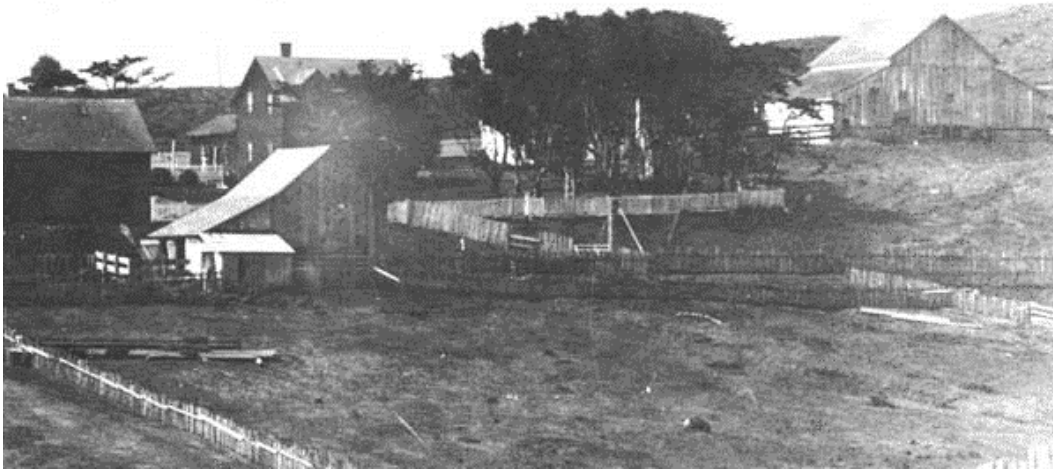


Detail of a ca. 1950 aerial photograph, showing the cluster of residential buildings within the ranch core (Nunes Family Collection, Point Reyes National Seashore Archives, Catalog No. 53930)

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

B Ranch



Photograph, taken ca. 1900, showing the line of trees (center, right) behind the original main residence (center left) (From Livingston, Ranching on the Point Reyes Peninsula, p. 119)



Photograph of typical ornamental vegetation during the period of significance (Point Reyes National Seashore Archives, Catalog No. 54070)

Point Reyes Peninsula Dairy Ranches Historic District
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Photograph depicting typical ornamental vegetation during the period of significance (Jack Mason Museum of West Marin History. Copy from Point Reyes National Seashore Archives, Catalog No. 54060)



Photograph, dated ca. 1951, showing vegetation growing in the yard of the original main residence, surrounded by a picket fence. Note the rock wall and lawn of the 1951 main residence in the lower right hand corner (Williams Woodbridge Collection, Point Reyes National Seashore Archives, Catalog No. 55910)

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

C Ranch



Photograph of C Ranch, no date (Point Reyes National Seashore Archives, Catalog No. 42230)



Photograph of ornamental plantings and lawn in front of the house (Point Reyes National Seashore Archives, Catalog Number 42240)

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Ca. 1960s photograph of C Ranch (From Livingston, Ranching on the Point Reyes Peninsula, p. 138)



Photograph of the main house used in the 1963 NPS Appraisal of C Ranch. The historic windbreak is visible behind the house. (Point Reyes National Seashore Archives, Catalog No. 54490)

Point Reyes Peninsula Dairy Ranches Historic District
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County and State

D Ranch



Ca. 1940 photograph of Vivian Horick showing a pasture in the foreground and the windbreak and ranch core in the background. (Vivian Hall Collection, Point Reyes National Seashore Archives, Catalog No. 58350)

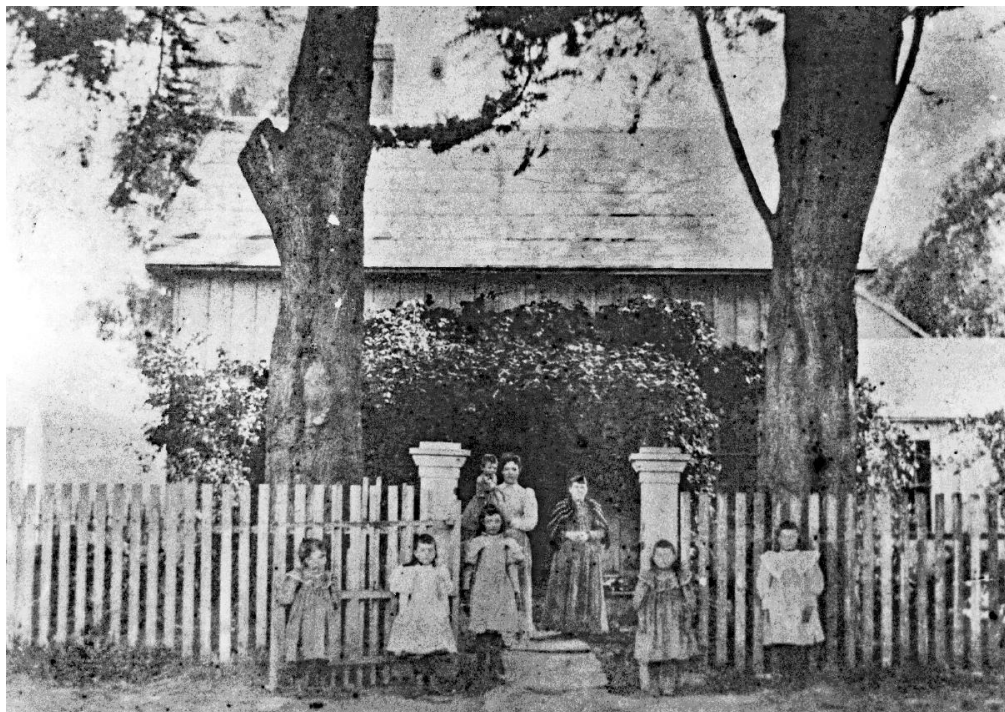


Photograph depicting a gathering outside the main residence, with the main residence and historic windbreak in the background, no date (Point Reyes National Seashore Archives, Catalog No. 58300)

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Home Ranch



A ca. 1897 photograph of the DeFraga Family at the Home Ranch yard. A white picket fence, common at many of the ranches, divides the ornamental vegetation and domestic area from the utilitarian aspect of the ranch (DeFraga Family Collection, Point Reyes National Seashore Archives, Catalog No. 52900)



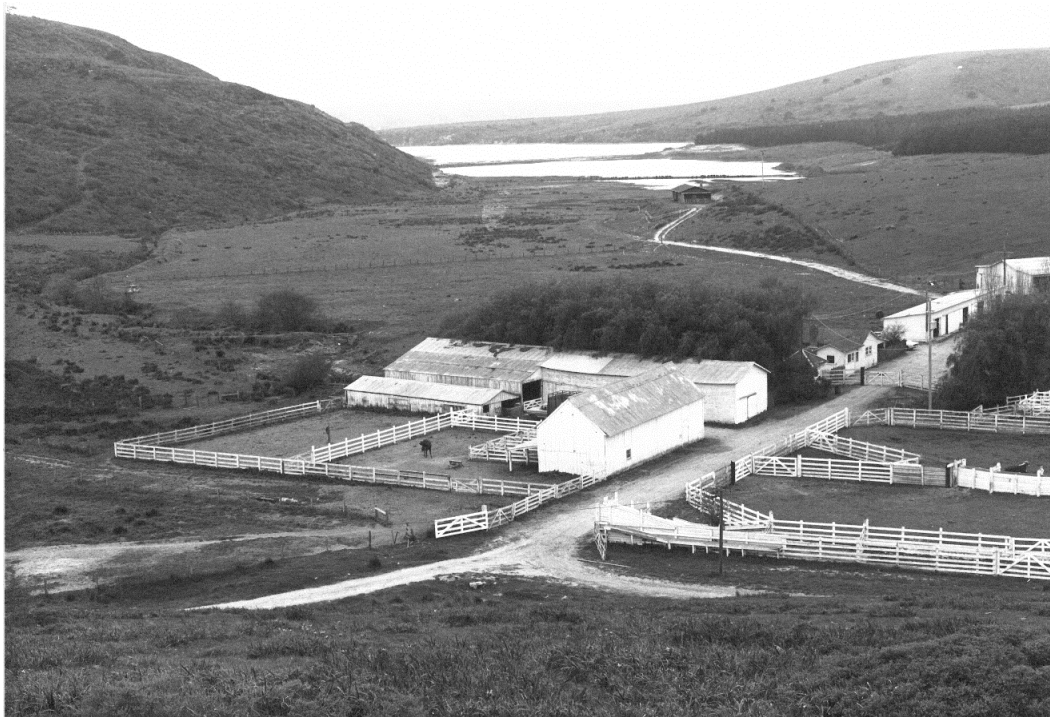
Historic photograph showing the ranch core in the early 1920s (Point Reyes National Seashore Archives, catalog number unavailable at time of nomination)

Point Reyes Peninsula Dairy Ranches Historic District
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View of the ranch core, 1925 (Bancroft Library. Copy from Point Reyes National Seashore Archives, Catalog No. 52960)



Photograph taken in the mid-1940s showing the system of corrals and cattle enclosures at Home Ranch (Point Reyes National Seashore Archives, Catalog No. 38900)

Point Reyes Peninsula Dairy Ranches Historic District
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I Ranch



Photograph of the I Ranch core, no date (Ron McClure Collection, Point Reyes National Seashore Archives, Catalog No. 58430)



Photograph of the I Ranch core, no date (Point Reyes National Seashore Archives, Catalog No. 55840)

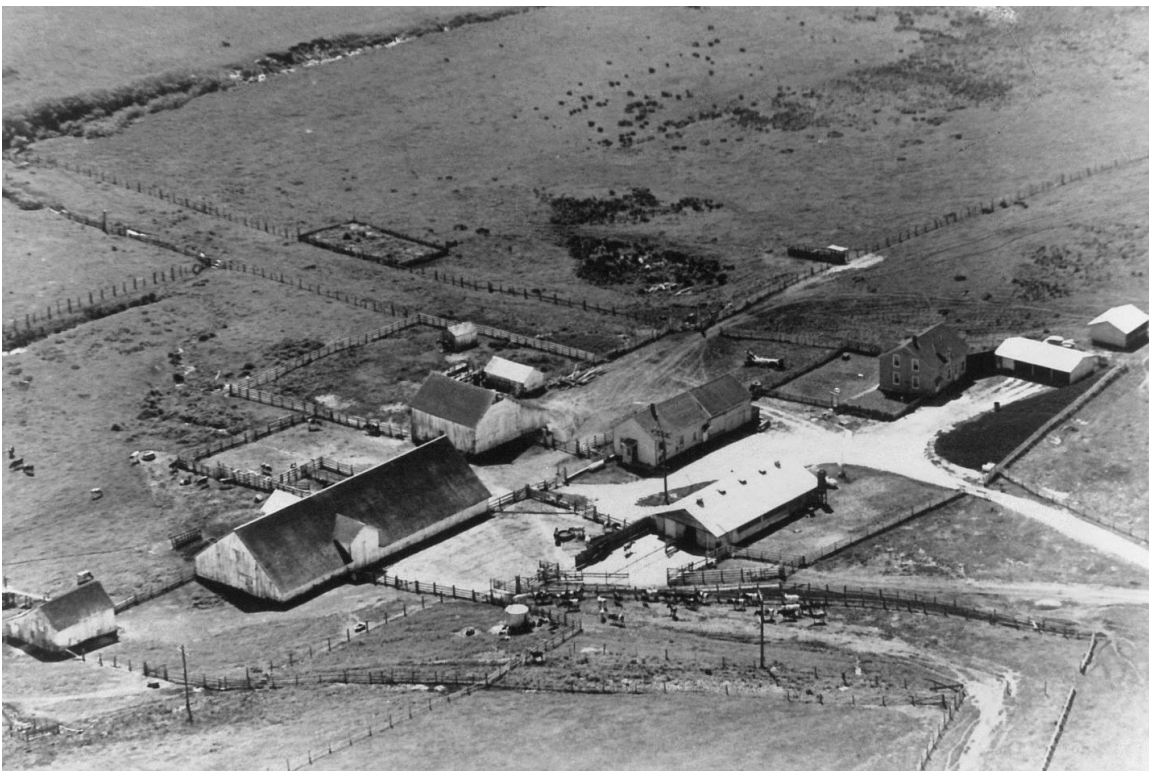
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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L Ranch



Photograph of the L Ranch core, no date (Point Reyes National Seashore Archives, Catalog No. 38810)



Ca. 1960 aerial photograph of L Ranch showing a portion of the developed core area (Vivian Hall Collection, Point Reyes National Seashore Archives, Catalog No. 58290)

Point Reyes Peninsula Dairy Ranches Historic District
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M Ranch



*Photograph showing the M Ranch core and surrounding pastures, ca. 1947 (Jack Mason
Museum of West Marin County)*

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W Ranch



W Ranch as it appeared ca. 1948, view south (Point Reyes National Seashore Archives, Catalog No. 56180)



Original W Ranch house, ca. 1920s, demolished (Point Reyes National Seashore Archives, Catalog No. 52020)

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Grade A Dairy building and two silos constructed by Rapp in the 1920s as photographed by M.B. Boissevain, demolished (Point Reyes National Seashore Archives, Catalog No. 52210)



Rapp House after it was constructed in 1923 (Point Reyes National Seashore Archives, Catalog No. 52010)

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Point Reyes Peninsula Dairy Ranches Historic District

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Sacramento Daily Union.

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Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

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
 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 repositories: Point Reyes National Seashore Archives; Jack Mason Museum, 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 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): _____

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

10. Geographical Data

Acreege of Property Approximately 22,237 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: 37.993244 | Longitude: -123.017194 |
| 2. Latitude: 38.129011 | Longitude: -122.956409 |
| 3. Latitude: 38.174576 | Longitude: -122.953658 |
| 4. Latitude: 38.179702 | Longitude: -122.926857 |
| 5. Latitude: 38.156688 | Longitude: -122.906026 |
| 6. Latitude: 38.110024 | Longitude: -122.884977 |
| 7. Latitude: 38.074083 | Longitude: -122.891940 |
| 8. Latitude: 38.032933 | Longitude: -122.913707 |
| 9. Latitude: 37.989422 | Longitude: -122.962555 |
| 10. Latitude: 38.096701 | Longitude: -122.905098 |
| 11. Latitude: 38.020193 | Longitude: -122.972641 |
| 12. Latitude: 38.045246 | Longitude: -122.805656 |
| 13. Latitude: 38.046642 | Longitude: -122.799380 |
| 14. Latitude: 38.038882 | Longitude: -122.793793 |
| 15. Latitude: 38.034242 | Longitude: -122.801684 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

| Zone | Easting | Northing |
|------|---------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

Verbal Boundary Description

The district boundary incorporates the ranch lands associated with 16 contiguous ranches and one discontinuous ranch located on the Point Reyes Peninsula. Progressing clockwise, the historic district boundary comprised of the 16 contiguous ranches (A, B, C, D, E, F, G, H, I, J, K, L, M, N, Home, and Rogers ranches) begins at a point on the northeast end of the historic district at the intersection of Sir Francis Drake Highway and Pierce Point Road; from there, the boundary extends southwest, parallel to the west side of Sir Francis Drake Highway to a point just north of the intersection of Sir Francis Drake Highway and Muddy Hollow Road; from this point, the boundary line progresses southeast along the east perimeters of N Ranch and Home Ranch to a point northeast of the Home Ranch building complex; then the boundary line meanders southwest, following south along the western shoreline of Estero de Limantour and continuing around the shoreline of Drakes Estero to a point along the shoreline of the Pacific Ocean; the boundary line then progresses along the shoreline of the Point Reyes Peninsula, around Kenneth C. Patrick Visitor Center excluding the Visitor Center and the parking lot from the district, around Chimney Rock, and then following the rocky shoreline before then crossing north just west of the Main Lighthouse Parking Lot to exclude Point Reyes Lighthouse; the boundary line then progresses northeast along the shore of the Great Beach, past the public beaches (North Beach and South Beach) to a point north of Kehoe Beach, from there eastward along the Tule Elk/ J Ranch Boundary fence to the shore of Tomales Bay; the boundary line then progresses southeast along the Tomales Bay shoreline to the northern tip of Tomales Bay State Park, where the boundary line traces along the western edge of the park and terminates at the point of beginning, at the intersection of Sir Francis Drake Highway and Pierce Point Road.

The boundary of the discontinuous portion of the historic district (W Ranch) begins at the a point at the northwest corner of the maintenance yard, then progresses east to Bear Valley Road where it turns south along the west side of Bear Valley Road; the boundary then extends west and south as it follows a series of fence lines that terminate where the Bear Valley Trail enters the margins of the forest; the boundary line progresses north along the forest margins to the windbreak; the boundary extends east along the northern edge of the windbreak and then north along the western edge of the maintenance yard; it terminates at the point of beginning at the northwest corner of the maintenance yard.

Boundary Justification

The Point Reyes Peninsula Dairy Ranches Historic District boundary encompasses the 17 Shafter-Howard dairy ranches that possess integrity. Approximately two-thirds of the land originally developed as tenant dairies by the Shafters and Howards is excluded, because it has been converted to wilderness and natural areas and no longer conveys the legacy of ranching in western Marin County.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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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: October 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.)

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: | Point Reyes Peninsula Dairy Ranches Historic District |
| City or Vicinity: | Inverness, Olema, Point Reyes Station |
| County: | Marin County |
| State: | California |
| Name of Photographer: | Debra Olson Suarez, National Park Service: all ranches excluding W Ranch Architectural Resources Group: W Ranch |
| Date of Photographs: | All ranches excluding W Ranch: March 2017 W Ranch: August 2016 |
| Location of Original Digital Files: | Point Reyes National Seashore Museum, 1 Bear Valley Road, Point Reyes Station, CA 94956 |

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0001
View of A Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0002
View of A Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0003
View of A Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0004
View of A Ranch residential buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0005
View of A Ranch core, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0006
View of B Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0007
View of B Ranch residential buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0008
View of B Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0009
View of B Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0010
View of C Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0011
View of C Ranch entry road, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0012
View of C Ranch dairy buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0013
View of C Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0014
View of C Ranch entry road, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0015
View of C Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0016
View of D Ranch residential buildings, camera facing west.

Point Reyes Peninsula Dairy Ranches Historic District

Name of Property

Marin County, CA

County and State

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0017
View of D Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0018
View of D Ranch core, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0019
View of D Ranch entry road, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0020
View of D Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0021
View of E Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0022
View of E Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0023
View of E Ranch entry road, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0024
View of E Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0025
View of F Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0026
View of F Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0027
View of F Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0028
View of F Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0029
View of G Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0030
View of G Ranch entry road, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0031
View of G Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0032
View of G Ranch dairy buildings, camera facing northeast.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0033
View of G Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0034
View of H Ranch dairy buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0035
View of H Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0036
View of H Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0037
View of Home Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0038
View of Home Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0039
View of Home Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0040
View of Home Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0041
View of Home Ranch dairy buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0042
View of I Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0043
View of I Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0044
View of I Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0045
View of I Ranch residential buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0046
View of I Ranch core, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0047
View of I Ranch entry road, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0048
View of J Ranch residential buildings, camera facing northeast.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0049
View of J Ranch dairy buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0050
View of J Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0051
View of J Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0052
View of K Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0053
View of K Ranch core, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0054
View of L Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0055
View of L Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0056
View of L Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0057
View of L Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0058
View of L Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0059
View of M Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0060
View of M Ranch dairy buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0061
View of M Ranch core, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0062
View of M Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0063
View of M Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0064
View of N Ranch core, camera facing southwest.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0065
View of N Ranch entry road, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0066
View of Rogers Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0067
View of Rogers Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0068
View of Rogers Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0069
View of Rogers Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0070
View of W Ranch dairy buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0071
View of W Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0072
View of W Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0073
View of W Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0074
View of W Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0075
View of W Ranch facility buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0076
View of W Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0077
View of W Ranch dairy buildings, camera facing south.

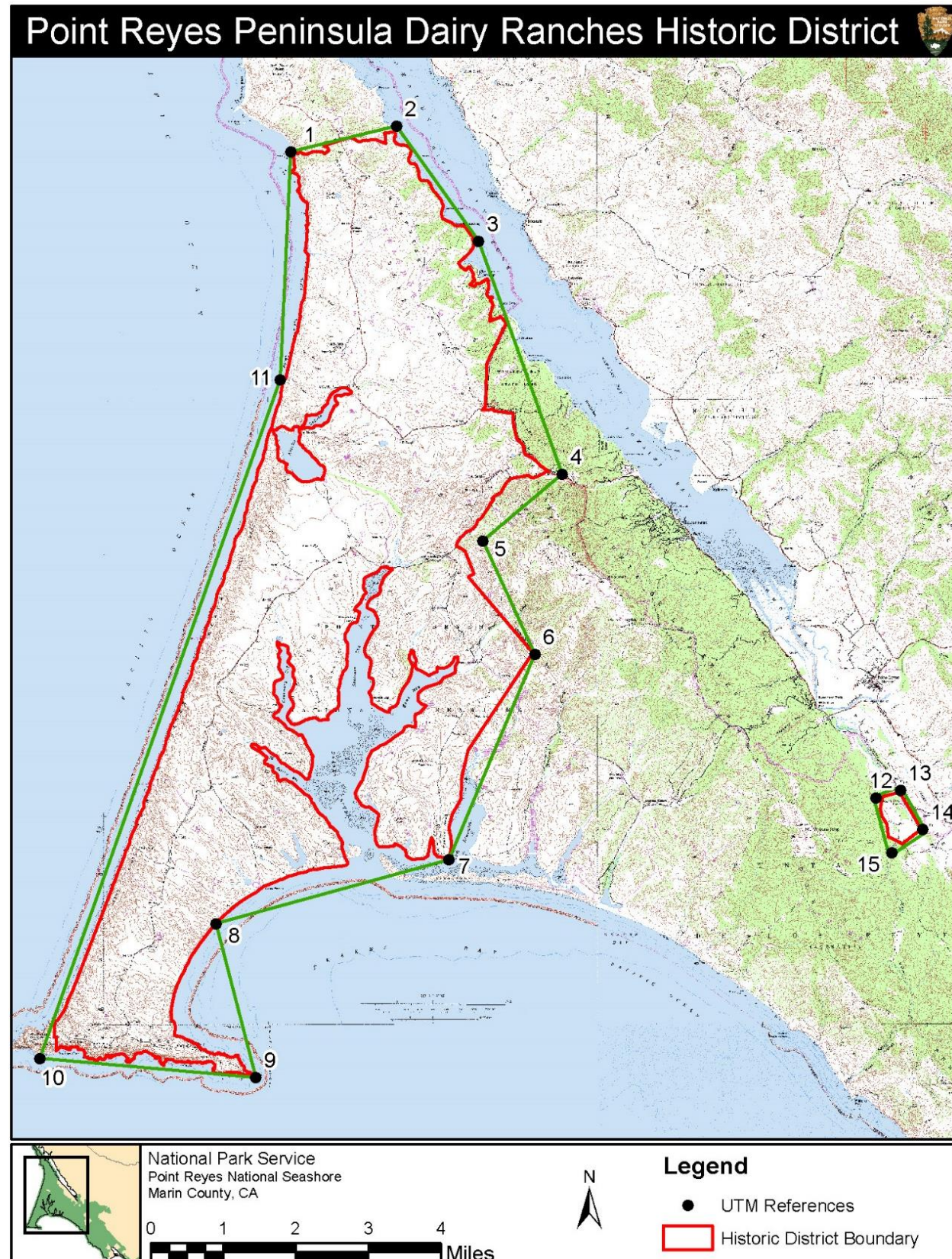
CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0078
View of W Ranch pasture, camera facing southeast.

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.

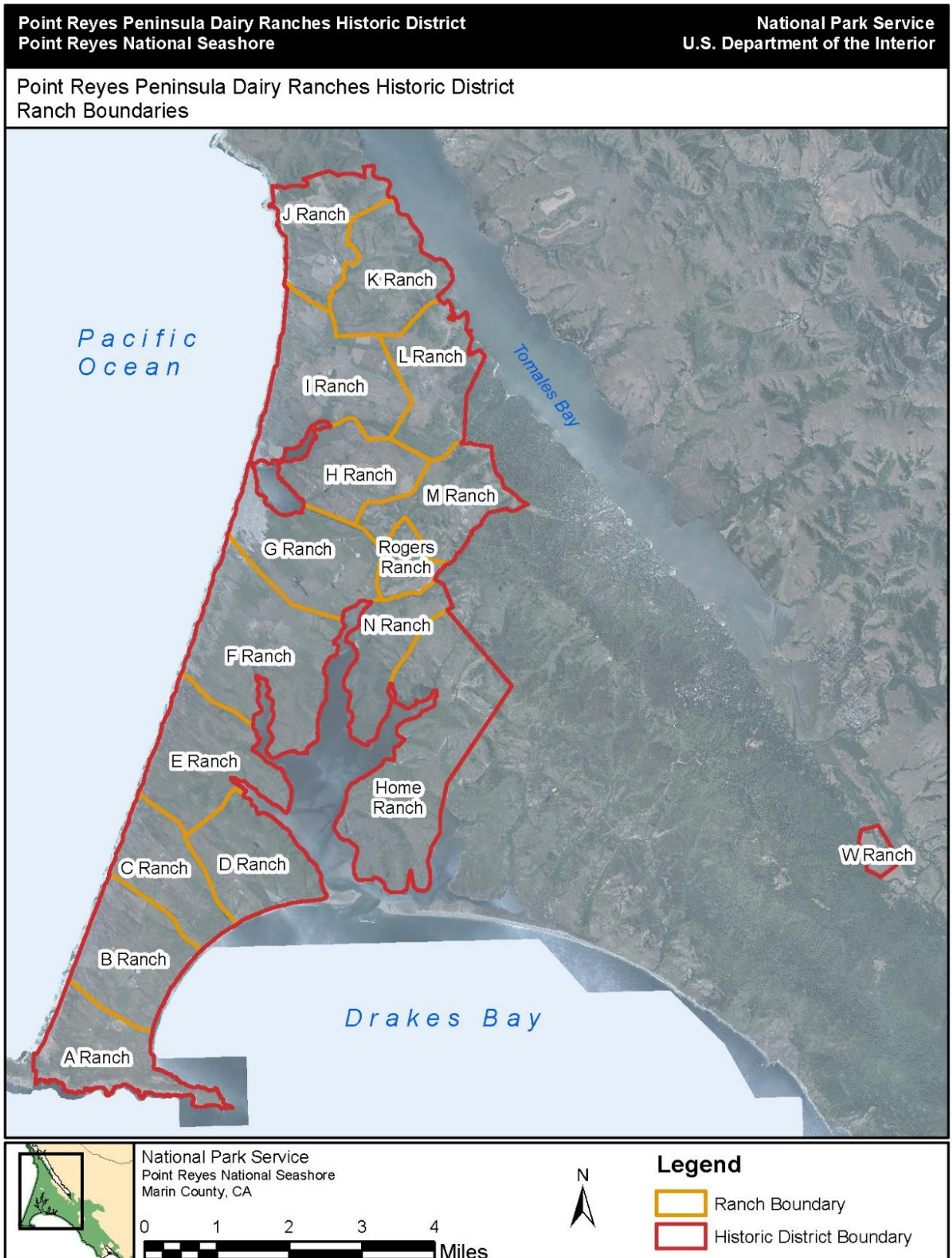
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



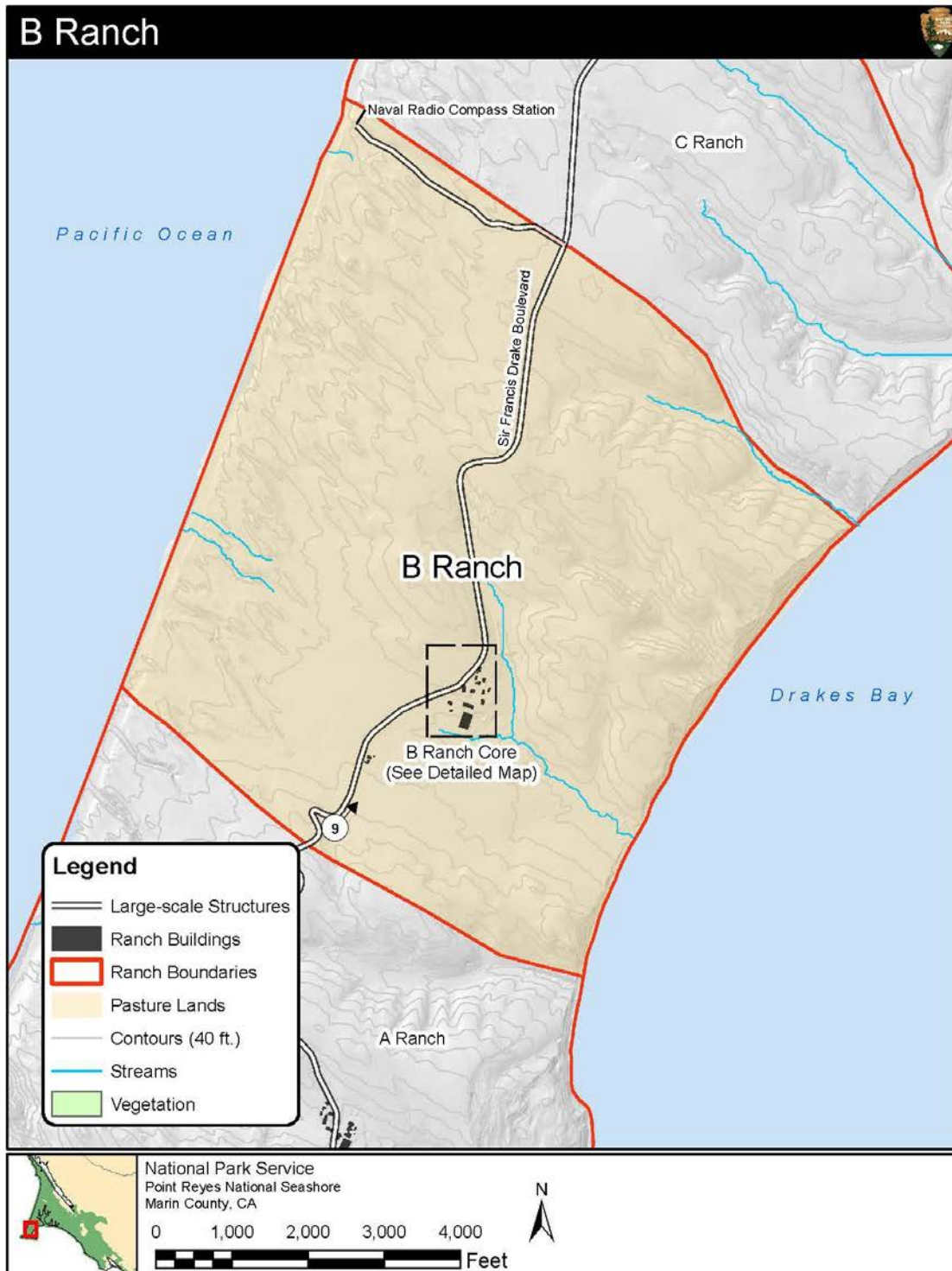
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



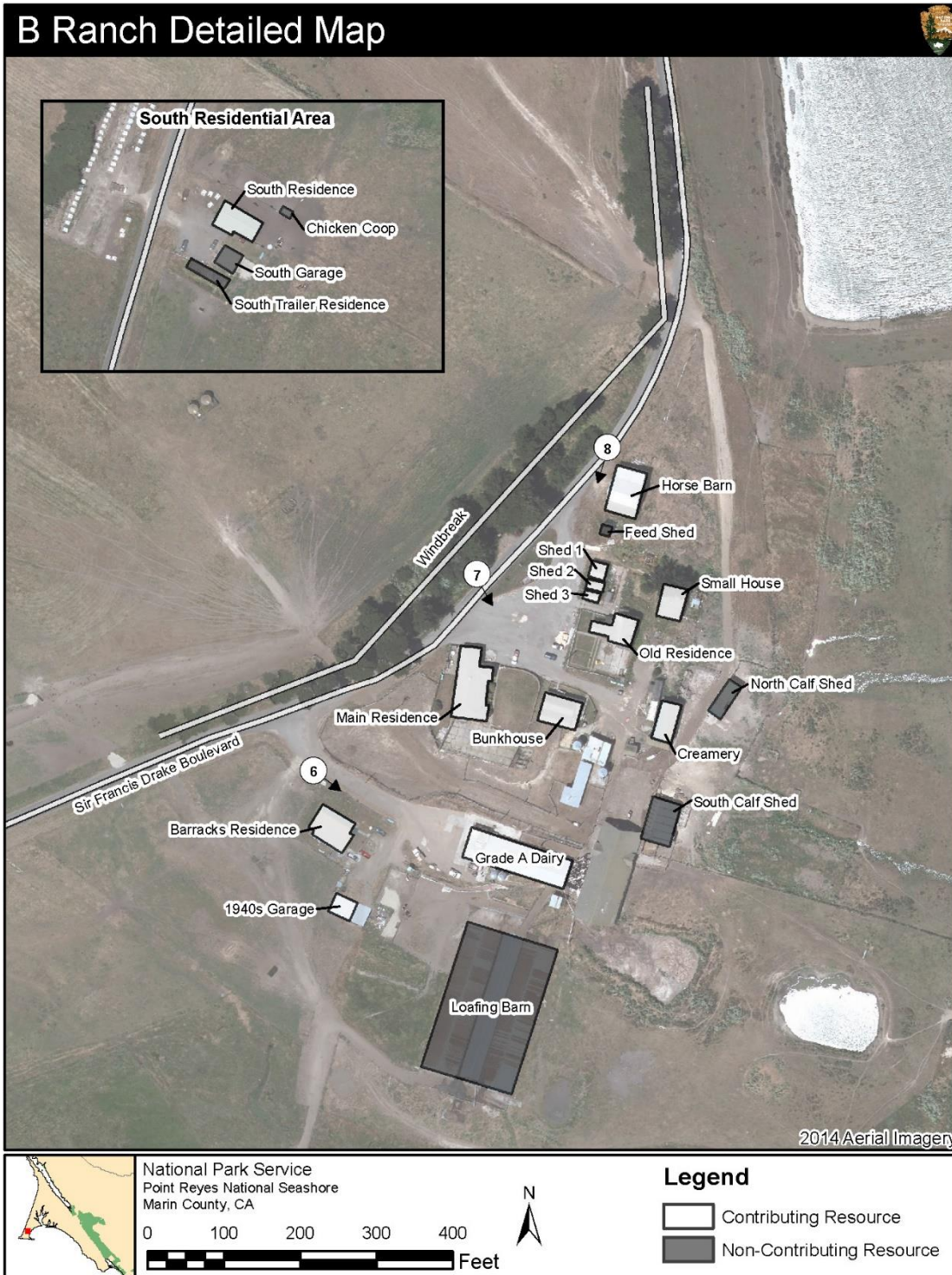
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Name of Property

Marin County, CA
County and State



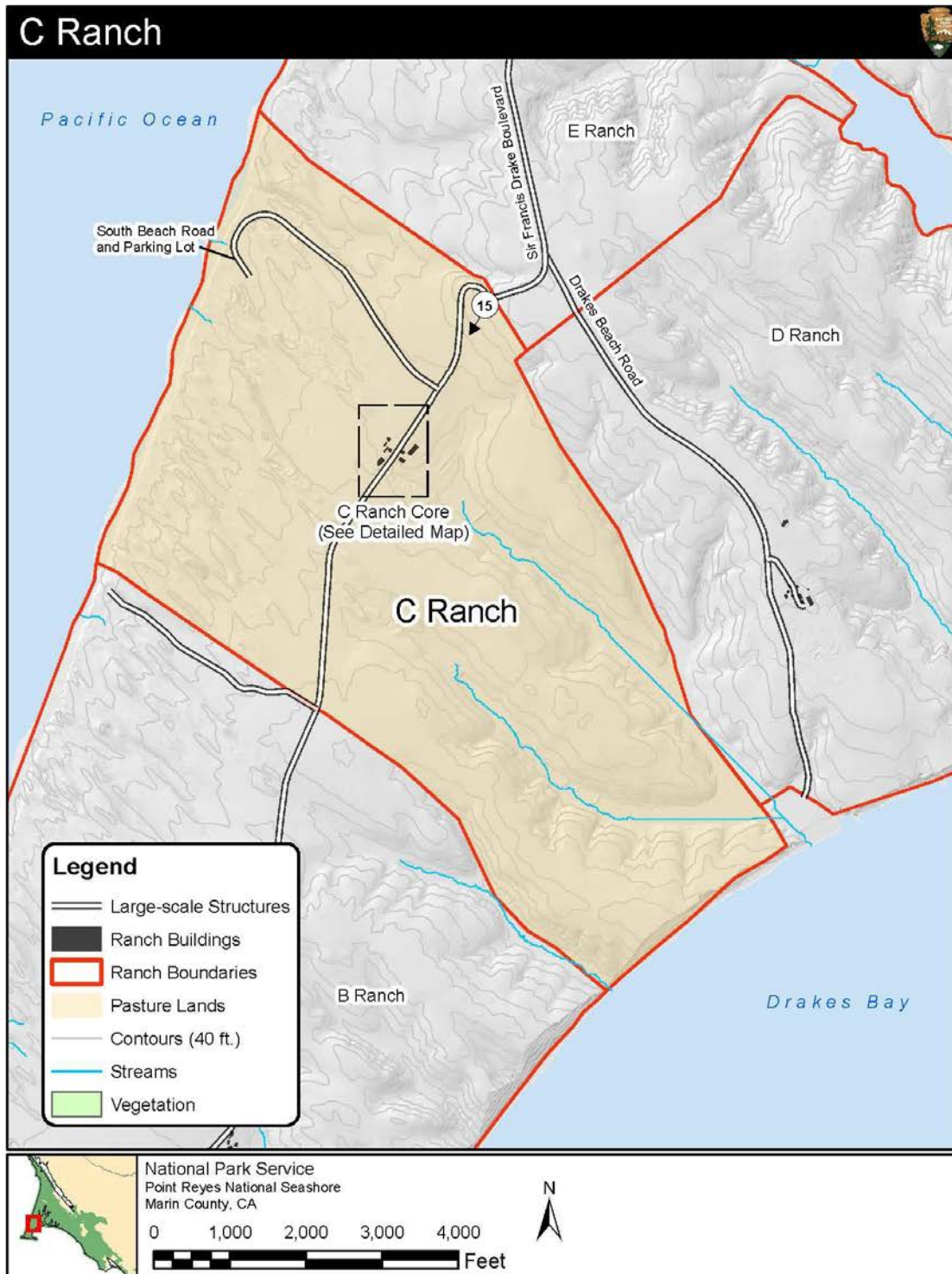
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



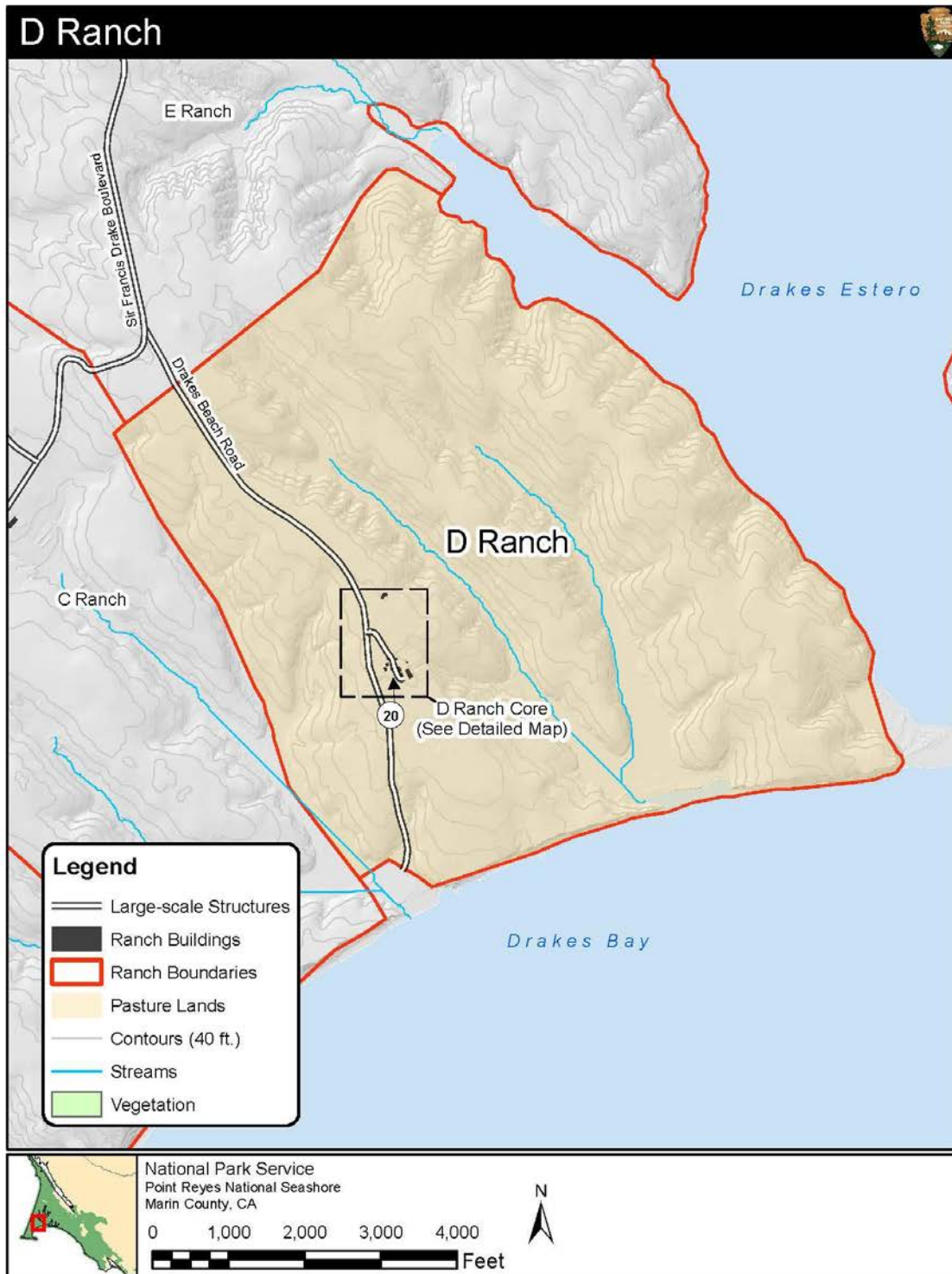
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Name of Property

Marin County, CA
County and State



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Name of Property

Marin County, CA
County and State



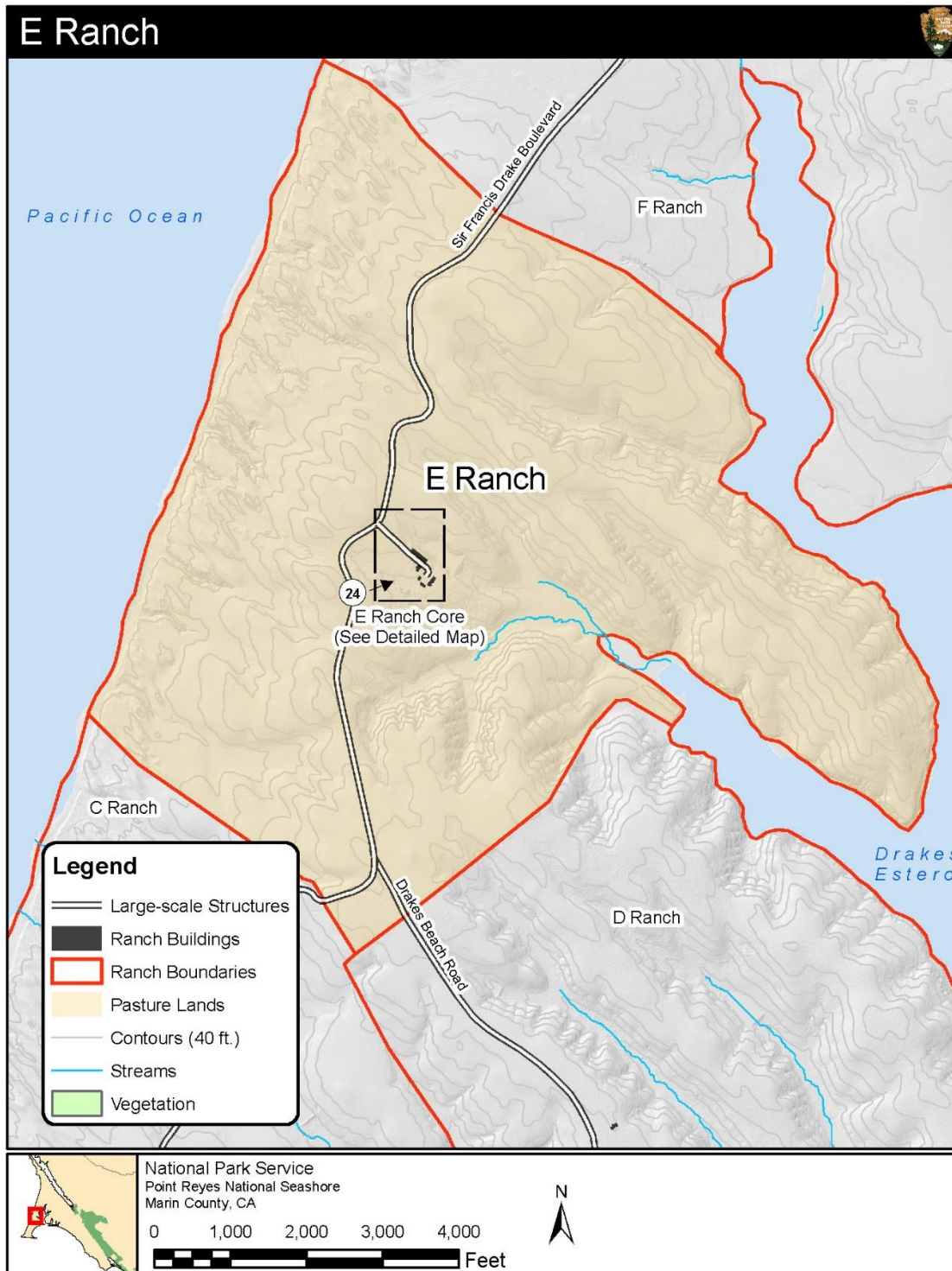
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



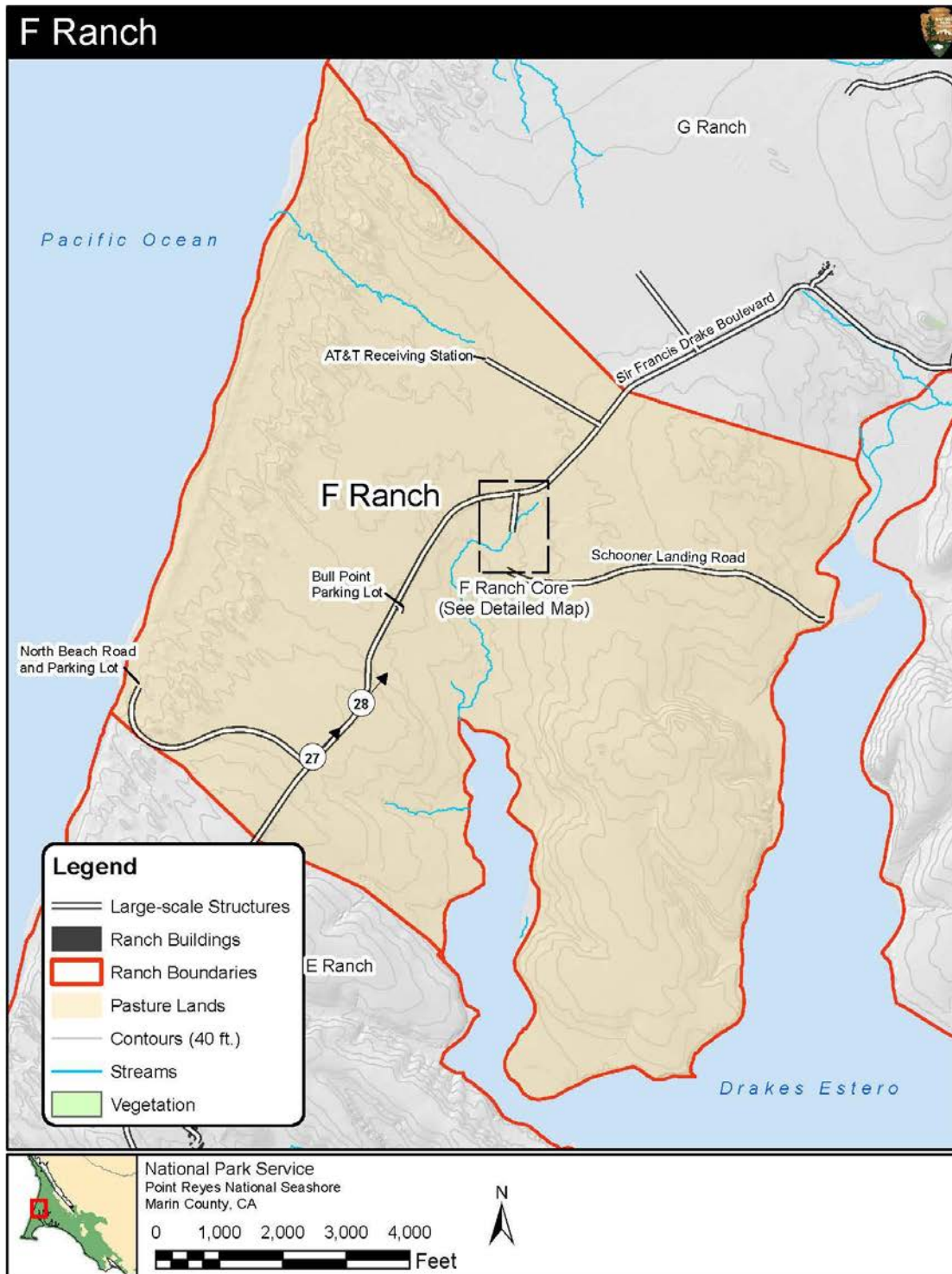
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



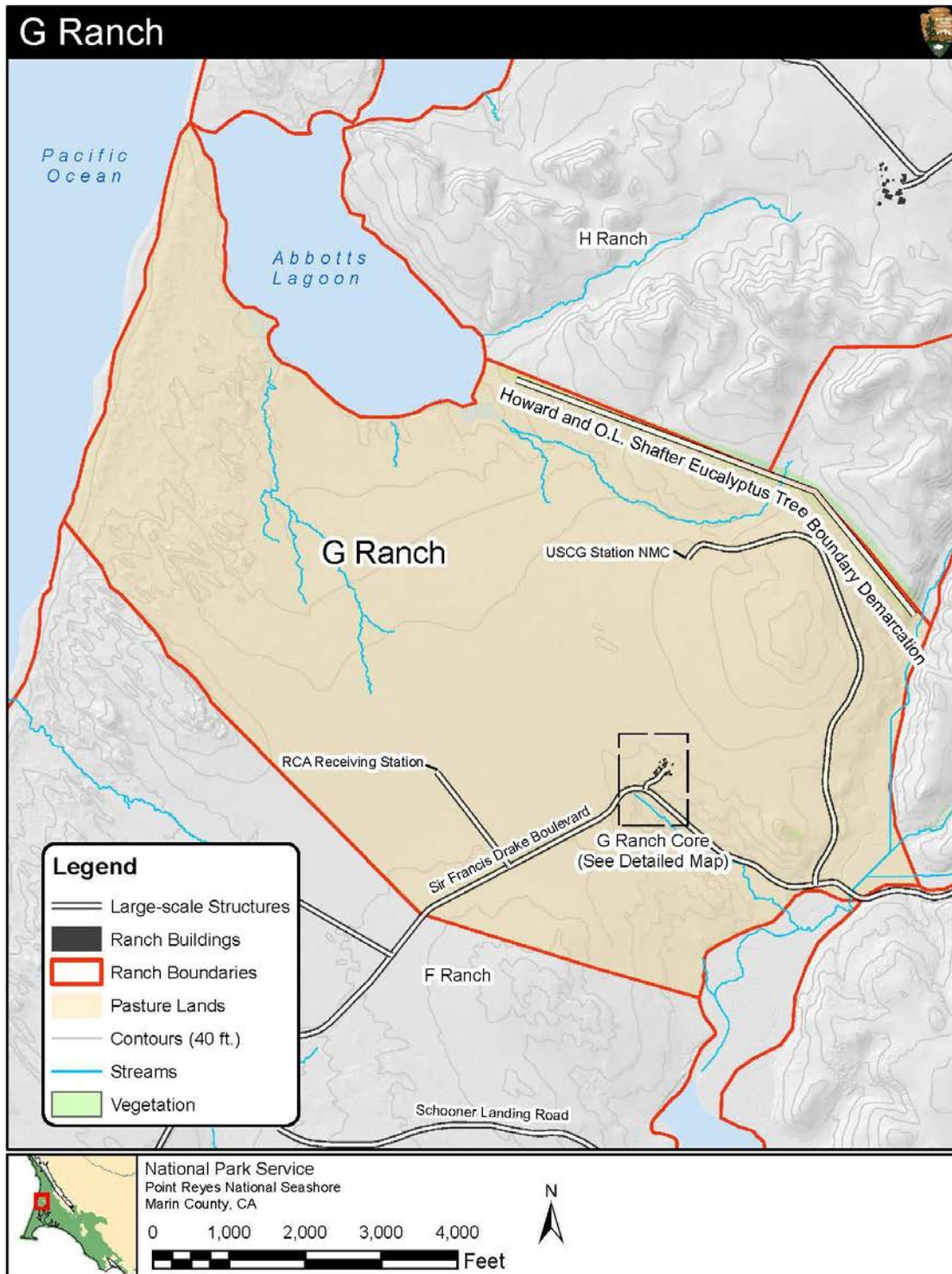
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Name of Property

Marin County, CA
County and State



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Name of Property

Marin County, CA
County and State



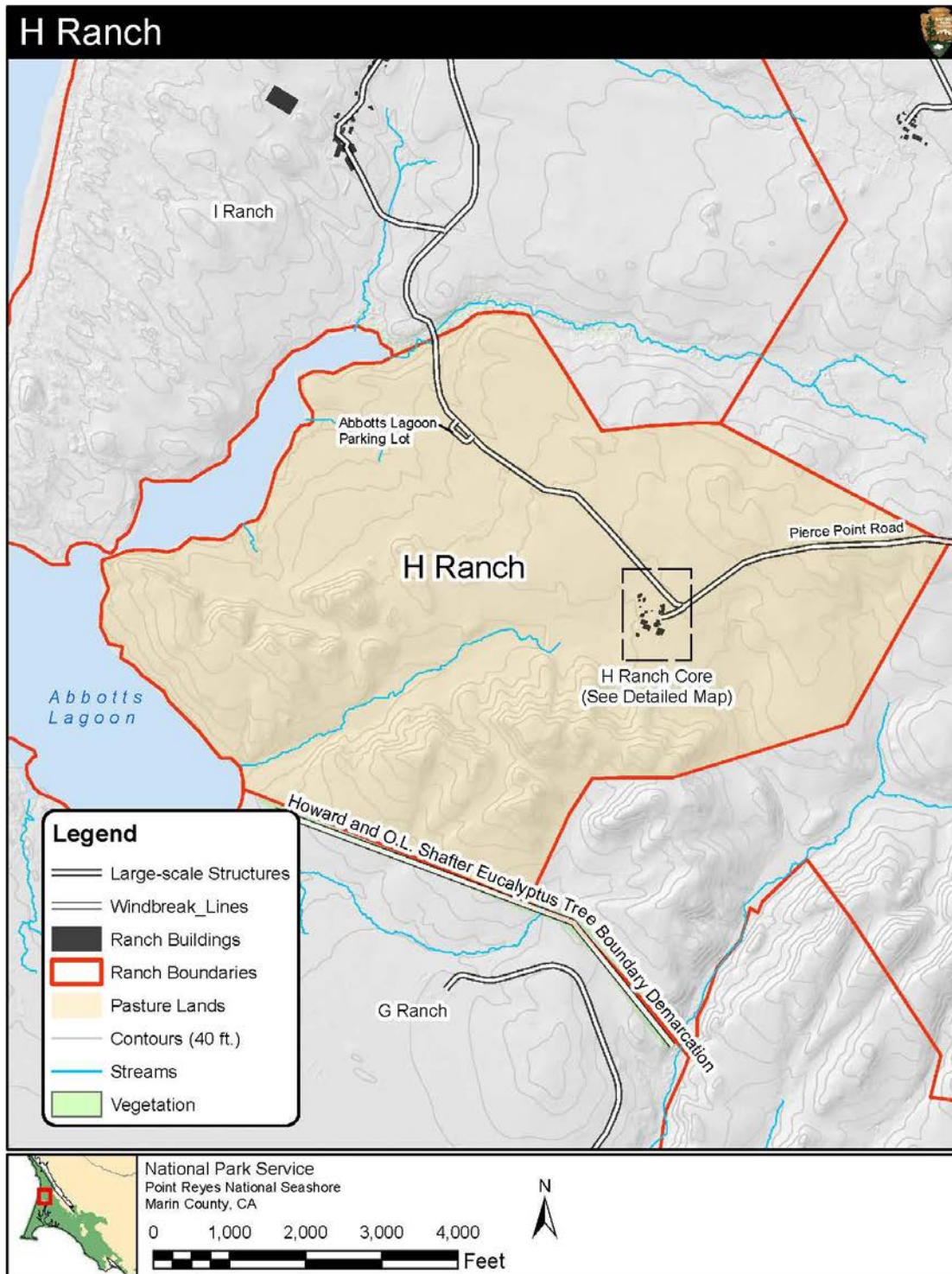
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



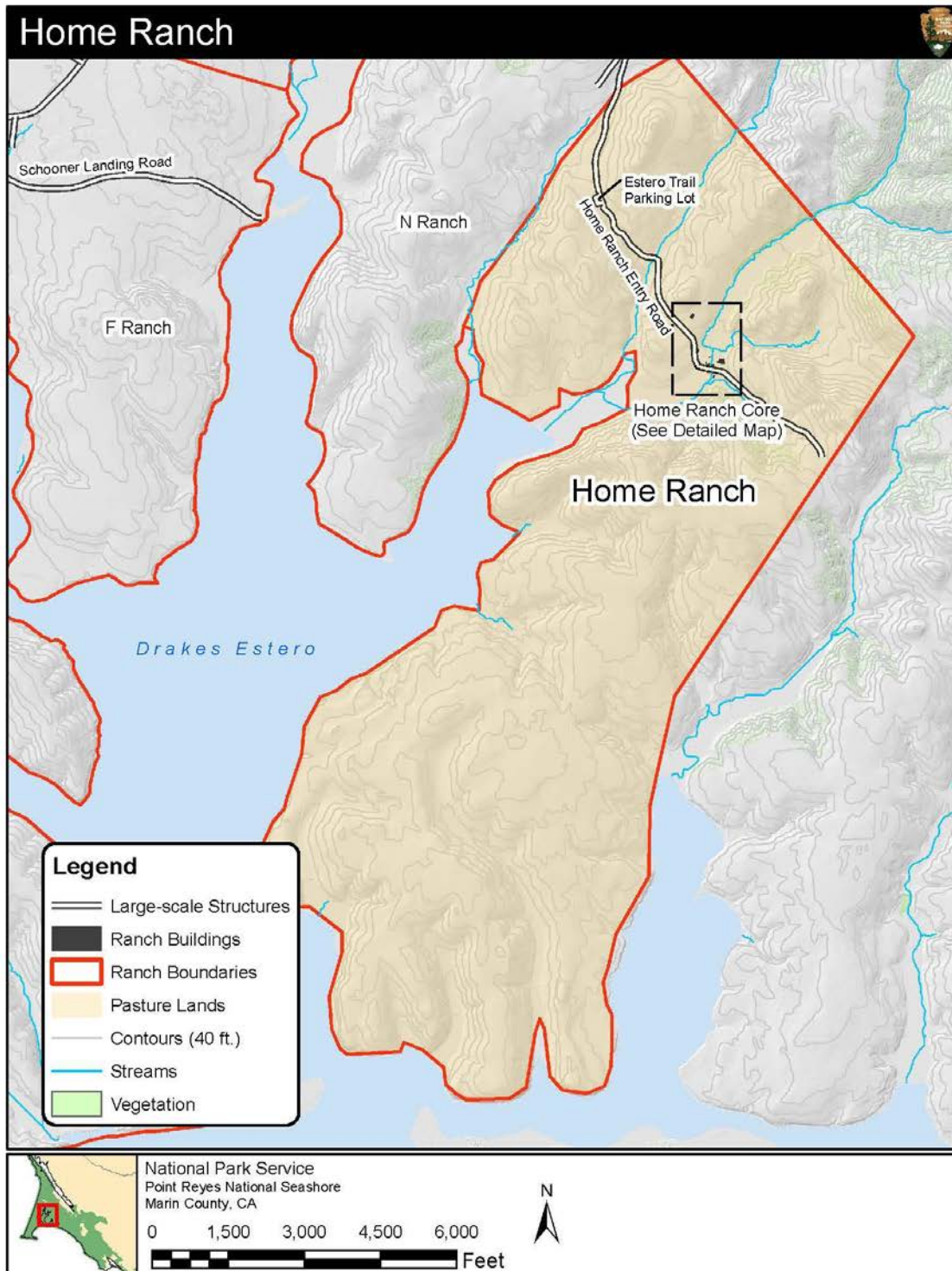
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



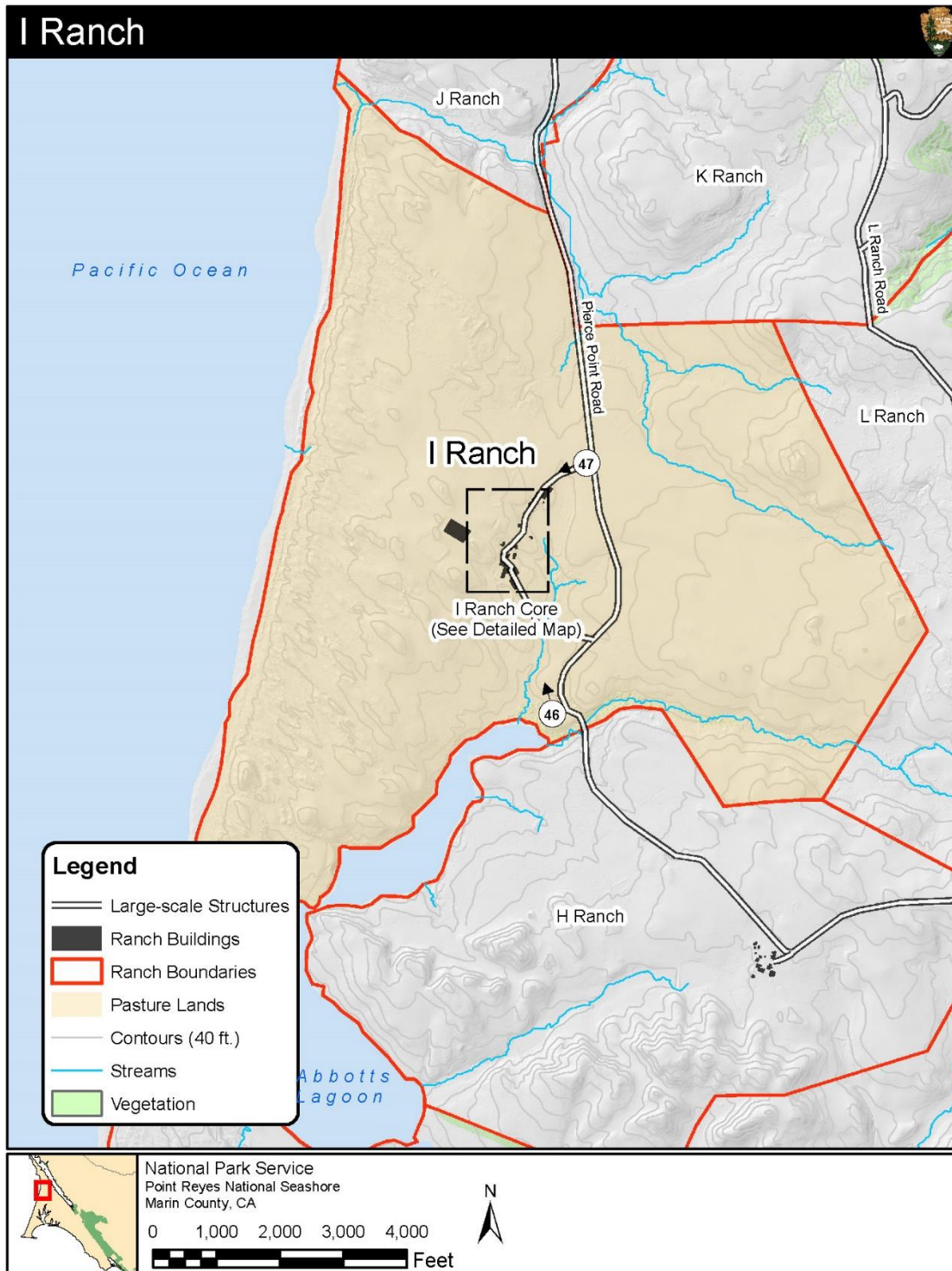
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



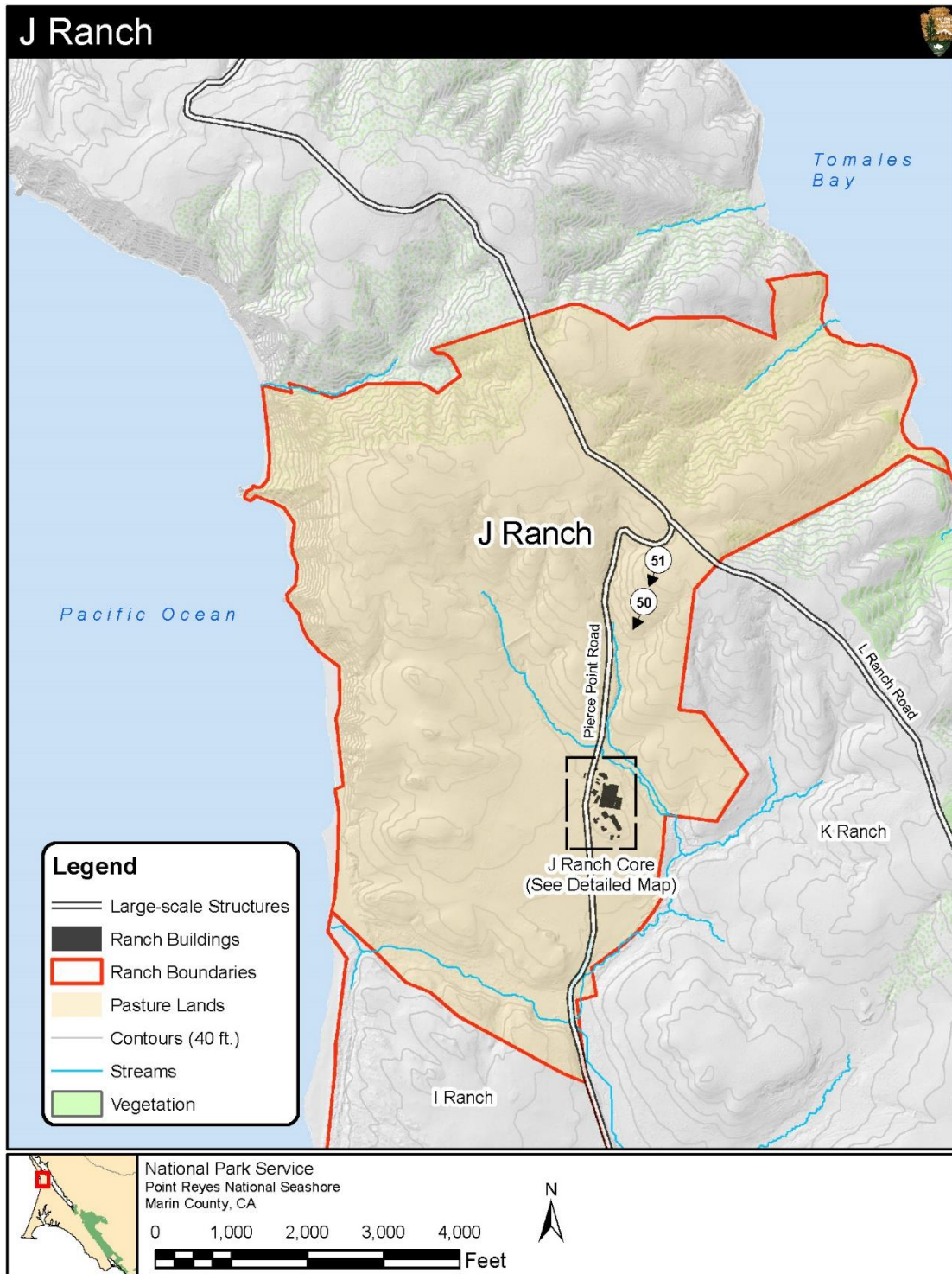
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



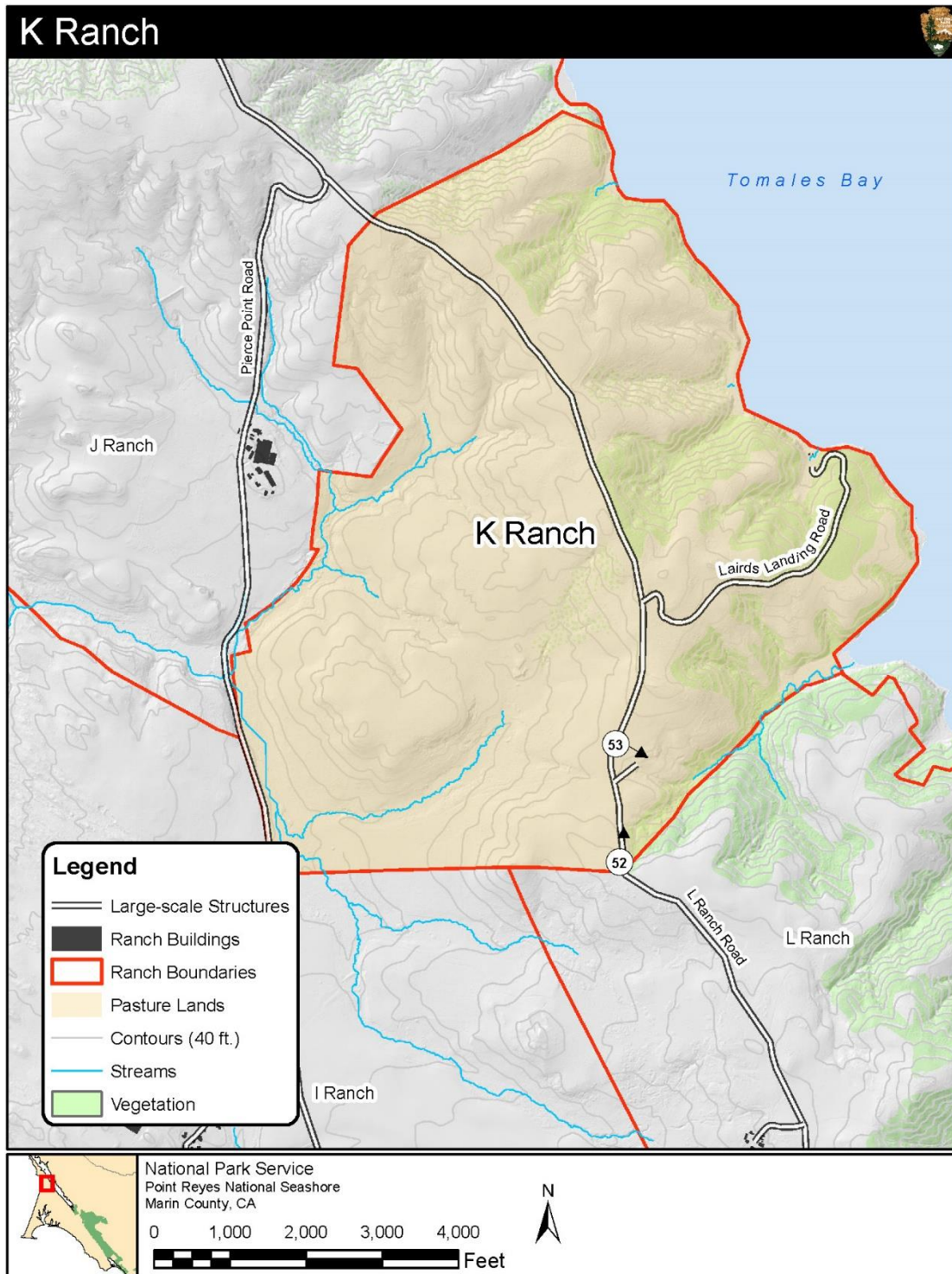
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Name of Property

Marin County, CA
County and State



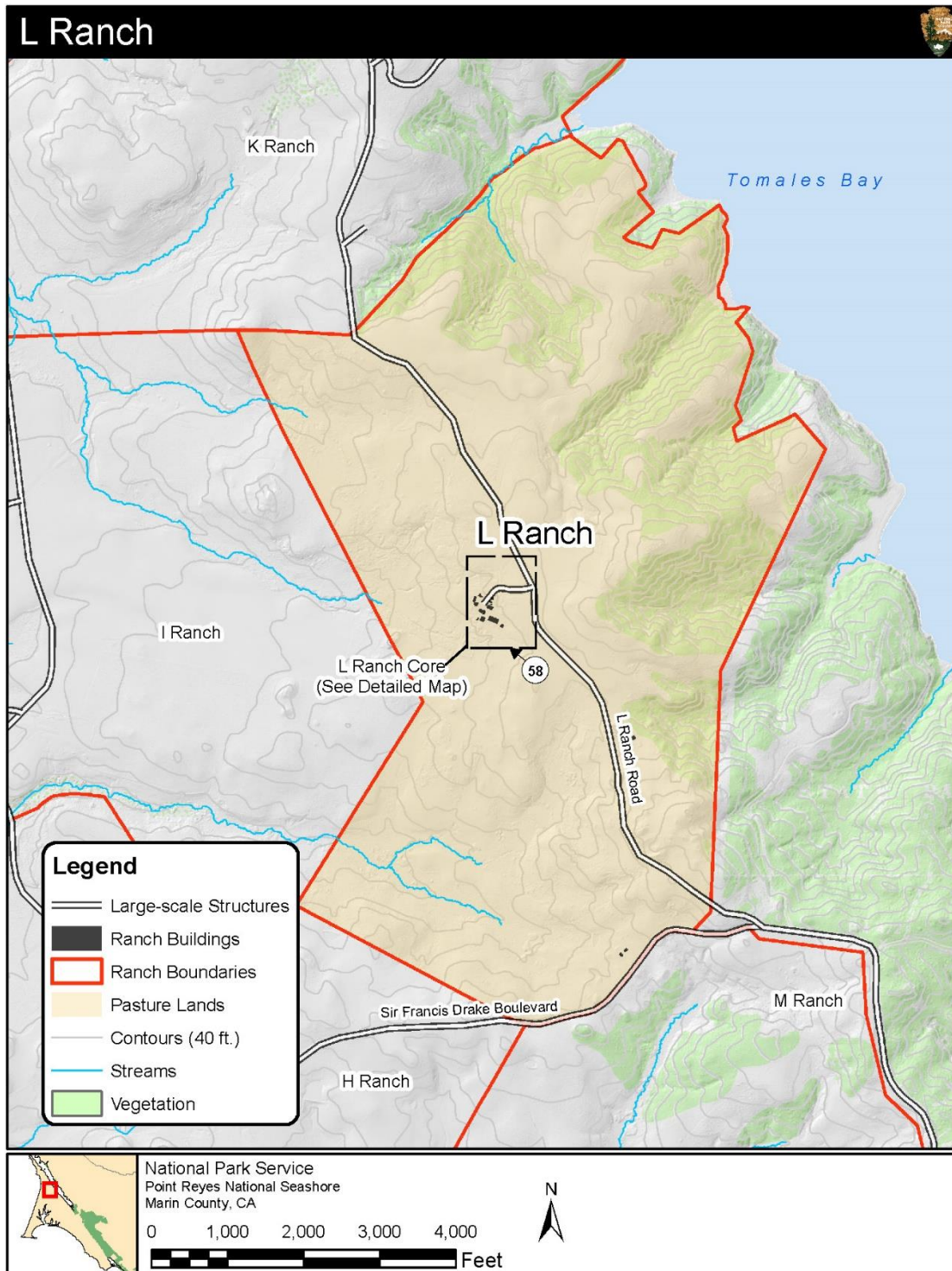
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



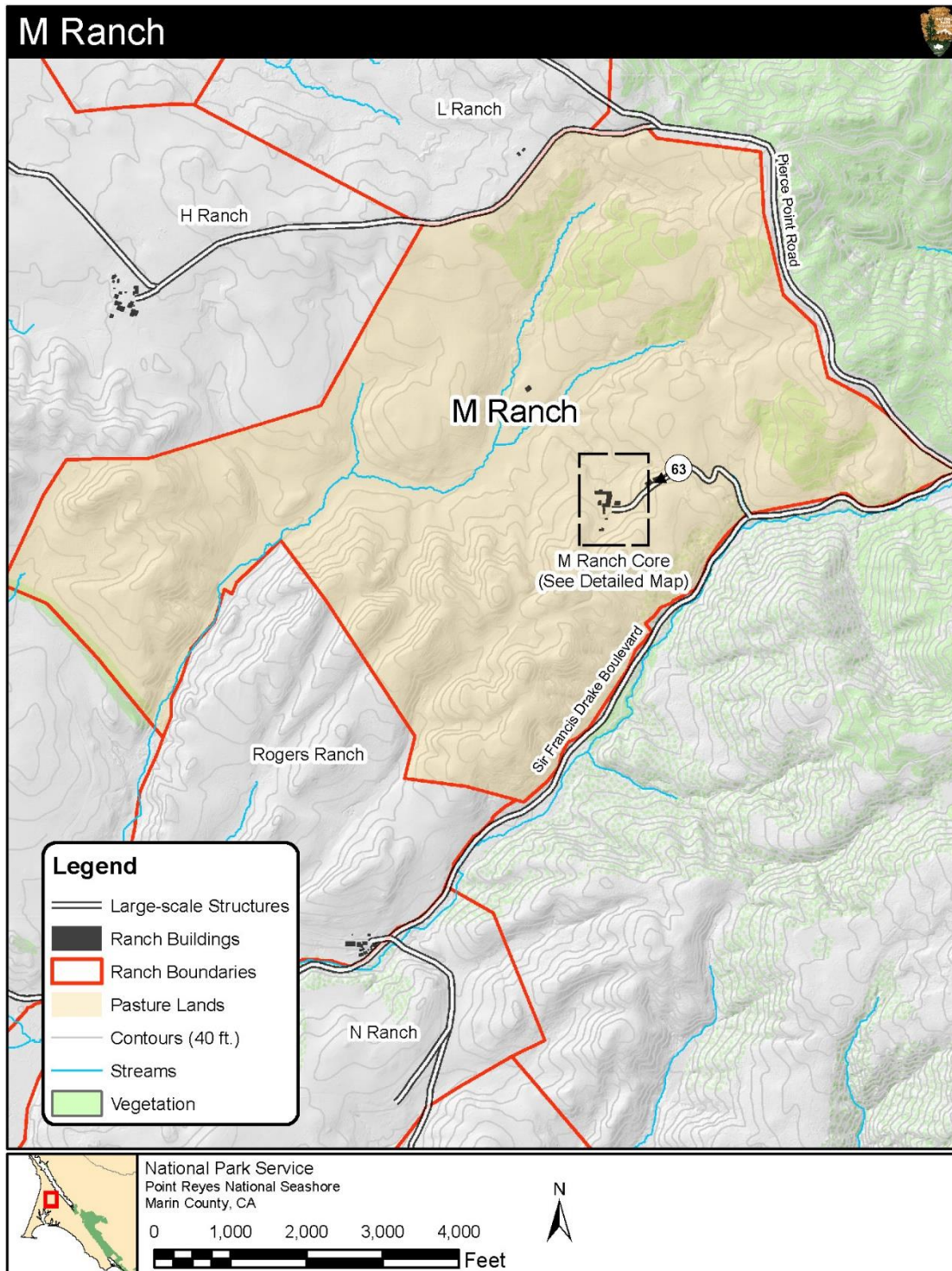
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Name of Property

Marin County, CA
County and State



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Name of Property

Marin County, CA
County and State



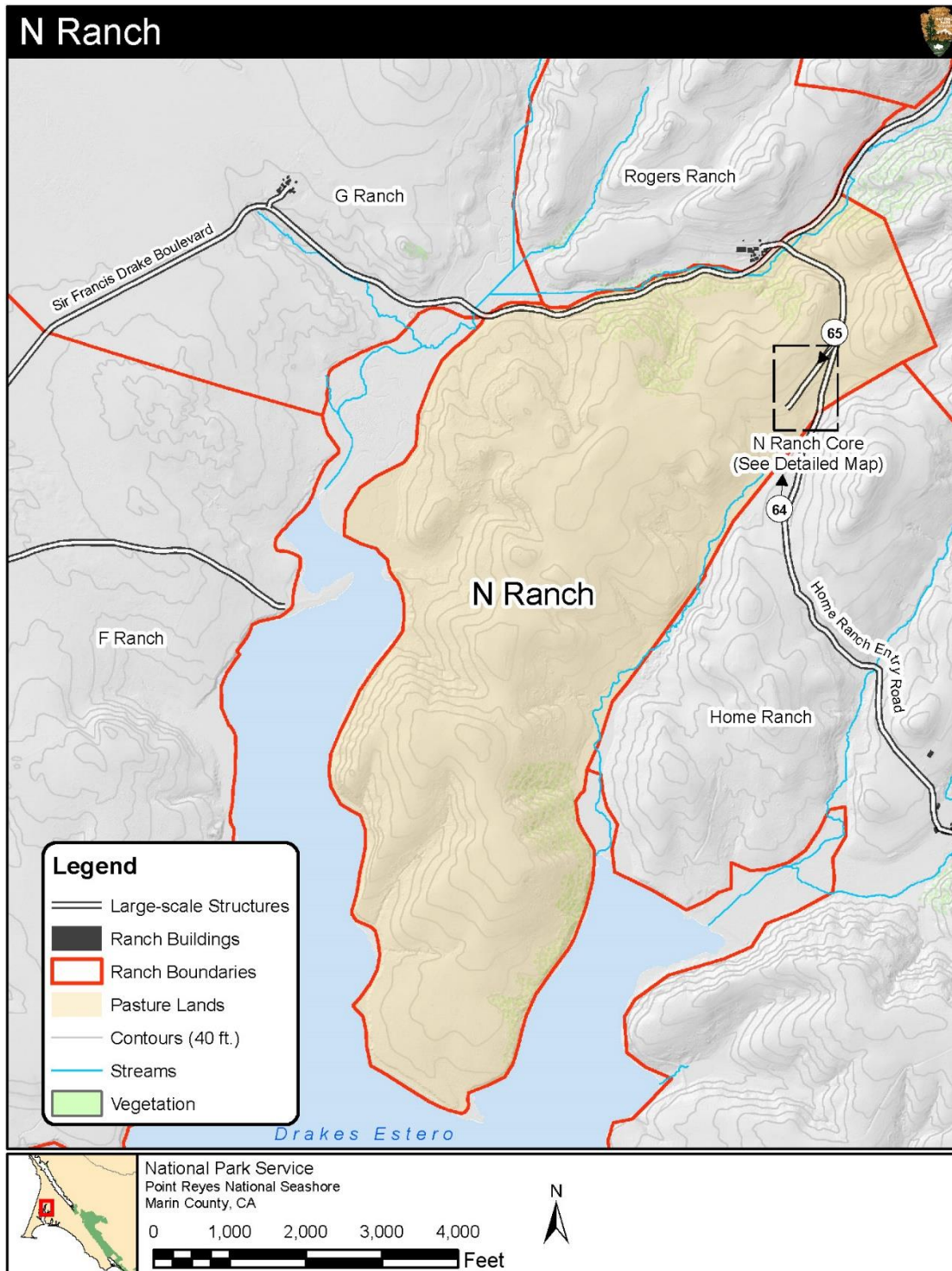
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Name of Property

Marin County, CA
County and State



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Name of Property

Marin County, CA
County and State



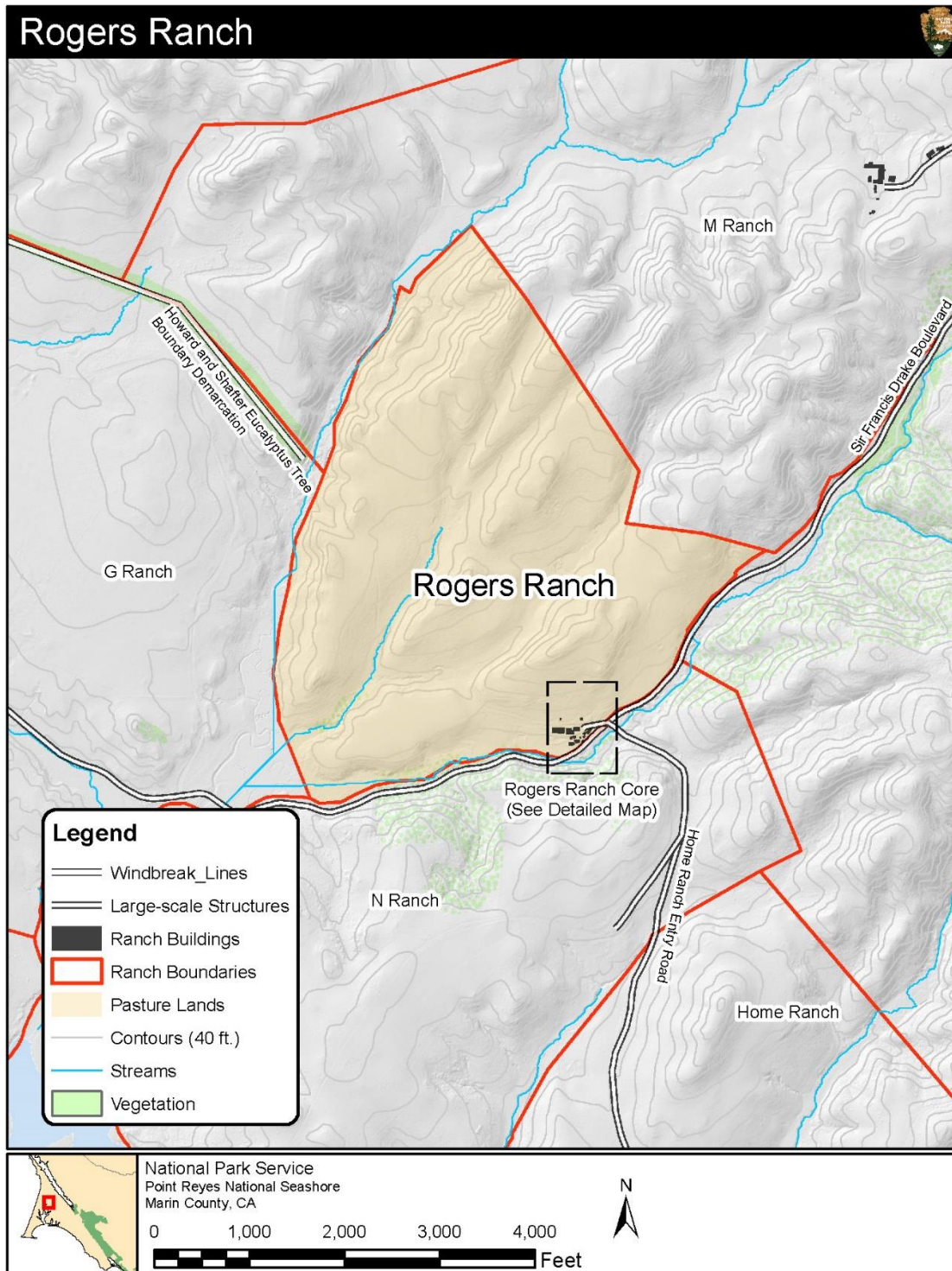
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Name of Property

Marin County, CA
County and State



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Name of Property

Marin County, CA
County and State



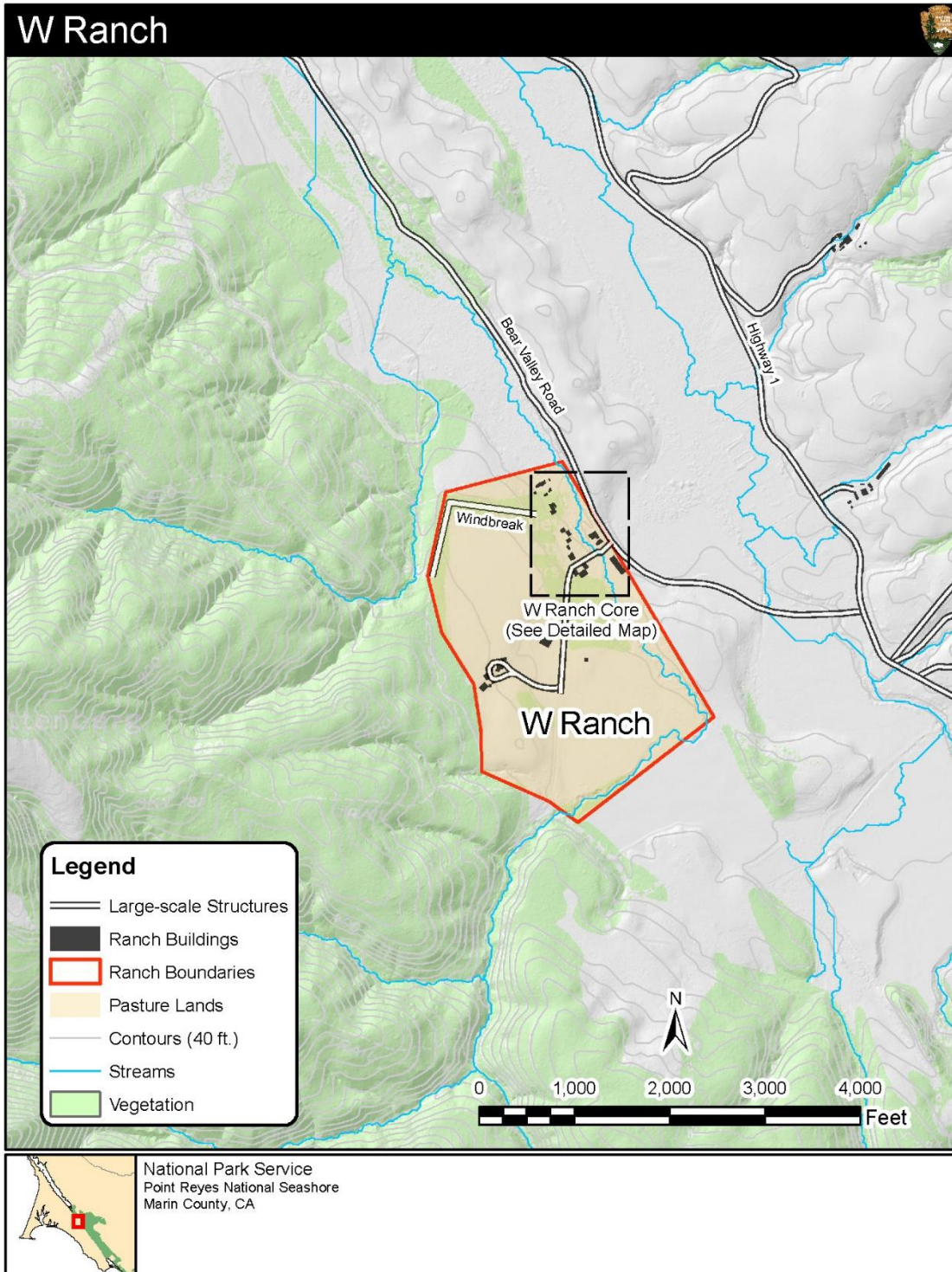
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Name of Property

Marin County, CA
County and State



Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State

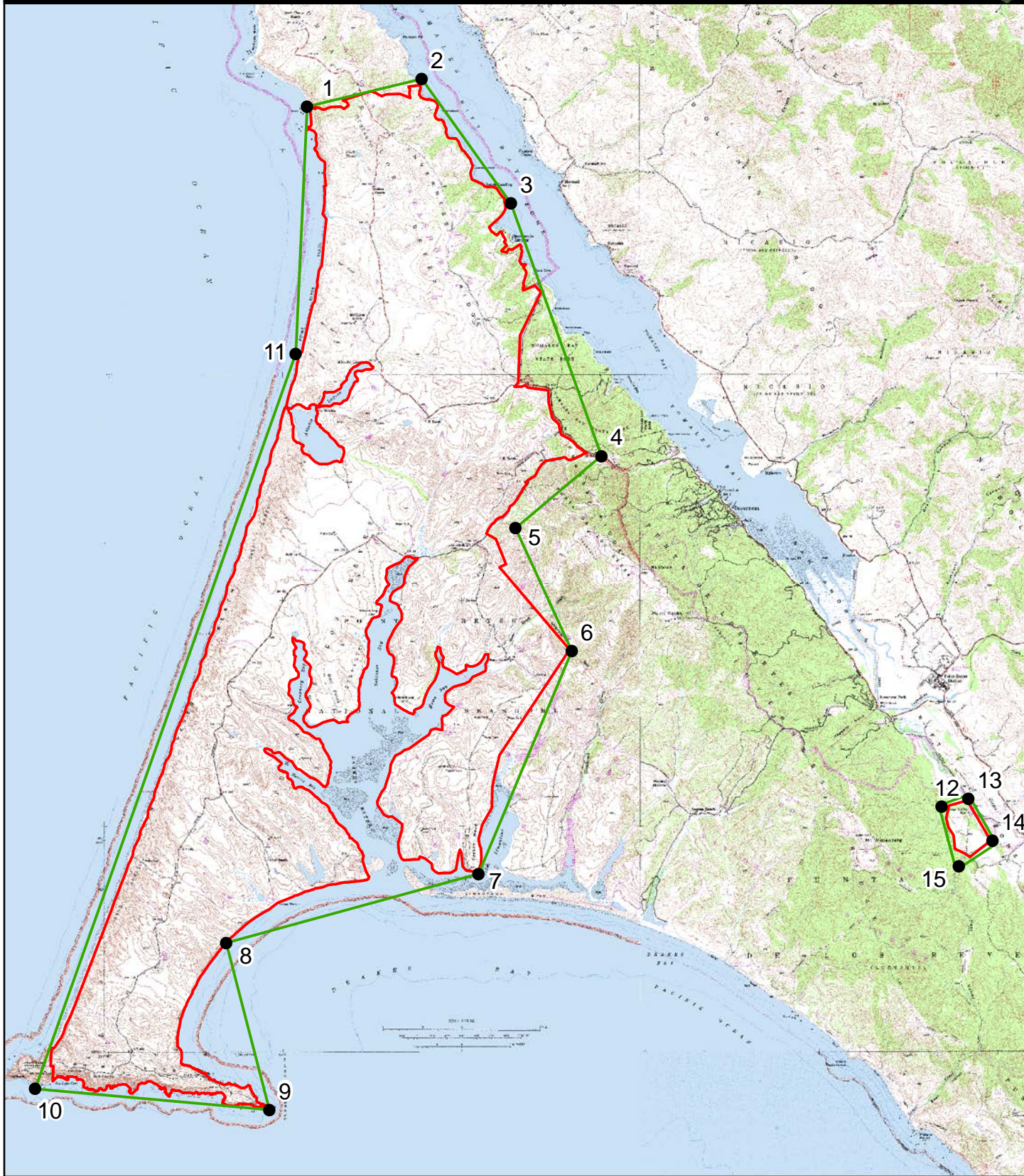


Point Reyes Peninsula Dairy Ranches Historic District
 Name of Property

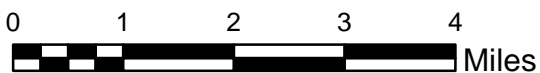
Marin County, CA
 County and State



Point Reyes Peninsula Dairy Ranches Historic District



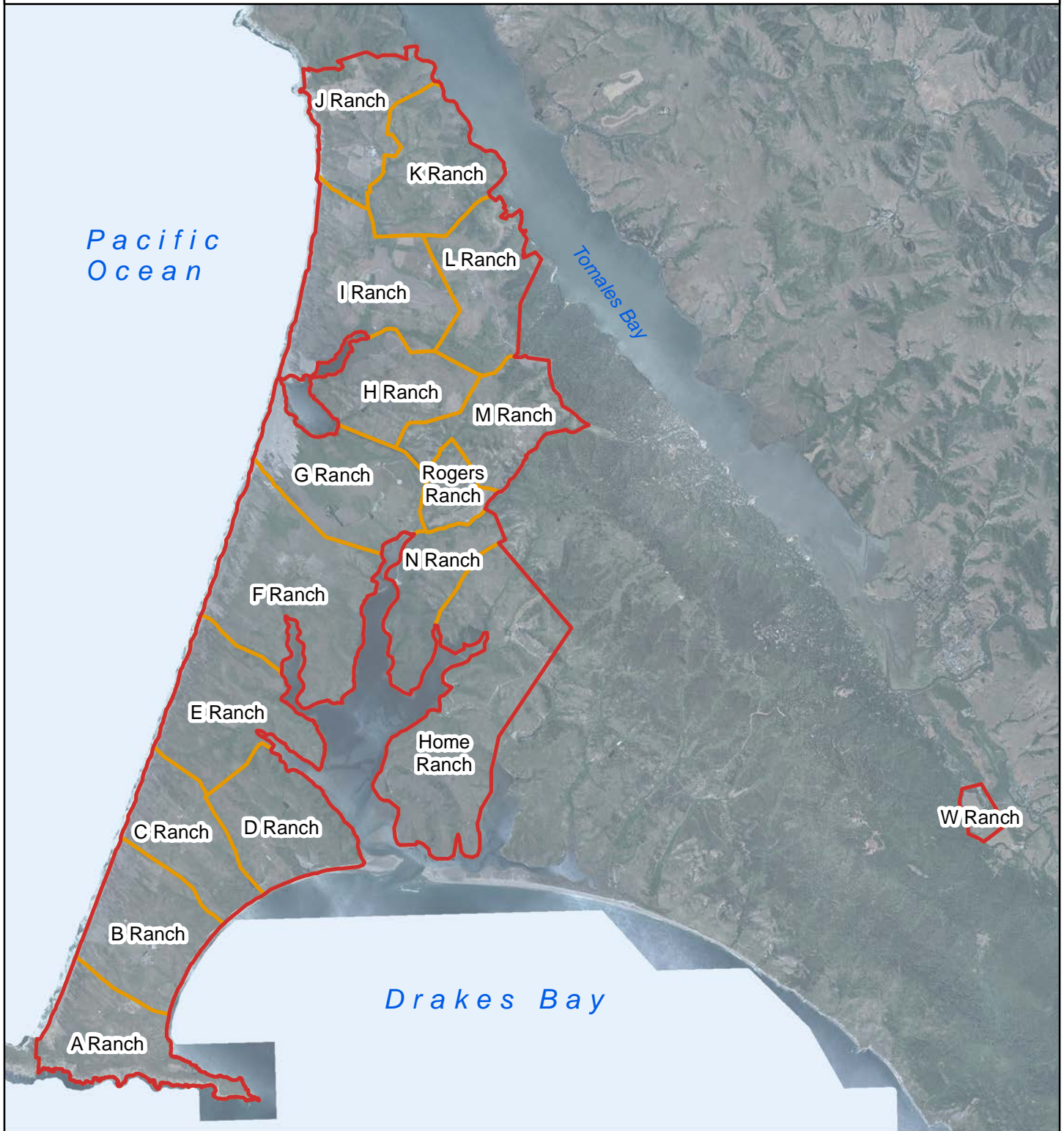
National Park Service
Point Reyes National Seashore
Marin County, CA



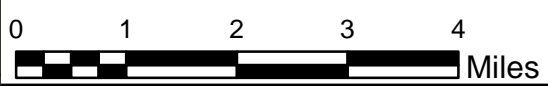
Legend

- UTM References
- Historic District Boundary



Point Reyes Peninsula Dairy Ranches Historic District
Ranch Boundaries



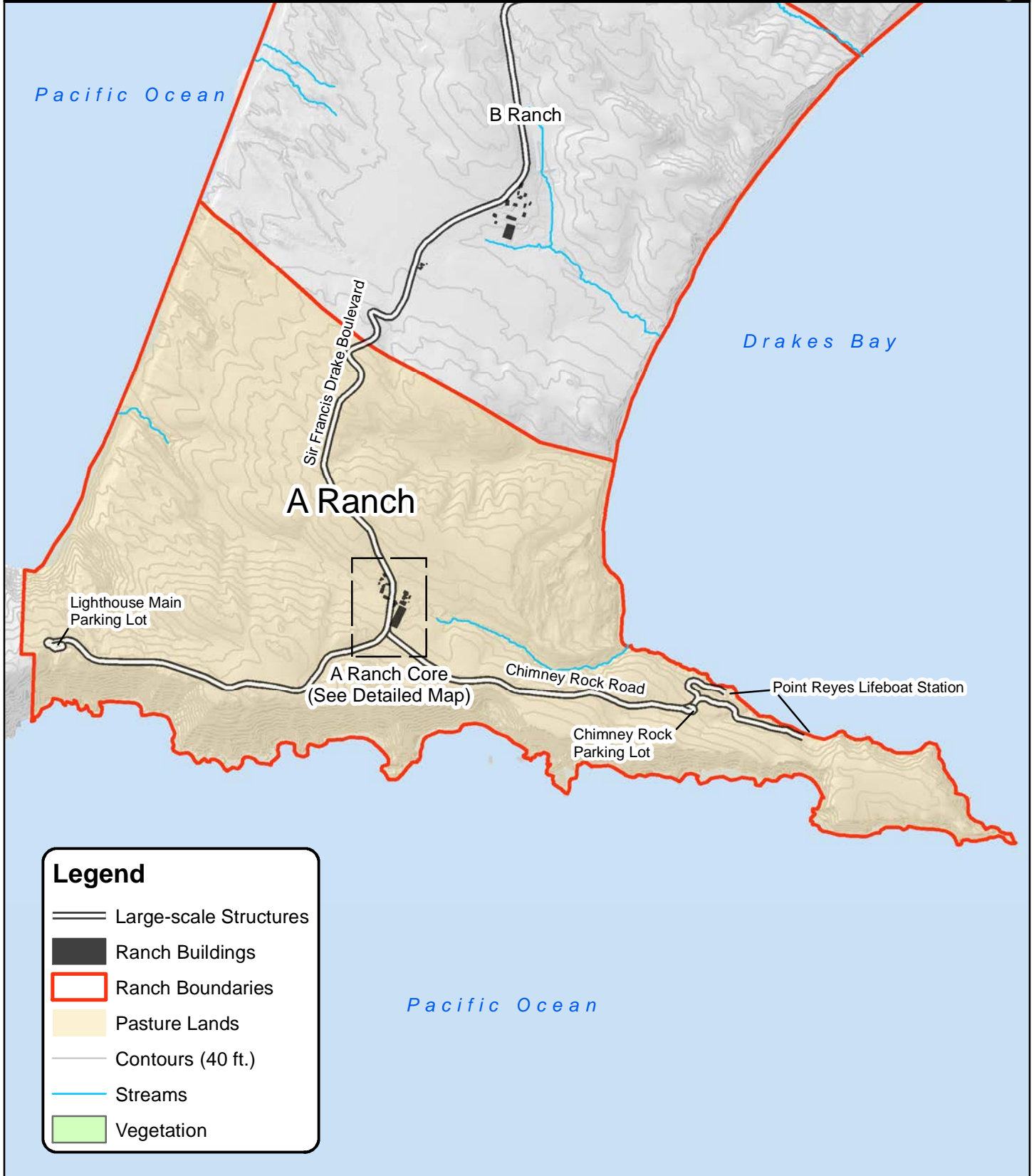
National Park Service
Point Reyes National Seashore
Marin County, CA



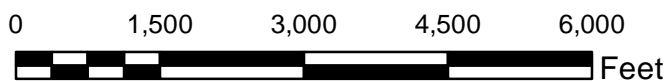
Legend

-  Ranch Boundary
-  Historic District Boundary

A Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



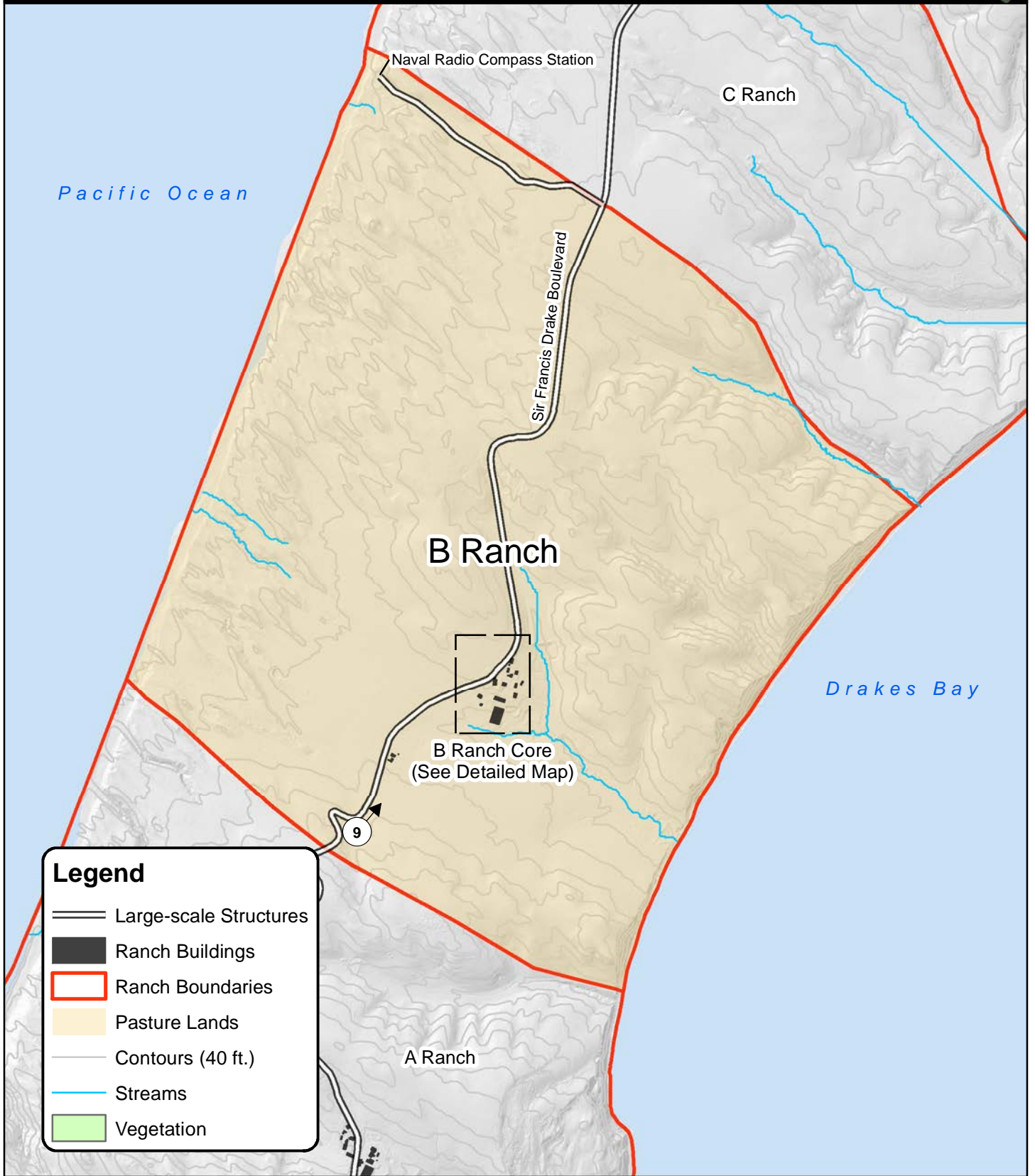
A Ranch Detailed Map



2014 Aerial Imagery

| | | |
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|--|---|--|

B Ranch

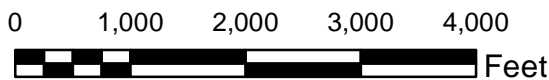


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



B Ranch Detailed Map



National Park Service
Point Reyes National Seashore
Marin County, CA

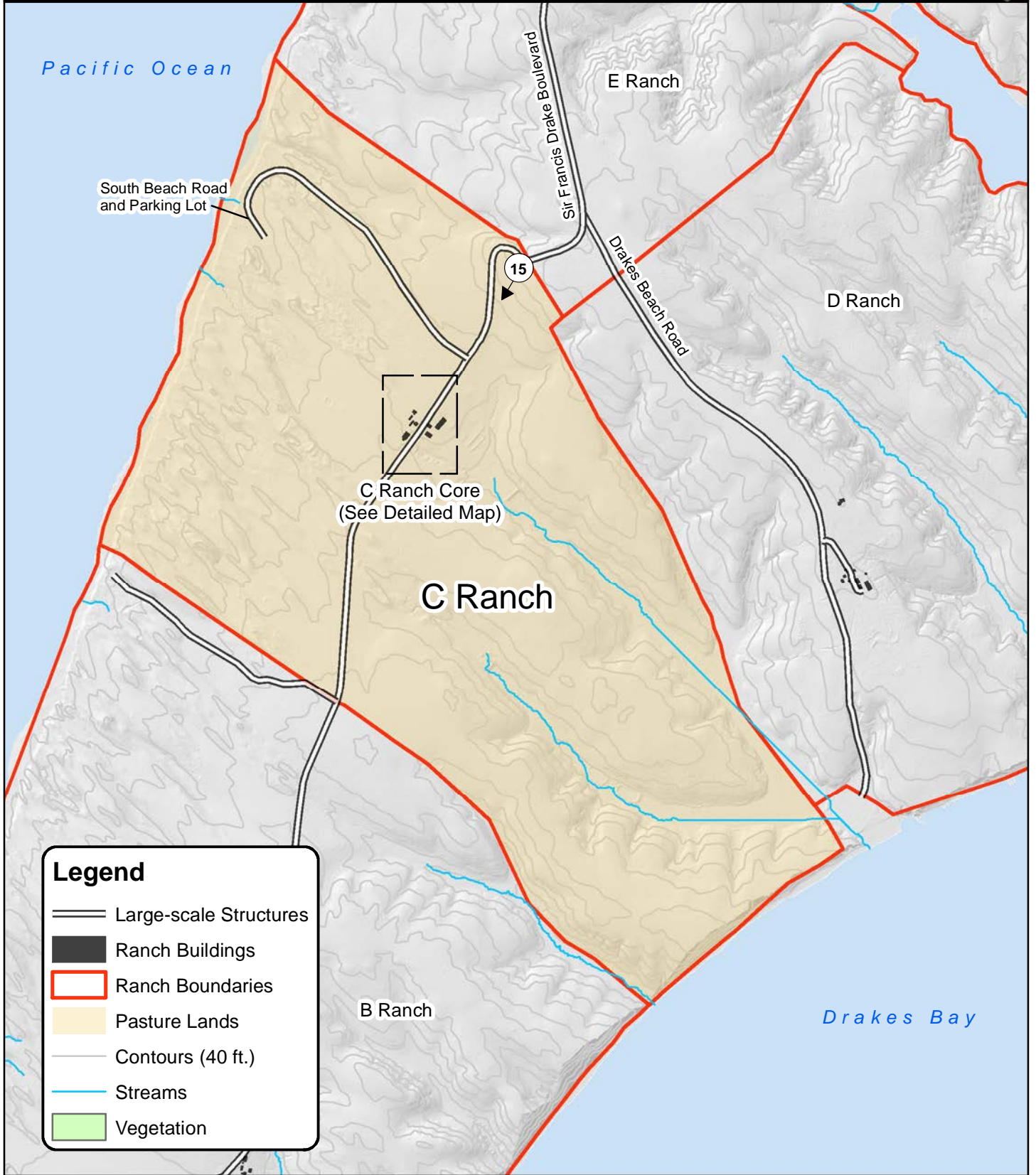
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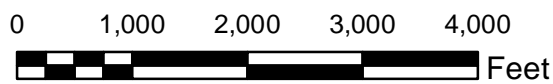
Legend

- Contributing Resource
- Non-Contributing Resource

C Ranch





National Park Service
Point Reyes National Seashore
Marin County, CA



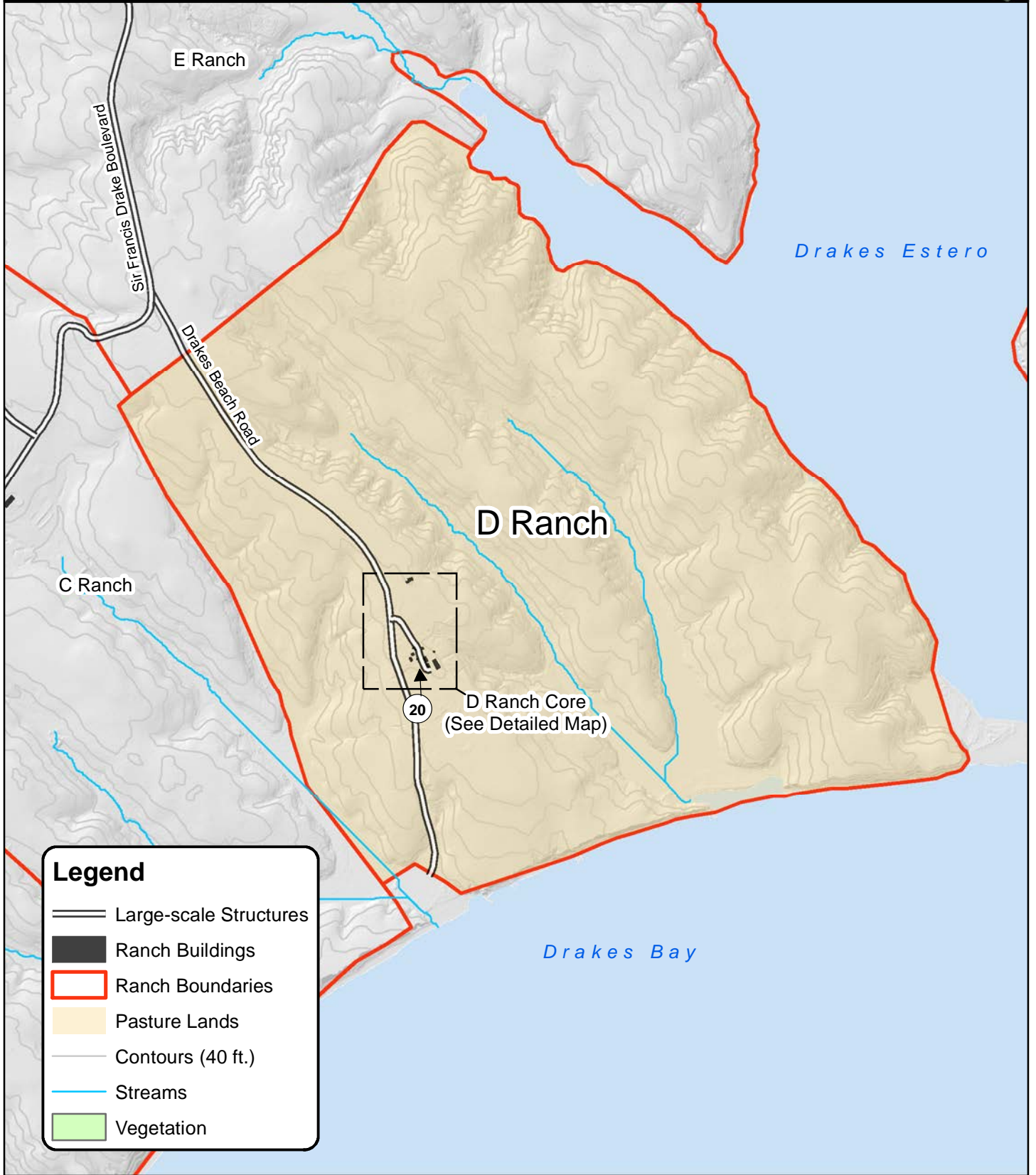
C Ranch Detailed Map



2014 Aerial Imagery

| | | | |
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D Ranch

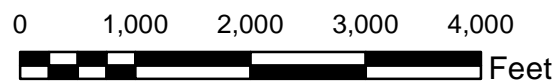


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA

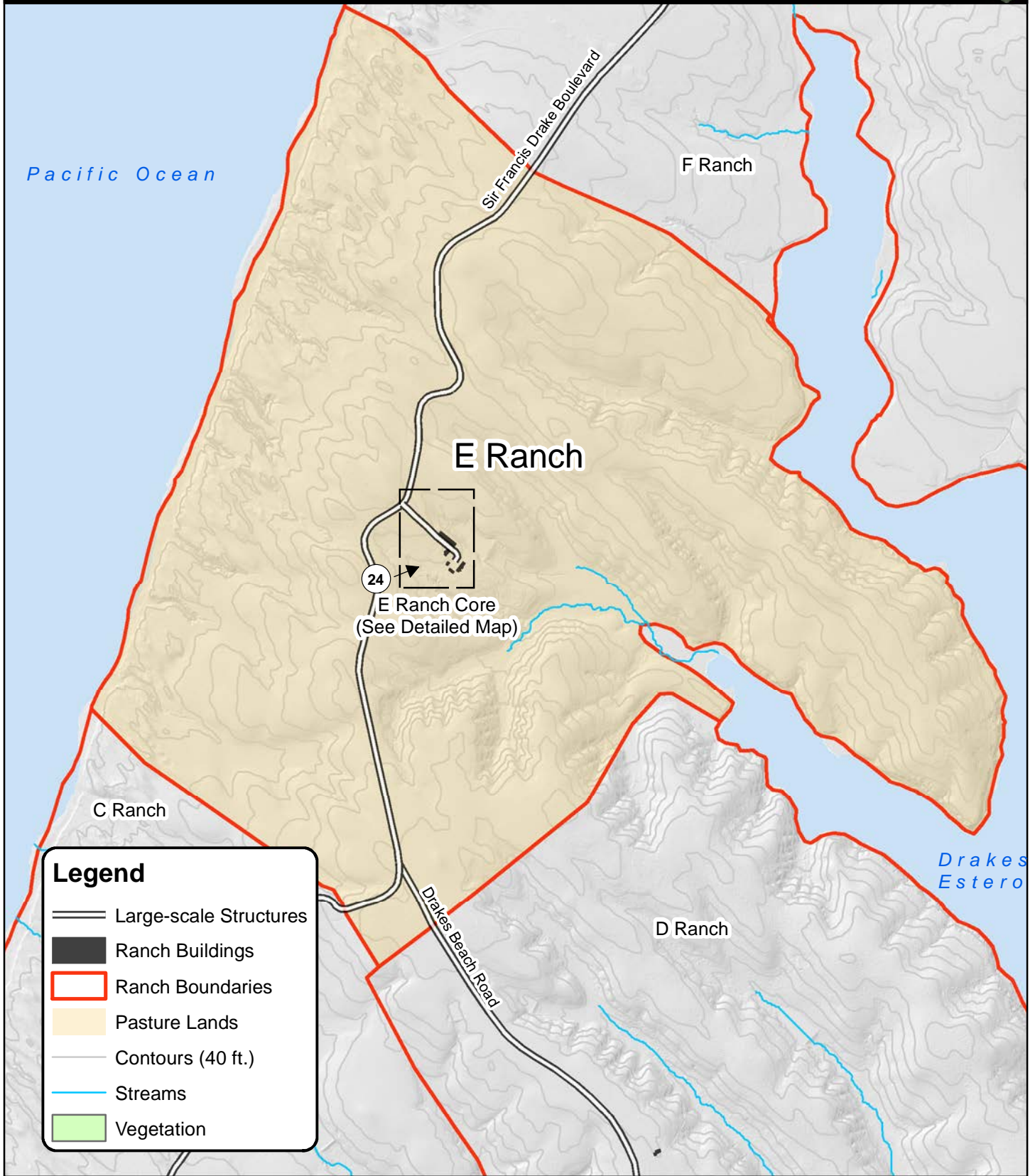


D Ranch Detailed Map



| | | | |
|--|---|----------|--|
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|--|---|----------|--|

E Ranch

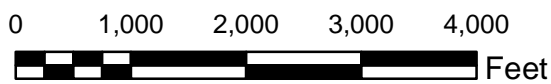


Legend

- Large-scale Structures
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



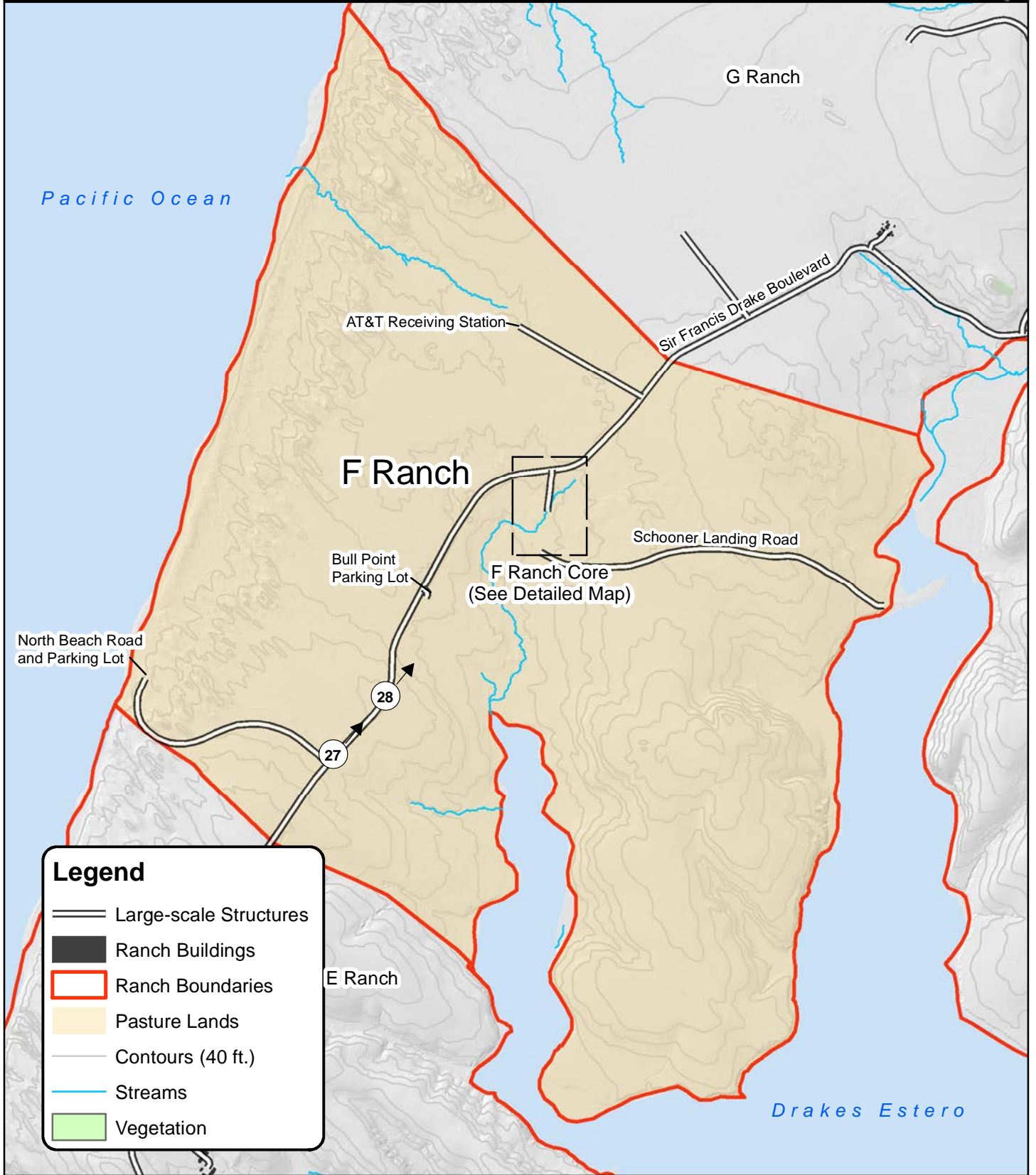
E Ranch Detailed Map



2014 Aerial Imagery

| | | | |
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F Ranch

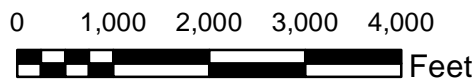


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation





National Park Service
Point Reyes National Seashore
Marin County, CA



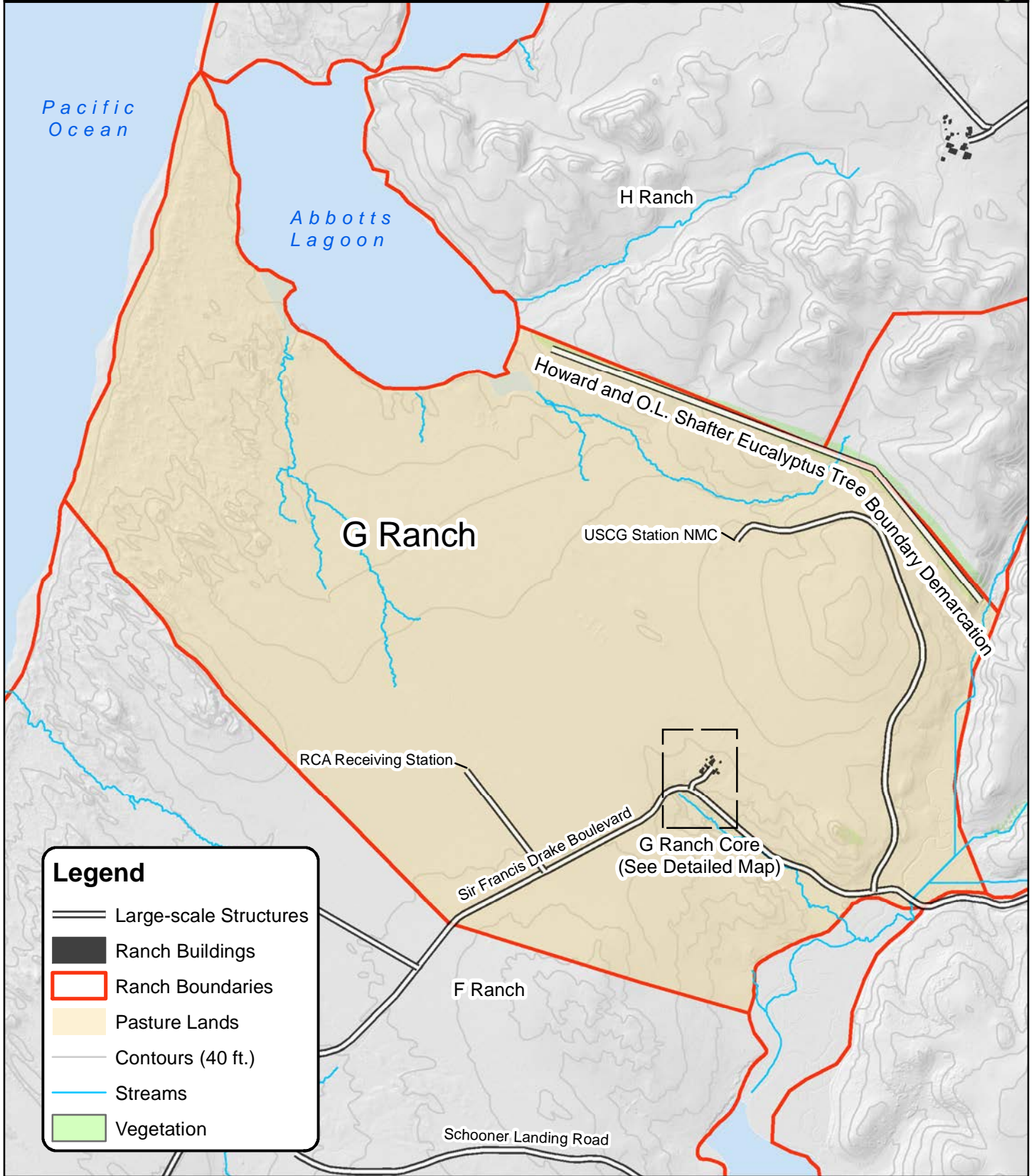
F Ranch Detailed Map



2014 Aerial Imagery

| | | | |
|--|---|--|--|
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|--|---|--|--|

G Ranch



Legend

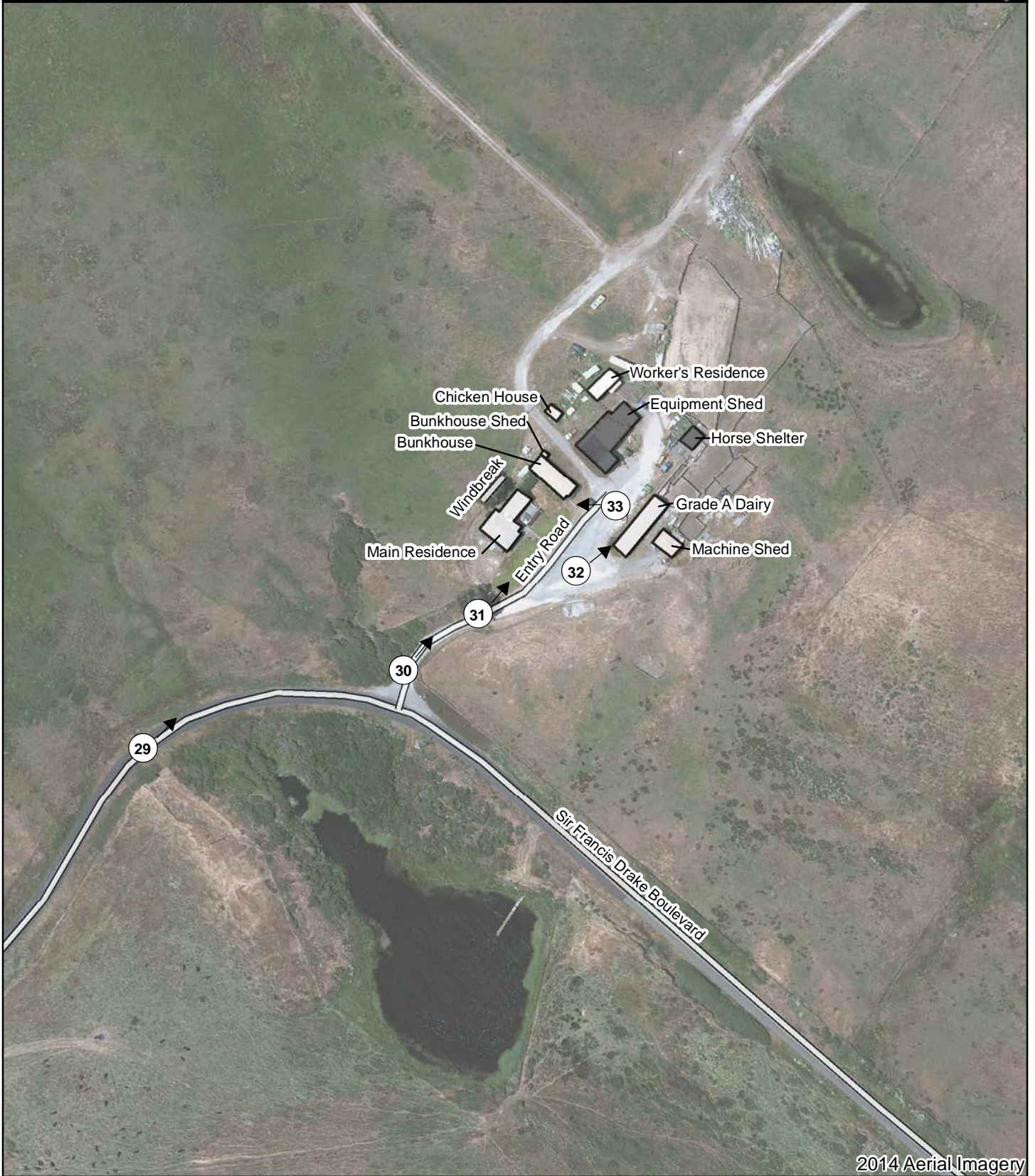
- Large-scale Structures
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



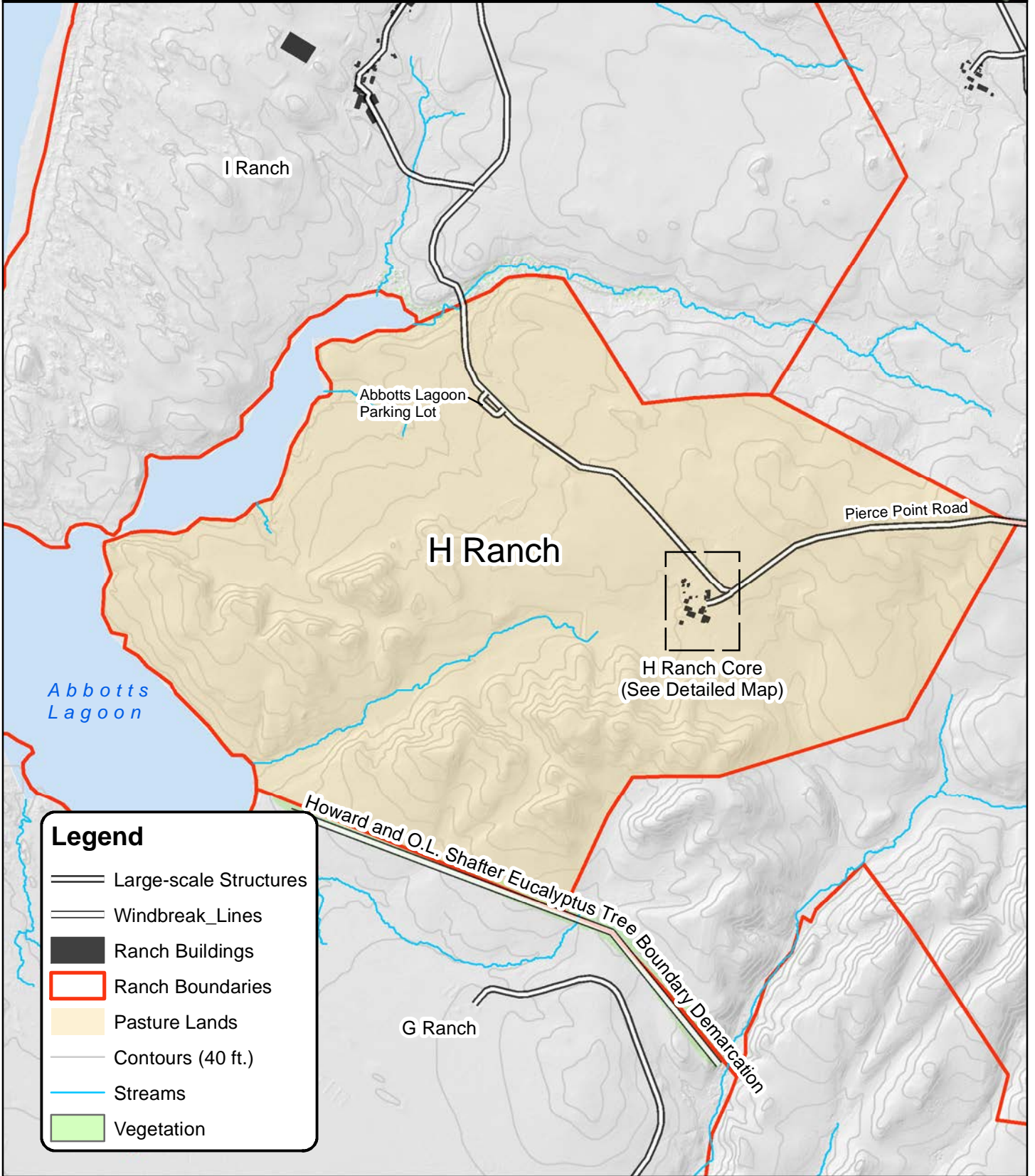
G Ranch Detailed Map



2014 Aerial Imagery

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H Ranch

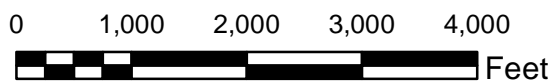


Legend

- Large-scale Structures
- Windbreak_Lines
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



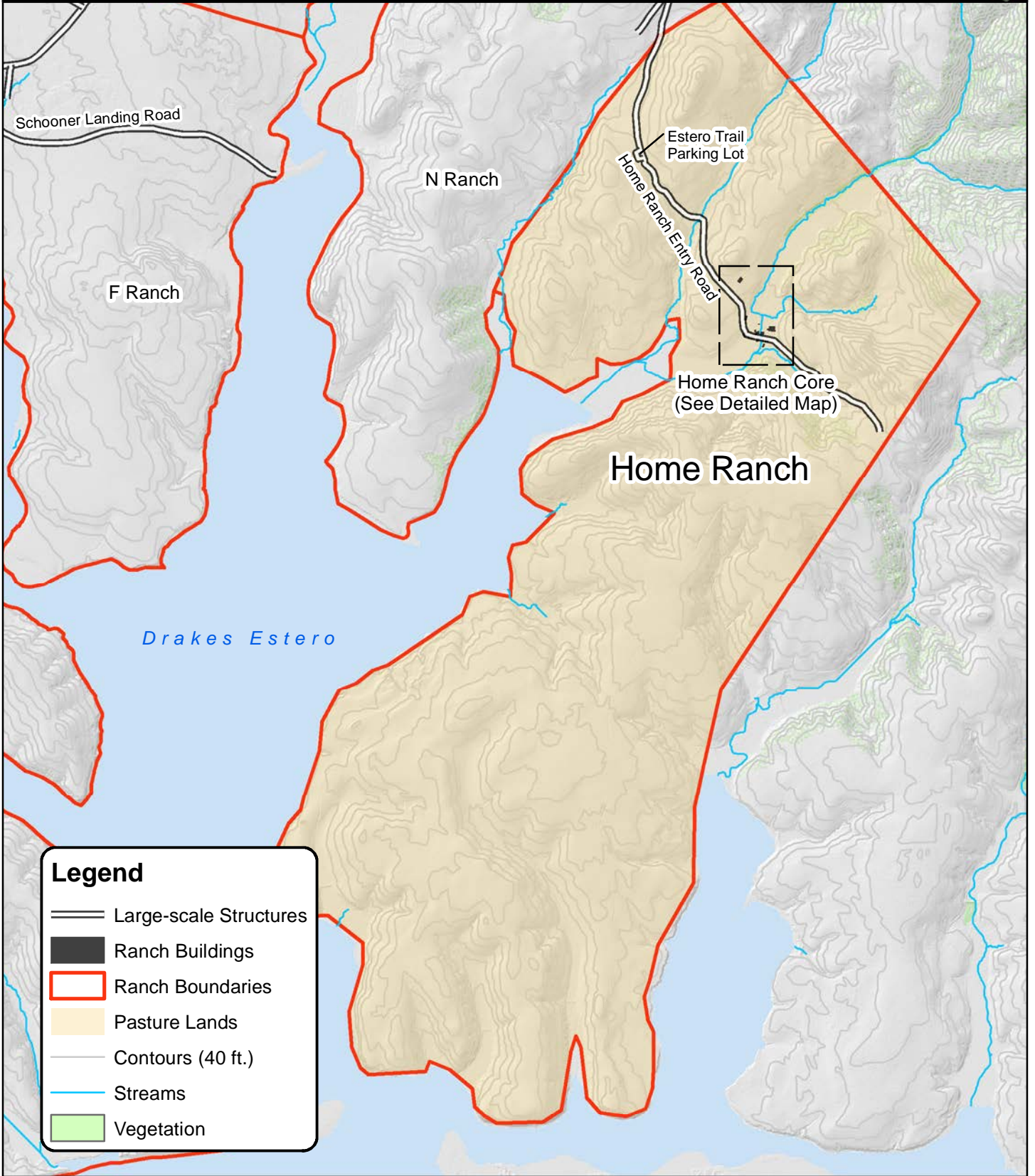
H Ranch Detailed Map



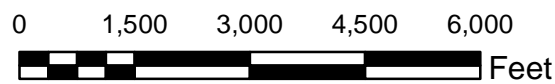
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Home Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA

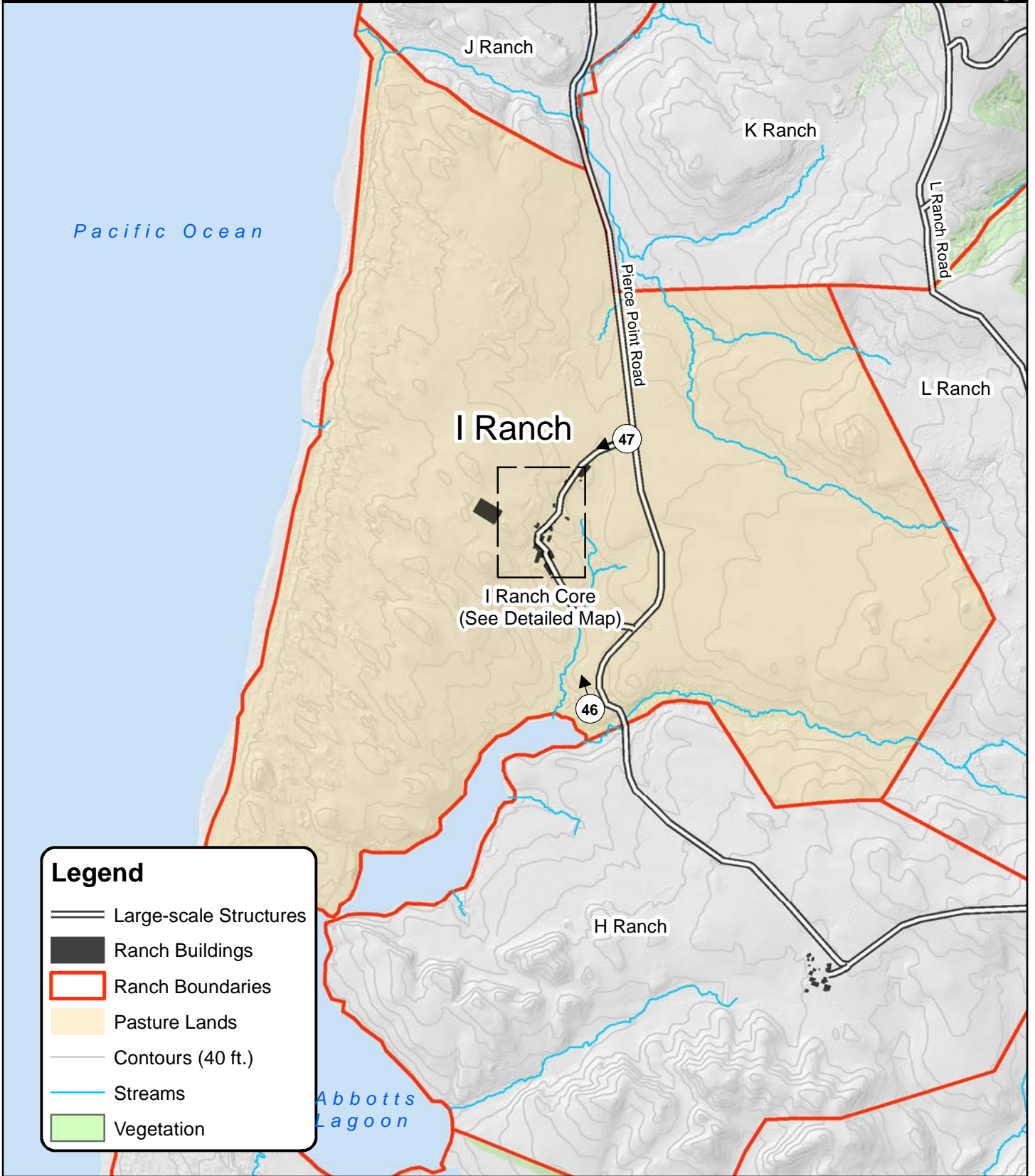


Home Ranch Detailed Map



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I Ranch

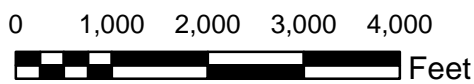


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



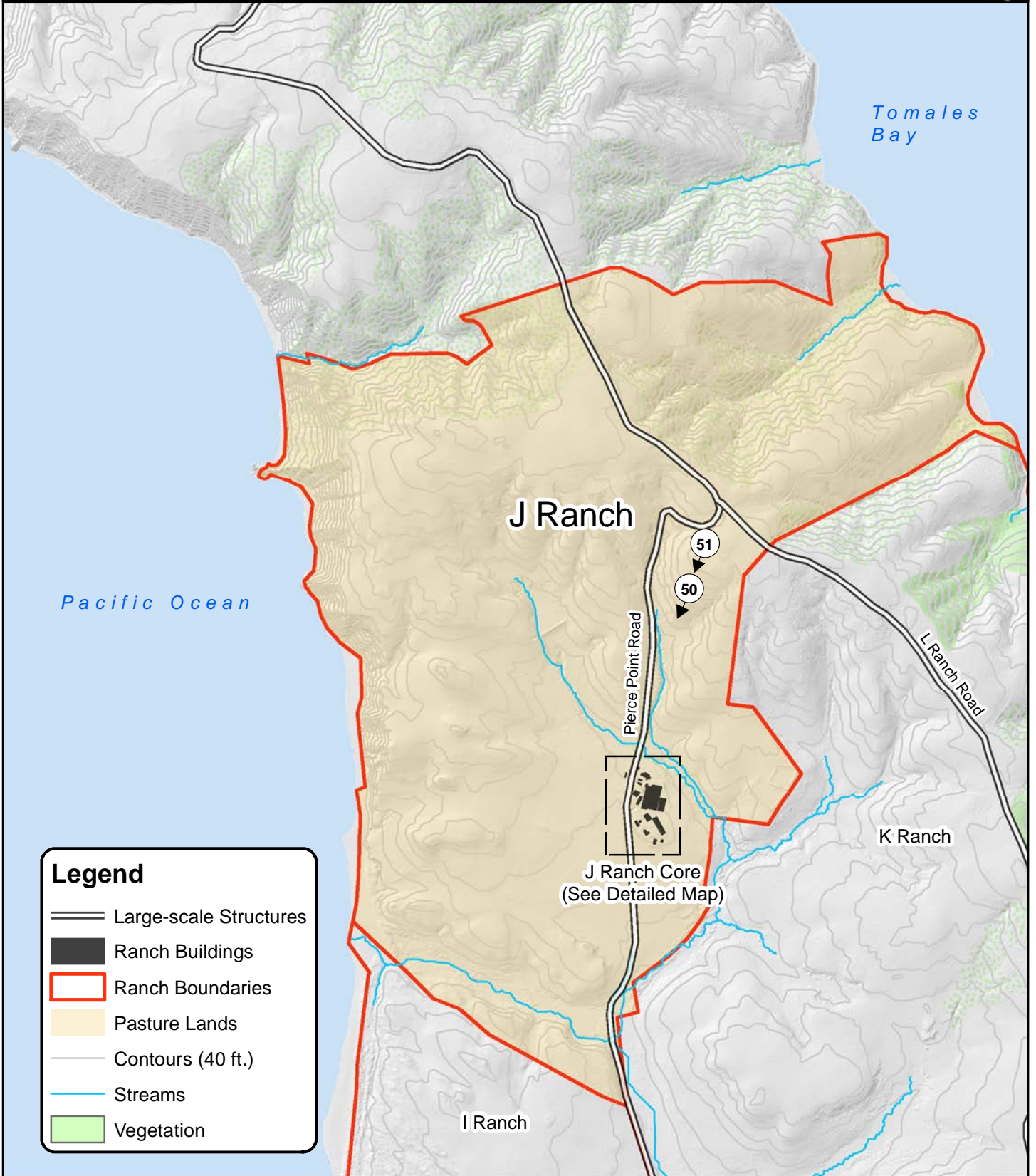
I Ranch Detailed Map



2014 Aerial Imagery

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J Ranch

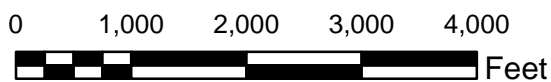


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



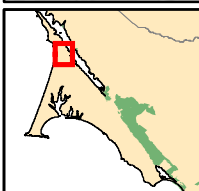
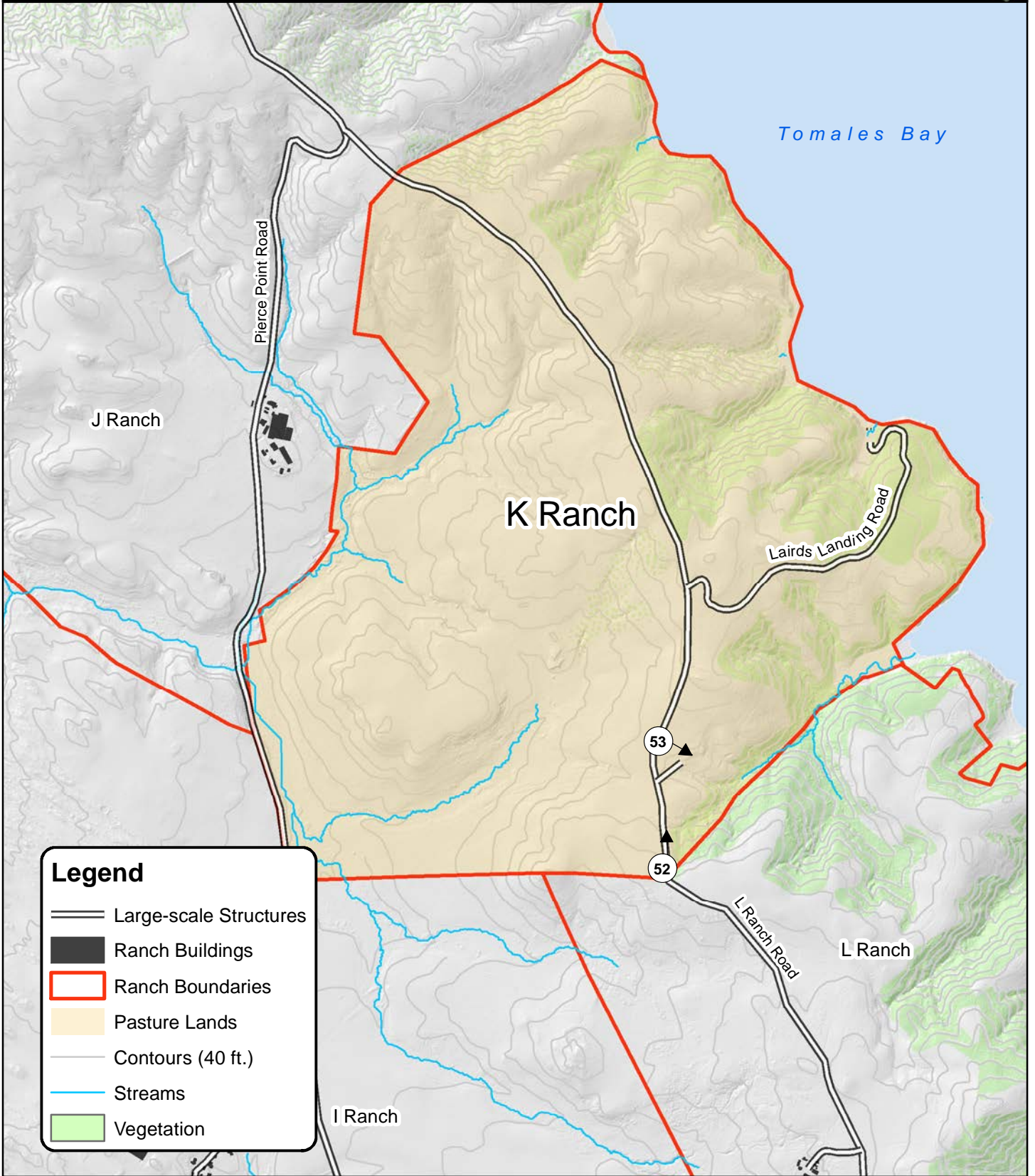
J Ranch Detailed Map



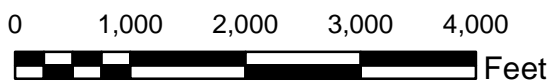
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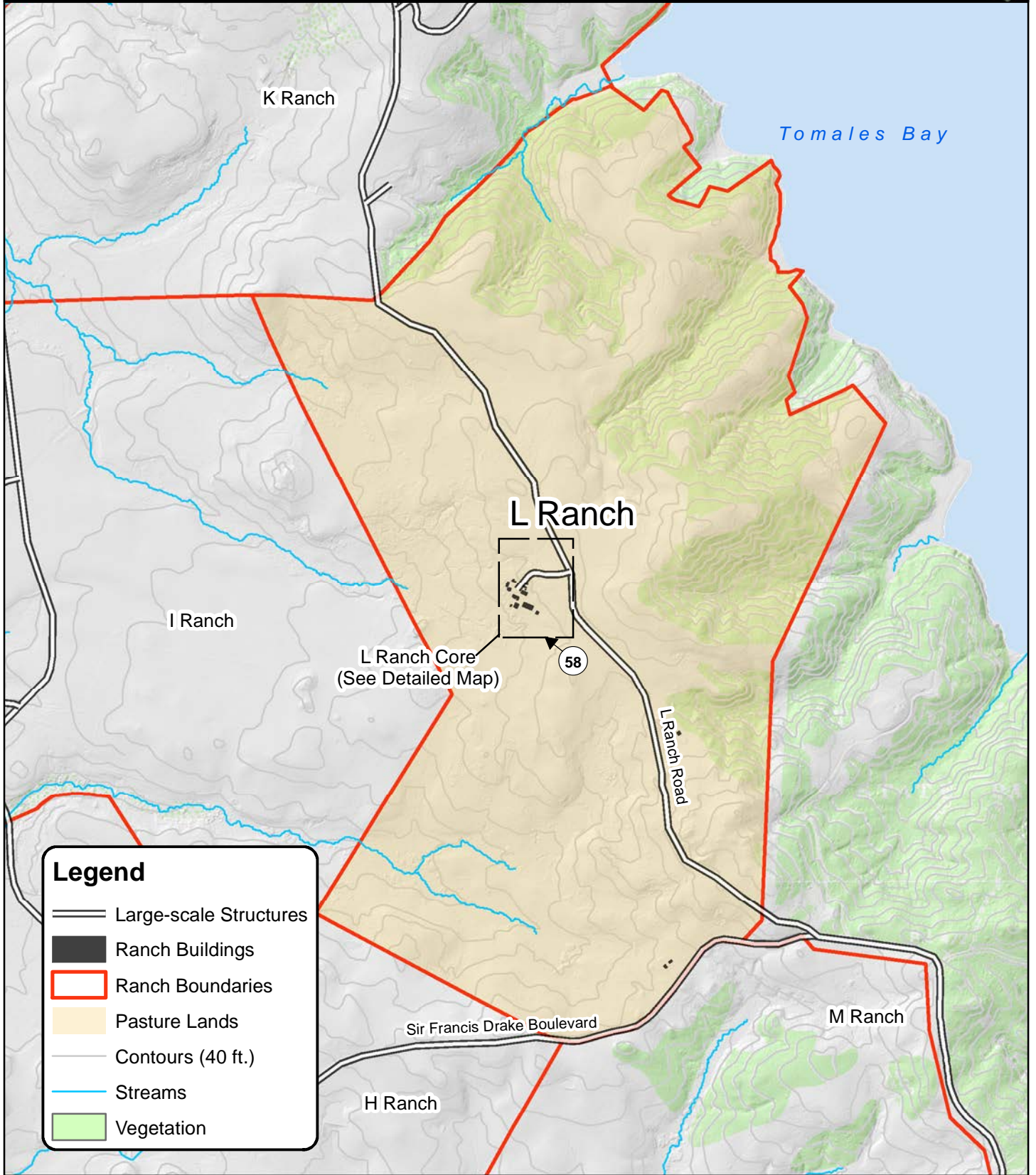
K Ranch



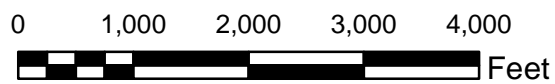
National Park Service
Point Reyes National Seashore
Marin County, CA



L Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



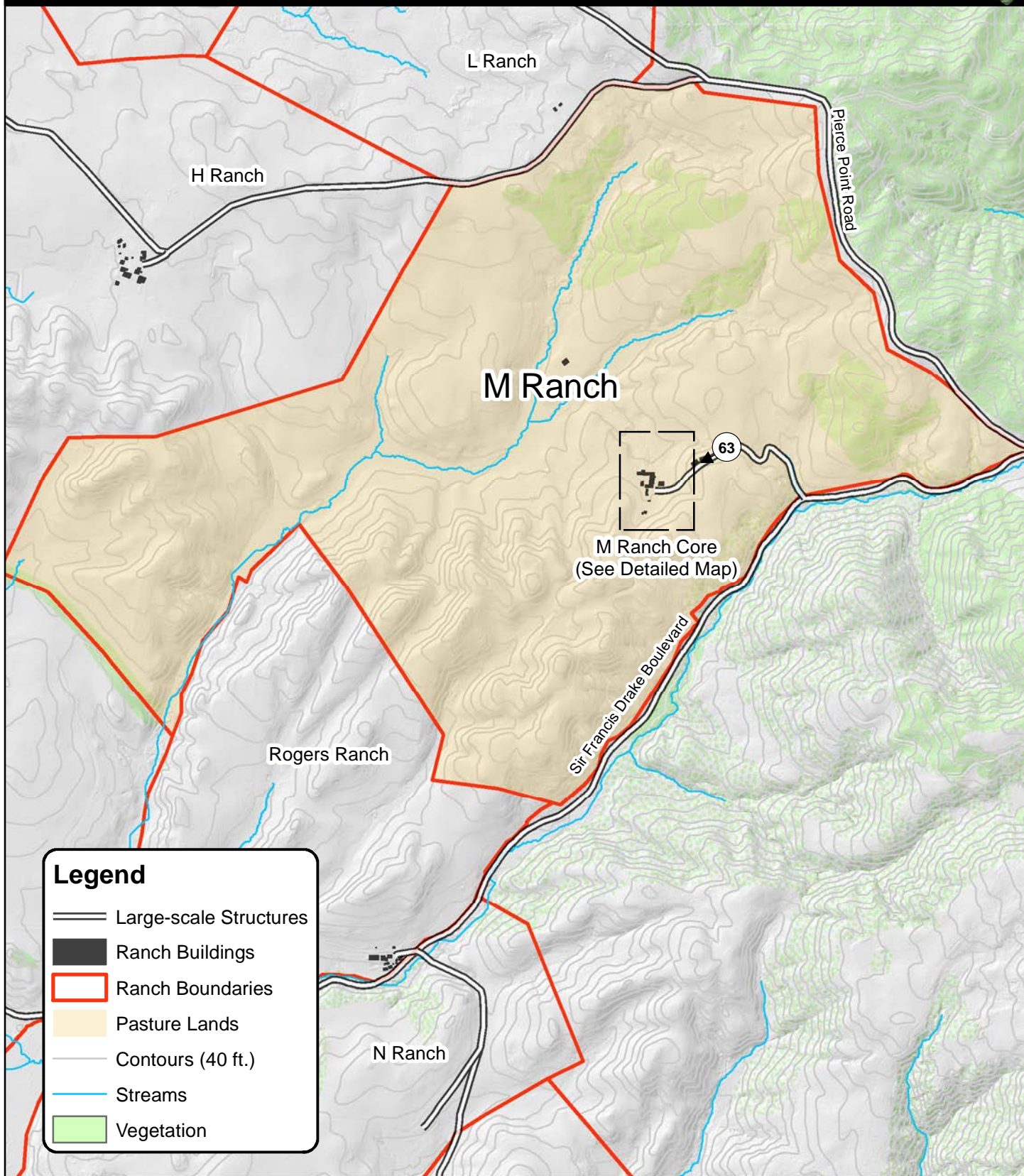
L Ranch Detailed Map



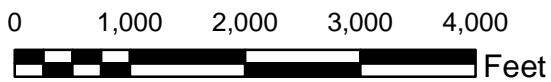
2014 Aerial Imagery

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M Ranch



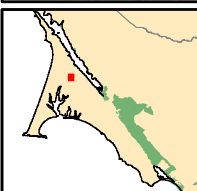
National Park Service
Point Reyes National Seashore
Marin County, CA



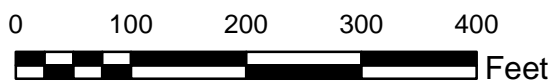
M Ranch Detailed Map





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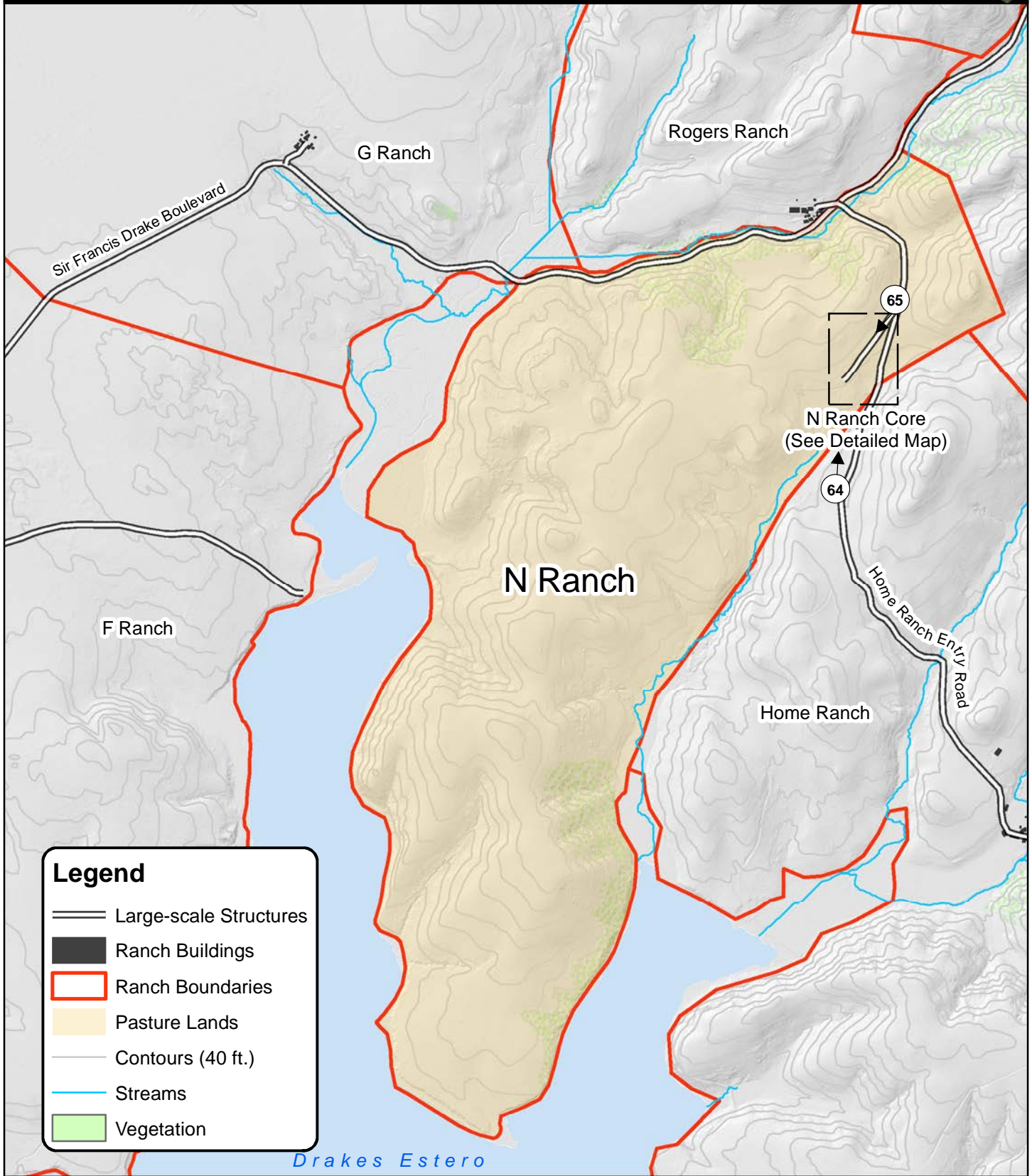
National Park Service
Point Reyes National Seashore
Marin County, CA



Legend

-  Contributing Resource
-  Non-Contributing Resource

N Ranch

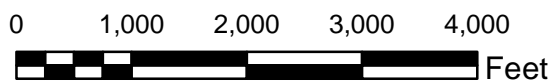


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



N Ranch Detailed Map





2014 Aerial Imagery



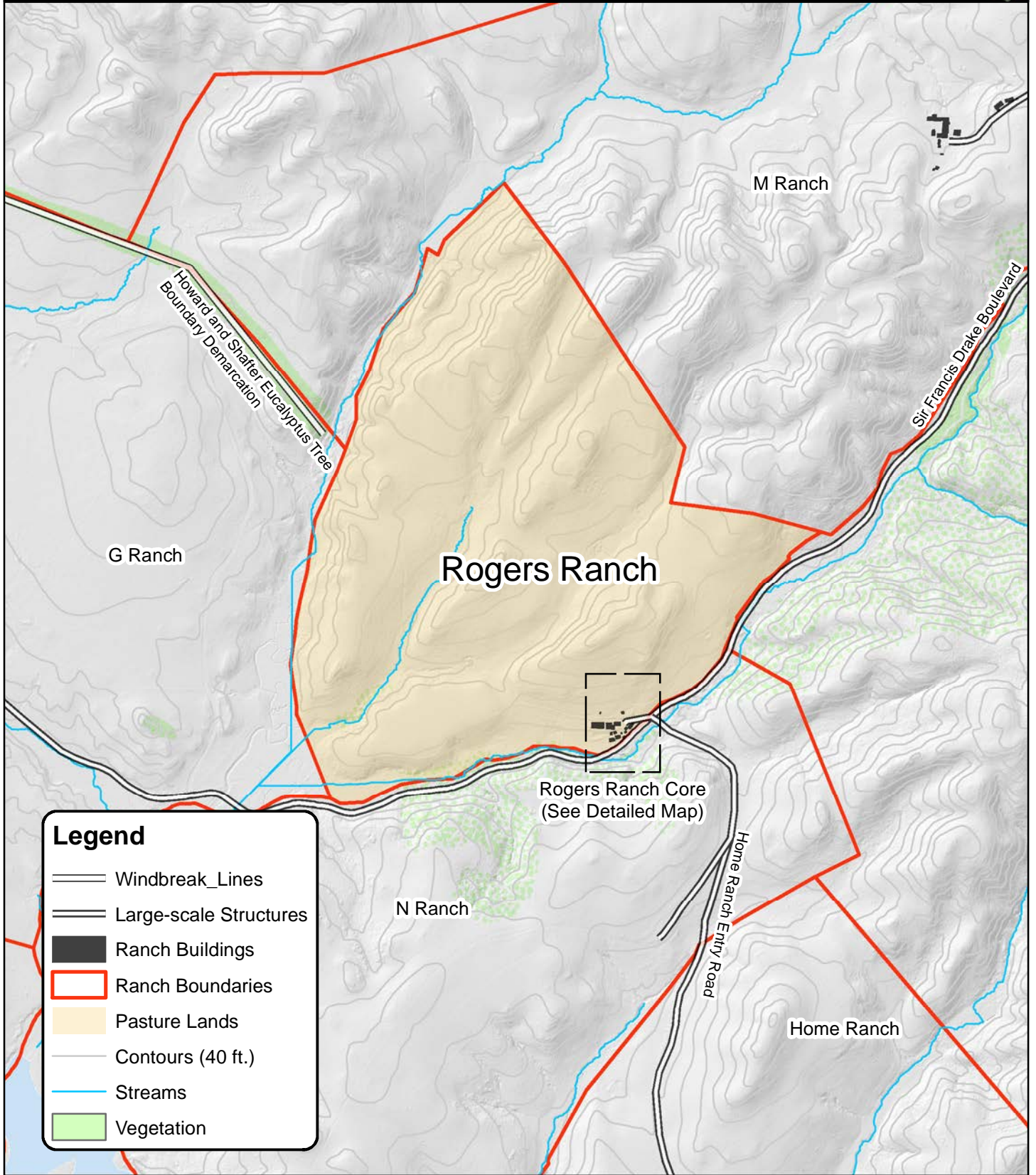
National Park Service
Point Reyes National Seashore
Marin County, CA



Legend

-  Contributing Resource
-  Non-Contributing Resource

Rogers Ranch

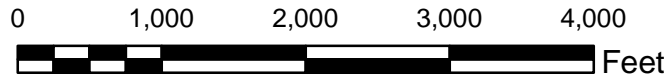


Legend

- Windbreak_Lines
- Large-scale Structures
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
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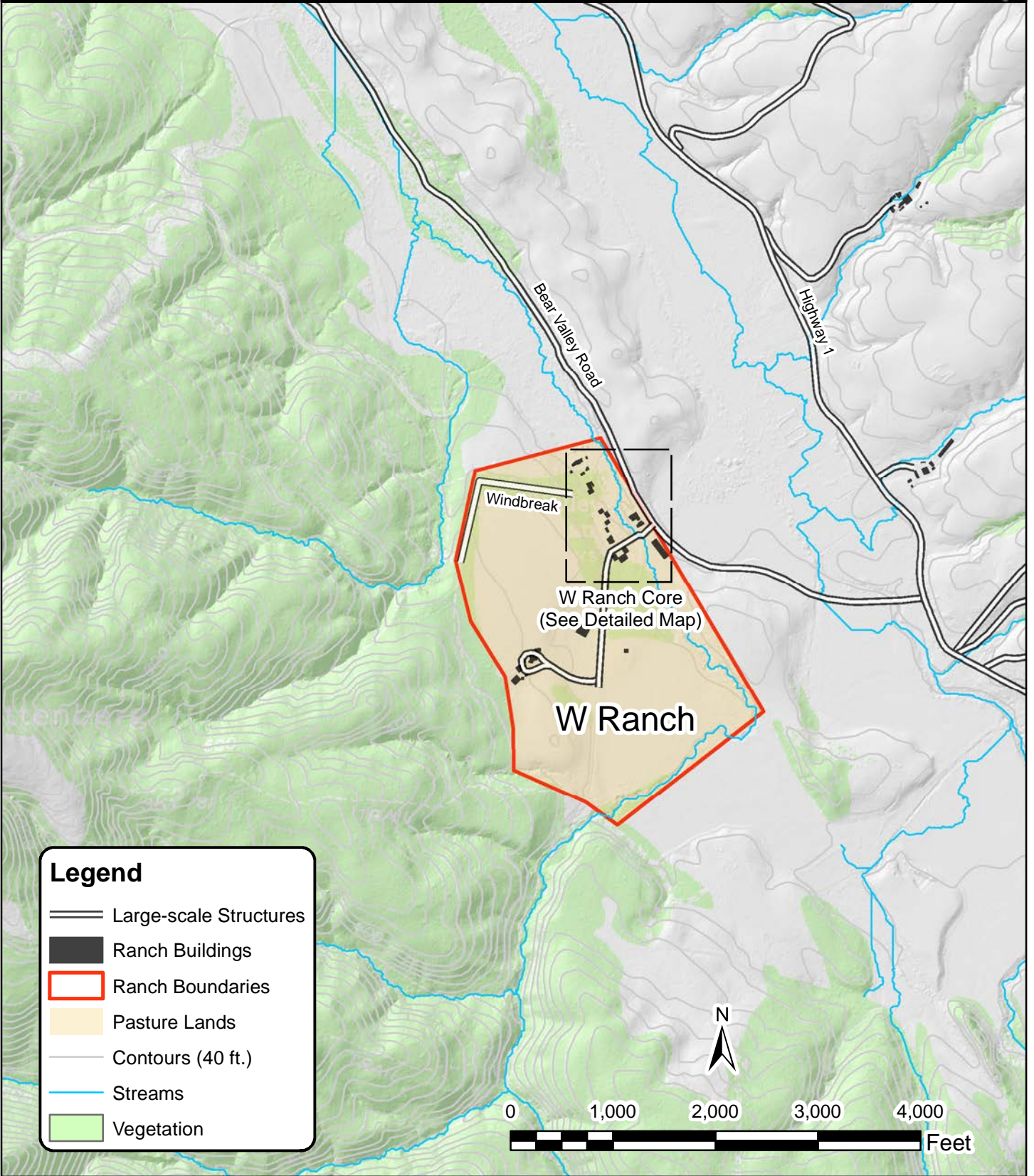
Rogers Ranch Detailed Map



2014 Aerial Imagery

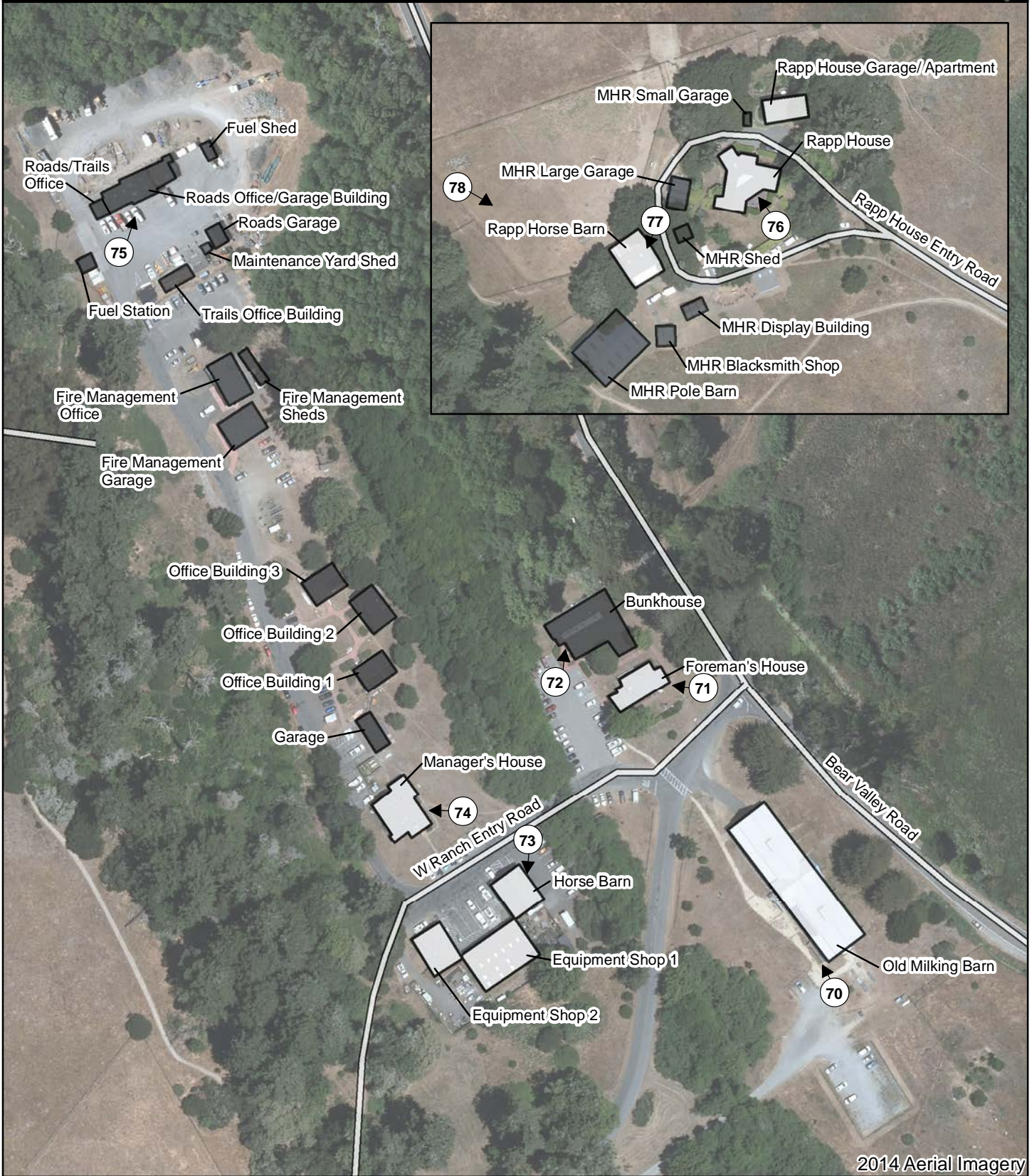
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W Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA

W Ranch Detailed Map



National Park Service
Point Reyes National Seashore
Marin County, CA

0 100 200 300 400
Feet

N

Legend

Contributing Resource

Non-Contributing Resource



































































Kawas
12





























































IDS
OGS















↙ Old School
↘ Back
↖ Back
↗ Classroom

♿

















National Register of Historic Places
Memo to File

Correspondence

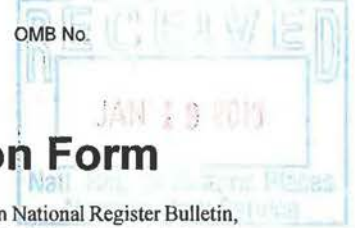
The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

National Register of Historic Places

Memo to the record

The nomination was submitted, it was determined eligible and returned for technical reasons. The nomination was then resubmitted and listed.



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: Point Reyes Peninsula Dairy Ranches Historic District
Other names/site number: A, B, C, D, E, F, G, H, Home, I, J, K, L, M, N, Rogers, and W Ranches
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
City or town: Inverness, Olema, 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 x nomination request for determination of eligibility meets
the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x 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 x local
Applicable National Register Criteria:
 x A B x C D

[Signature] 1/11/2018
Signature of certifying official/Title: NPS FPO Date
State or Federal agency/bureau or Tribal Government

In my opinion, the property x meets does not meet the National Register
criteria.
[Signature] 25 Oct 2017
Signature of commenting official: State Historic Preservation Officer California Office of Historic Preservation Date
Title : State or Federal agency/bureau or Tribal Government

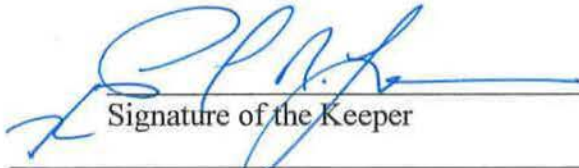
Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

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County and State

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

3/5/2018
Date of Action

5. Classification

Ownership of Property

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

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

Point Reyes Peninsula Dairy Ranches Historic District
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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>107</u> | <u>109</u> | buildings |
| <u>17</u> | <u>0</u> | sites |
| <u>36</u> | <u>7</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>160</u> | <u>116</u> | 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

Point Reyes Peninsula Dairy Ranches Historic District
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7. Description

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS - Spanish Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVMENTS - Bungalow

OTHER - Gable Roof Cottage

MODERN MOVEMENT- Ranch Style

Materials:

Principal exterior materials of the property:

Foundation - concrete, brick, stone

Walls - wood weatherboard, wood shingle, concrete, steel

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 Point Reyes Peninsula Dairy Ranches Historic District is an approximate 22,237-acre agricultural landscape consisting of 17 ranch properties on the Point Reyes Peninsula in western Marin County, California. Located on public land managed by the Point Reyes National Seashore, the district is approximately one hour north of San Francisco. The district extends west from the base of Inverness Ridge to the Great Beach, south to the Point Reyes headlands, and then east along Drakes Bay to Glenbrook Creek. The district is characterized by rolling hills of grasslands and coastal scrub, with large expanses of open land grazed by dairy cows and beef cattle.

The district is comprised of 14 ranches (A, B, C, D, E, G, H I, J, L, M, W, Rogers, and Home ranches) that retain their ranch building core and 3 ranches (F, K, and N ranches) that retain historic features such as fences, corrals, windbreaks, and grazing lands. Sixteen of the ranches are contiguous, with W Ranch separated from the other ranches by Wilderness Area. The Point Reyes Peninsula ranches share a common development history under the ownership of the Shafter-Howard family. The Shafter-Howard landholdings originally comprised of approximately 31 ranches, but those excluded from the district have been converted to wilderness and natural areas and no longer convey the legacy of ranching in western Marin County.

The extant ranch cores convey over a century of change in the California dairy industry from the 1850s onward, including the evolution of dairy farming from the original wood frame milking barns to the concrete Grade A barns of the mid-1930s to 1940s. The 14 intact ranch cores and the remaining features of the other 3 ranches display a remarkable level of continuity despite variations in building styles and

Point Reyes Peninsula Dairy Ranches Historic District
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construction dates. The district retains integrity, in part due to its acquisition by the National Park Service by the early 1970s and the continued use of the ranches as dairy or beef cattle operations.

Narrative Description

The following narrative description is adapted from the Cultural Landscape Inventories that the National Park Service completed for the Point Reyes Peninsula ranches in 2004 and revised in 2016. Certain 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
 - iv. Manure Ponds
 - c. Ranch Support, Storage, and Maintenance
 - i. Hay Barns
 - ii. Horse Barns
 - iii. Calf Sheds
 - iv. Garages
 - v. Storage Sheds/Tanks
 - d. Livestock Grazing
 - i. Pastures
 - ii. Corrals and Fences
 - iii. Stock Ponds
 - e. Crop Production/Diversification
4. Circulation
 - a. Primary Roads
 - b. Ranch Entry Roads
 - c. Secondary Ranch Roads

Point Reyes Peninsula Dairy Ranches Historic District
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d. Remnant Piers

The individual ranch descriptions highlight features within these categories that are extant at each ranch. While exact construction dates are typically 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 district-wide description.

DISTRICT-WIDE DESCRIPTION

1. Natural Systems and Features

The development of the historic district has been influenced by climate (including fog and wind), seismic activity that has moved built features, native coastal prairie used as pasture, and natural drainages that historically moved manure away from the dairy operations. The following natural systems and features contribute to the historic character of the site.

Geomorphology

The Point Reyes Peninsula has been shaped by a variety of factors including wind, water, and plate tectonics and consequently contain a wide array of landforms.¹ Many of these landforms were essential to the development of the dairy and beef industry like the drowned river valleys that would become the estuaries and lagoons that provided sheltered access to the ocean for shipping of goods to the growing population in San Francisco. These features, combined with the geology, climate, hydrology, and vegetation at Point Reyes, created the rich prairie and coastal scrub community that became the basis for a thriving dairy and beef industry.

Climate

The Point Reyes Peninsula is part of a marine system, which typically results in cool, wet winters and warm, dry summers. Summer fogs provide a source of moisture that prolongs the growing season of the grasslands into the summer months, making it an ideal climate for dairy ranching. Heavy rainfall is typical in the winter. Following winter rains, strong spring winds develop that can persist until April or May. Windbreaks were historically planted near the ranch core in an attempt to buffer the buildings from the wind. Autumn tends to be clear with moderate temperatures.

Geology

The Point Reyes Peninsula 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. The Pacific plate is estimated to be moving northwestward about two inches a year. The last major earthquake to affect the area occurred in 1906, causing damage to local ranches, such as crumbling masonry and shifting fence lines. Seismic activity is a continual threat to the buildings, structures, and landscape features of the historic district.

Soils

The soils on the Point Reyes Peninsula are distinctive from those on the other side of the fault zone due to the bedrock on which they are based. The soils on which many of the ranches varied but were typically loamy and well drained and not very acidic. Where these soils became more acidic, the Douglas fir forests

¹ Jules G. Evens, *The Natural History of the Point Reyes Peninsula* (Point Reyes Station, California: Point Reyes National Seashore Association, 1993), 88.

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developed. Along the Great Beach, the soils are sandy and do not retain moisture creating a coastal strand plant community that was sparsely vegetated with drought tolerant species.

Hydrology

The Inverness Ridge determines the primary drainage patterns within the historic district. The eastern side of the ridge has small streams, which flow towards Olema Valley either northwest into Tomales Bay or southeast into Bolinas Lagoon. On the west side of the ridge, larger streams, such as Arroyo Hondo and Coast Creek, descend to the ocean. Many streams flow year-round despite the rainless summer, because they are fed by fog in the summer. However, on the west side of Inverness Ridge, most of these streams typically have low flow rates. Some of the ranch sites were able to locate adjacent to creeks, such as Home Ranch, which provided fresh water for the ranch operations. Other ranches along the ridge later were able to sink wells. Ranches along the headlands and Great Beach tapped into surface springs for fresh water. Surface springs also provided water for the occasional stock ponds and water troughs.

Native Vegetation

The dominant native plant communities present within the historic district prior to the Mexican Land Grants of the 1830s include coastal prairie and northern coastal scrub. Human occupation of the Point Reyes Peninsula, extending from pre-contact period to the present, has significantly altered the landscape to a point where a discussion of natural communities has to take into account how humans have impacted the natural habitat. Human activities that have shaped plant communities include fire management (both burning and fire suppression), agriculture, ranching, and logging.

Native coastal prairie is dominated by perennial bunchgrasses. Prior to Mexican and European settlement and ranching in the area, this plant community was grazed upon by the native elk and was most likely managed through frequent burning by indigenous peoples.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 percent cover of native grasses and forbs has been reduced substantially by non-native annual grasses.

The northern coastal scrub community is comprised of the following:

- coyote bush (*Baccharis pilularis*)
- bush lupine (*Lupinus arboreus*)
- sword fern (*Polystichum munitum*)
- salal (*Gaultheria shallon*)
- California hazelnut (*Corylus californica*)
- western bracken fern (*Pteridium aquilinum*)
- wild rye (*Elymus sp.*)
- monkey flower (*Mimulus sp.*)
- yerba buena (*Satureja douglasii*)
- poison oak (*Toxicodendron diversilobum*)

² Evens, *The Natural History of the Point Reyes Peninsula*, 56.

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2. Spatial Organization

Two scales of spatial organization contribute to the significance of the cultural landscape: the “spoke” system of a central ranch complex (Home Ranch) with associate satellite ranches wrapping around it, and the internal organization of the individual ranches with the siting of the structural complex in a central location relative to the grazing lands associated with it. As a result, spatial organization contributes to the historic character of the Point Reyes Peninsula Dairy Ranches Historic District.

Early agricultural use and structural development during the Mexican period within the historic district focused on the coastal prairie and coastal scrub areas. These areas provided open grasslands for grazing and protected areas for development of the structural complexes to support ranching operations. With the establishment of the 35,000-acre *Rancho Punta de los Reyes* in 1836 and the 48,829-acre *Rancho Punta de los Reyes Sobrante* in 1843, the framework for the historical agricultural settlement landscape was determined. Between 1836 and 1859, several ranches were established on the peninsula. Forestlands covering large portions of the east slope of the peninsula provided firewood and lumber for construction. Although this land was less desirable for ranching, some clearing did occur in the southern portion of the peninsula and ranches were established in the area around Bear Valley.

By far the most significant defining factor affecting historic spatial organization of the cultural landscape of Point Reyes is the ranching system owned and developed by the Shafter and Howard families between 1857 and 1939. Centrally located on the east shore of Drakes Estero, Home Ranch, established in 1857, became the nucleus of an extensive “spoke” system of ranching operations ringing the entire peninsula. Between the years 1857 and 1877, approximately 31 individual tenant farms associated with the Shafter-Howard dairies were established and operating on the peninsula. Ranging in size from 880 acres to 2,200 acres, the individual ranches were considered self-sufficient complexes, with pasture lands, holding pens and corrals, housing, barns and ranch-related outbuildings, and the associated infrastructure required to operate the ranch.

Adequate supplies of grasslands and proximity to natural springs and sources of water were primary factors influencing the location for individual ranches. Additionally, while some ranches were sited along early roads extending west and south from the east slope of the peninsula, the location of individual ranches influenced the development of the larger transportation system through the peninsula. Roads were aligned to run through the center of many ranches, providing the most functional and easy access to landing sites along Drakes Estero and Tomales Bay and markets in San Francisco.

In general, the structural complexes comprising the individual ranches were centrally located with surrounding pasture lands extending out, creating relatively large tracts of open land for grazing. This is especially true in the north and west, where the coastal prairie provided lush grasslands. These lands were constrained and naturally divided by the rolling topography of the headlands and riparian corridors, and spatially defined by fences dividing the lands into operational units.

Home Ranch provided the prototype for spatial organization of the individual ranches established during this time. While there was variation from ranch to ranch, the majority of complexes were organized around an access road through the center of the structural complex. Windbreaks were commonly established to provide additional protection and created a defined and enclosed space for the structural complex. A picket fence often surrounded the main residence, and along with other internal fences, separated the more “domestic” space from the working ranch. Corrals, milking barns, calf barns, and other ranch-related structures formed the outer ring of structures, with additional fencing defining small holding pens and livestock areas adjacent to the open grazing lands.

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This “spoke” system of central ranch and outlying support ranches remained in operation until 1919, when the Shafers and Howards began selling their holdings. Many of the individual satellite ranches were sold to new owners, often former tenants. Between 1925 and 1962, some of these ranches were converted to beef cattle ranches, some of which failed and were abandoned. This is especially the case for the ranches in the forest areas of the peninsula where the natural character of the landscape made ranching difficult. Today, the ranches within the historic district are all located in the headlands of the Point Reyes Peninsula and Tomales Point. Although there have been changes to the structural complexes and some loss of historic fabric on the individual ranches, the overall spatial organization of the district landscape - the pattern of a central complex with outlying grazing lands - remains discernable and has integrity. In addition, the large open grasslands historically used for grazing retain spatial integrity. Over the years, some of these lands have been withdrawn from grazing to protect natural resources. In the headlands and coastal prairie, these changes have minimally impacted the overall organization of the landscape.

2a. Windbreaks and Boundary Demarcations

Windbreaks were planted to buffer the ranch complexes and outlying structures from strong ocean winds typical on the Point Reyes Peninsula. These are some of the most striking and visible remnants from the period of significance. At many of the ranches where buildings are no longer extant, remnant windbreaks communicate the location of the former ranch complex and its relationship to the surrounding pasture lands. Blue gum eucalyptus (*Eucalyptus globulus*) was 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 used for lumber. However, as a timber species, blue gum eucalyptus was worthless, 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*), a native to the Monterey Peninsula, became commercially available. These two trees are often used together as landscape features at most of the ranches throughout Point Reyes and the surrounding coastal region. Throughout the peninsula, Monterey cypress, with a lifespan of 100 to 150 years, were planted at the turn of the twentieth century. Many of the older cypress are in a state of decline and are in great danger of dying out at many of the ranches. Some Monterey cypress have been planted in the 1980s, 2000, and 2011 to replace those that have died.

Monterey cypress and eucalyptus were also used for a variety of other purposes including boundary delineation, graveyard delineation, and shading, which provided the natural cooling of buildings, typically with some sort of dairy or food storage function. The most extensive example of boundary delineation is the mile-long row of eucalyptus that historically divided the Oscar L. Shafter and Charles Webb Howard ranches. Trees that provided natural cooling include the cypress tree planted next to G Ranch meat house.³ Windbreaks are found in various conditions at the historic ranches as described below in the individual ranch descriptions.

3. Land Use and Activities

The principal developments found today in the Point Reyes Peninsula Dairy Ranches Historic District are related to historic land use activities, primarily dairy and beef cattle operations. Pastures for grazing, fields for crop production, building complexes to hold and milk cows, and roads to ship products to market are retained from the period of significance and contribute to the historic district.

³ 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), 196.

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Land use activities have remained consistent throughout the historic district, with the majority of land given over to dairy operations in the ranch core and grazing in pastures surrounding the core, with a relatively small proportion of the ranch used for housing and support activities. Although there are several newer structures and changes to the size and configuration of pastures, in order that present-day operations meet contemporary dairy practices, these changes are for the most part, compatible with the character of the historic ranches. As a result, land use contributes to the historic character of the Point Reyes Peninsula Dairy Ranches Historic District.

Activities within the Ranch Core

Each Point Reyes Peninsula ranch included a centrally-located building complex used to support the dairy or beef cattle operation. The building complex typically consisted of a farmhouse, creamery, horse barn, calf shed, pig pens, corrals, and various related outbuildings. An area around each building was contained by a fence to partition one use from another and to keep the cattle separate from the other livestock. Since the dairy operation was labor intensive, laborers lived in close proximity to the milking area; as a result, building complexes covered a small area, averaging 15 acres in size. In the mid-nineteenth century, milking was usually conducted outdoors in a well-drained central corral, which was very close to the laborer's living quarters. By the 1890s, however, large milking barns were added to the building complex, where milking could be done under cover. Today, 14 of the 17 ranches (A, B, C, D, E, G, H, Home, J, I, L, M, Rogers, and W ranches) within the historic district retain a centrally located building complex.

Most ranching operations converted to Grade A dairy ranches in the 1940s and new facilities were constructed to meet the new regulations. Contemporary regulations resulted in modifications to the ranch cores. However, core activities continued throughout the period of significance and are demonstrated through the location and use of holding areas, storage facilities, and spaces associated with the delivery and movement of goods and products and the management of pasture land. Today, the ranch cores remain focused on the activities required to operate, support, and maintain operations.

Buildings and structures within the Point Reyes Peninsula Dairy Ranches 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 cows; provide space for workshops, equipment sheds, garages; and to accommodate housing and other human activities.

The overall building style and construction method throughout the peninsula's history has been vernacular, reflecting the availability of materials and technology of the time. In addition, building design has been, and continues to be, influenced by health codes, county planning regulations, and dairy industry standards. In spite of these regulations, buildings and structures vary from ranch to ranch based on decisions made by individual ranchers. Despite this variation, commonalities exist across the ranches due to their similar purpose and shared history of origin. Every ranch has common building types and similar methods of construction and building layout based on the functionality of the ranch. Over time, some dairy ranches have been converted to beef cattle. With this transition, the use of some buildings was altered, but their overall appearances and layout continue to reflect their dairy origin. Typical building types found on most working ranches are described below. Many of the descriptions are adapted from Sue Abbott's *North Bay Dairylands: Reading a California Landscape*.⁴

⁴ Sue Abbott, *North Bay Dairylands: Reading a California Landscape* (Berkeley, California: Penstemon Press, 1989).

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3a. Residential/Domestic

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 main ranch residences were built during the period of significance were variations on the gable cottage vernacular building form. The exteriors were clad in a variety of wood siding, including shingles, board and batten, and shiplap, and were often painted white. The roofs were surfaced with wood shingles. These residences commonly underwent additions and remodels during the period of significance. Today, some of the main residences have been replaced with modern architectural-style houses, such as the 1960s Ranch style found at D and M Ranches, which typically are one-story with a hipped-roof.

ii. Employee Residences

Employee residences historically were built as either small single-family residences or bunkhouses. They were typically simple one-story, rectangular-in-plan, wood frame buildings with gable roofs. The exteriors were clad in a variety of wood siding, including shingles, board and batten, and shiplap, and were painted white. The roofs were surfaced with wood shingles. 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 in size 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 and maintained for aesthetic purposes. Landscape plantings on the ranches were typically functional in nature as it related to dairy and cattle. Landscape 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. Although most of the gardens have not received extensive documentation regarding the species of plants used, many are documented in Dewey Livingston's "Ranching on the Point Reyes Peninsula" and are visible in historic photographs or physically survive at the ranches today. Landscape plants that were easily identified include calla lilies (*Zantedeschia aethiopica*), camelias, daffodils, agaves, Canary Island palm (*Phoenix canariensis*), fuschias (*Fuschia sp.*), common boxwood (*Buxus sempervirens*), apples (*Malus sp.*), and figs, as well as Monterey cypress (*Cupressus macrocarpa*) or eucalyptus (*Eucalyptus globulus*).

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 were clad with painted shingles, board-and-batten, or shiplap siding and wood roof shingles. Later structures were often clad with corrugated metal.

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. Oftentimes, a large entrance is located underneath a gabled wall dormer centered on each of the long side walls. On the short end walls, a large central opening is often flanked by small openings on each side. Each opening typically has a wood

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sliding door. Today, most of these buildings have been converted to other uses following the conversion to a Grade A Dairy. Many are now used as hay barns.

ii. Creameries

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

iii. Grade A Dairies

Grade A dairy barns 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 surfaced with corrugated metal sheets or standing seam steel panels and have a ventilation system. The Grade A dairies generally contained two sections; one functioned as a milk room that stored the milk product and the second functioned as a milking parlor where the 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.

iv. Manure Ponds

Manure ponds are newer additions to dairy ranches following the period of significance. Historically, ranchers relied on natural drainage ways to carry wastewater away from the ranch. Today, manure ponds are constructed to catch and filter water in response to tighter water quality laws that prohibit dairy ranchers from discharging polluted wastewater to local streams. Often, concrete floors of barns and corrals and paved areas of the ranch core are sloped to direct water and manure to these collection areas.

3c. Ranch Support, Storage, and Maintenance

Most of the ranches in the district include an assortment of barns, sheds, and garages that supported the ranching use of the site. These buildings tend to be of simple vernacular design, befitting their ancillary use.

i. Hay Barns

These barns serve to store hay. They are typically rectangular-in-plan, wood frame buildings that have taken several forms. They either have 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, to allow vehicles to enter. Often old milking barns were converted to hay barns when no longer needed for milking. Many extant hay barns were built after the period of significance.

ii. Horse Barns

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 gabled 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 often have a storage room for sacks of feed and a tack room for hanging harnesses.

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iii. Calf Sheds

Calf sheds are constructed to house young calves and 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. Garages

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

v. Storage Sheds and Tanks

Storage sheds are built for a variety of functions: housing livestock such as 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 dairy barns to hold grains, such as corn, barley, and wheat, fed to cows during milking. Water tanks are typically located on a hillside above the ranch complex to provide gravity fed water for ranch activities. Water tanks were historically made of narrow boards held together with metal bands or cable, but newer ones are more commonly made of concrete or plastic. 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 are often situated on raised wood or metal platforms or set onto a concrete slab surrounded with a low curb wall.

3d. Livestock Grazing

In 1857, large-scale commercial dairy operations began on the peninsula with most of the land dedicated to pasture. Ranches ranged in size between 398 and 2,200 acres; however, the extent of pastures varied from ranch to ranch depending on individual location and growing conditions. For example, pastures were scarce on the southern part of the peninsula and on the east facing slopes of Inverness Ridge, where the topography was steeper and forested. As a result of the inadequate conditions in the southern portion of the peninsula, most of the dairy ranches in this area were converted to beef cattle ranching by the 1930s. By contrast, dairy ranching remained successful throughout the period of significance on the northern end of the peninsula, because grazing lands were abundant with grasses, wild oats, and other grains and the favorable climatic conditions of the fog further extended the growing season by months. Beef cattle were also raised on the northern end of the peninsula on Home Ranch (1930s) and Laguna Ranch (1950s), one of the Home Ranch satellites. Today, cattle feed is cultivated on some of the ranches, while the practice of grazing dairy cows and beef cattle in pastures continues on most of the ranches.

Throughout the period of significance, grazing in pastures was the dominant land use that not only served as a functional and utilitarian part of the working dairy operation, but also maintained the low-profile ground cover that defined the open, grassland character of the pastures that can be seen throughout the Point Reyes Peninsula. The overall grassland character of the pastures, more than the individual grass species, is an important aspect of the historic land use of the historic district.

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i. Pastures

With the conversion of land to a dairy ranch, much of the area's native plant communities (also 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. Some of the non-native species have become invasive, and the National Park Service now prohibits the planting of these species in the grazing allotments within Point Reyes National Seashore.

As a result of historic ranching and grazing practices, the pasture lands are interspersed with native scrub. Historically and currently, the largest percent of land associated with the ranches are used for grazing livestock. Dairy cattle in production were kept in pastures closest to the ranch core, while the younger replacement cows tended to be kept in the outlying pastures. Evidence of the twice-daily movement of cows between the pastures and the ranch core is visible in the livestock trails in the pastures immediately surrounding the ranch core.

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 are typically built of wood and later metal and barbed wire. Often the pasture fences incorporated available material and are eclectic in style and materials. Barbed wire fencing has replaced some historic wood fences in the pastures over time. Smooth wire electric fences are 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 in the creeks.

Corrals are used to collect and move cattle through the ranch core, with the most obvious location 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 common features of the ranches that 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 appear to have become 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

Some acreage of each ranch was reserved for hay production from the earliest years of the commercial operation to avoid dairy cows going dry from lack of grass in the winter. Various other fodder crops were also cultivated in fenced fields, though hay proved to be the most economically viable winter feed and was grown until the 1940s when imported hay became more economical. Historically, corn and hay were raised to supplement cattle feed. Today, silage is produced and sold internally within the peninsula, because it provides nourishment for dairy and beef cattle. During the production of silage, grains, hay, and other feed is harvested and cut it into short lengths when sugar levels are high. The cut crop is then

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moved to the silage storage area to be fermented. Each load of silage is spread thinly and compacted so that the air is expelled and covered with black plastic. The sugars in the crop fuel the natural bacteria process, preserving it as silage. While growing silage does not affect the appearance of the fields, the large areas required for processing silage has visually impacted the ranch cores.

Commercial crops and vegetable gardens were also established on almost all of the historic ranches. The most popular commercial crop was artichoke, which was grown mainly in the 1920s and 1930s as a means to supplement the income for the ranchers of B, F, H, and Home ranches. Peas were commercially grown on Home Ranch during the 1920s to 1930s and again in the 1950s. Today, traces of the terraces, and furrowed fields associated with commercial and vegetable growing activities of the 1920s and 1930s are visible in the landscape throughout the historic district, although the commercial production of artichokes and peas has ceased.

Physical evidence provides both direct and indirect information about what was grown for domestic use on the ranches. Physical structures, such as potato sheds, provided the cool and protected environment for the storage of potatoes and likely other fruits and vegetables as they were harvested. The vegetable garden crops would have widely varied and been a function of both the ranch size and family culture; documented crops include beans, squash, artichokes, peas, carrots, squash, and potatoes.

One anomaly, a grove of Monterey pine, was planted in 1963 as a Christmas tree farm on land that was originally part of the Home Ranch. Since the trees were never harvested, they have begun to reseed outside their original boundaries and have become a prominent landmark feature. The Christmas tree farm is not a contributing feature of the historic district.

4. Circulation

Ocean travel, via boats from schooner landings, once provided the only transportation for milk, cream, butter, and cheese to arrive at the San Francisco market. By 1875, various products were shipped to San Francisco via rail. Following overland transportation improvements, roads became more important and established the primary circulation routes that exist today, superseding schooner and train transport. Today, milk and beef cattle are shipped by truck to locations outside of the peninsula. The transportation methods have been improved and altered during the period of significance, and several road segments have been abandoned in response to changes in the functional needs of the ranchers.

4a. Primary Roads

Sir Francis Drake Boulevard (Contributing Structure)

Historically, the primary vehicular access to the Point Reyes Peninsula ranches was via the Point Reyes-Olema Road, providing access from the ranches to important shipping points at Olema in the north and the schooner landing on Drakes Bay in the south. Early photographs of the road (ca. 1900) depict a single-lane dirt road varying from 12 to 15' in width. By the late 1920s, the wagon road was widened to approximately 24', paved with asphalt and renamed Sir Francis Drake Boulevard. Today, Sir Francis Drake Boulevard remains the main road through the Point Reyes Peninsula. Although resurfaced over the years, it retains the majority of its original alignment and its narrow winding character as a rural highway. The road is 24' wide and surfaced with asphalt.

Some of the Point Reyes Peninsula ranches are accessed via other primary roads, such as Pierce Point Road and Drake's Beach Road. Those roads are discussed below in the context of the specific ranch to which they connect.

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Pierce Point Road (Contributing Structure)

Pierce Point Road was the prominent route used by the northern dairies to transport products to shipping points, such as Olema, to the south. By 1942, Marin County realigned the road, bypassing the building complex on the east side of the core, an alignment it retains today. Pierce Point Road passes through H, I and J ranches.

L Ranch Road (Contributing Structure)

L Ranch Road branches from Sir Francis Drake Boulevard near Tomales Bay and runs northward through L and K ranches, before connecting with Pierce Point Road in J Ranch. Historically, this road was the primary vehicular route to Pierce Ranch and provided early access for northern ranches to important shipping points at Olema to the south. Later in the period of significance (1942), an existing road to the south that accessed I and J ranches was improved and extended to become the main route to Pierce Ranch and is now named Pierce Point Road. As a result, the earlier access road along Tomales Bay became a less used ranch road but continued to provide access to K and L ranches.

Home Ranch Entry Road (Contributing Structure)

By the early 1860s, the primary vehicular access to Home and N ranches was from Muddy Hollow Road, (present-day Home Ranch Entry Road), which branched off from the Point Reyes-Olema Road (present-day Sir Francis Drake Boulevard). Early photographs of Home Ranch Entry Road show the dirt road was approximately 12' in width, except within the Home Ranch core where it widened to approximately 15'. The Shafter family planted blue gum eucalyptus trees on either side of the road segment that passed through the ranch complex to create a formal allée. Local ranchers parked along this stretch of the road to pick up supplies at Home Ranch. From this access road, a number of additional roads branched out to connect surrounding buildings, pastures, and points beyond such as Drakes Head Road and Muddy Hollow Road. Today, Home Ranch Entry Road remains the main access road from Sir Francis Drake Boulevard to the Home Ranch core, which it bisects. The road is paved from Sir Francis Drake Boulevard to the ranch core, where it becomes a dirt road.

4b. Ranch Entry Roads

Many of the Point Reyes Peninsula ranches have historic ranch access roads that connect the building cores to public roads such as Sir Francis Drake Boulevard. Typically, these ranch access roads are simple, narrow, single-lane corridors that required very little cut and fill to construct. Most have been paved with asphalt, but it is unknown at what date this occurred. Regardless, these access roads are considered contributory to the district, because they correspond to historic alignments.

4c. Secondary Ranch Roads

Each ranch also has its own system of internal access roads to move vehicles through the ranch cores and 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 these internal ranch roads were frequently modified over time and do not correspond to significant alignment, they are generally not considered contributory to the district.

4d. Remnant Piers

Piers were an essential part of the Point Reyes Peninsula dairy ranches, as the waterways originally were the fastest and most reliable way to convey dairy products to markets in San Francisco and beyond until

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road networks improved in the 1920s to 1930s. Piers at Schooner Bay, Laird's Landing, Sacramento Landing, and Drakes Head served as landing stages for schooners picked up dairy products or delivered supplies to the ranches. These piers are still present on the landscape as remnant pilings observable only at low tide. Although these features themselves no longer retain integrity to convey their significance, the road networks that led to these locations are still extant and communicate this aspect of the circulation network.

Integrity Analysis of the Point Reyes Peninsula Dairy Ranches Historic District

The Point Reyes Peninsula Dairy Ranches Historic District encompasses approximately 22,237 acres of ranch lands that were historically associated with the Shafter-Howard dairy system established in 1857. The history of the dairy industry is reflected within the historic district landscape by the remaining ranch core developments, infrastructure, grazing lands, cattle, and continuing ranching land use as a whole. Many of the buildings, roads, windbreaks, and other supporting features constructed between 1857 and 1956 are intact and continue to sustain the vernacular ranching landscape.

The Point Reyes Peninsula Dairy Ranches Historic District remains much as it did during its period of significance spanning from 1857 to 1956. The district exhibits the characteristics of mid-nineteenth to 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. Additional information relevant to specific aspects of integrity are noted below.

Location and Setting

The Point Reyes Peninsula Dairy Ranches Historic District retains integrity of location and setting for the period of the mid-nineteenth century and early twentieth century dairy industry in northern California. The vernacular landscape of open, rolling pastures with clusters of ranch buildings, fence lines, roads, and riparian vegetation has been preserved. Fences demarcate the historic boundaries of the ranches as well as ranch pastures. The overall setting is remarkably intact, with minimal development added to the landscape since the period of significance and the continued grazing of pasture lands.

In addition, the system of roads that was developed during the period of significance to connect the ranches to San Francisco remains. The main arterial, Sir Francis Drake Boulevard, runs southwest from Inverness Ridge to the tip of the peninsula, connecting all the ranches in-between. From this main road a secondary road, Pierce Point Road, branches off to the north to access the northern portion of the peninsula. These two roads connect the ranches of the historic district to the greater region.

Design

The district retains integrity of design associated with the siting of the ranch cores and roads in order to meet the practical needs of the historic dairy operations. Most ranches within the district have a cluster of buildings and corrals surrounded by pastures.

The overall building style and construction methods employed throughout the peninsula's history have been vernacular, reflecting the availability of materials and technology of the time. The district ranches have common building types, similar methods of construction, and similar building layouts. While some dairy ranches have been converted to beef cattle ranches, altering the use of some buildings, their overall appearance continues to reflect their dairy ranching origin.

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The buildings are typically sited around a central utility yard, allowing the buildings to be easily accessible. The remaining barns and outbuildings retain their original configurations. In addition, the ranch roads maintain their historic alignment and utilitarian purpose to provide access between the highway, ranch core, and pastures.

At the district scale, the network of tenant ranches is intelligible by the pattern of centrally located ranch operations defined by the complex of buildings sheltered by windbreaks and surrounded by open and actively grazed pasture lands.

Materials and Workmanship

The contributing ranch buildings retain integrity of materials and workmanship associated with the period of significance. The presence of ornamental vegetation and windbreaks are compatible with those from the period of significance. Most buildings and structures are constructed of wood, concrete, and metal. Generally, compatible materials have been used in the modification and repairs of the historic structures. Changes to materials are either minimal or reversible.

Feeling and Association

Although non-historic additions have been made to most ranches within the district, it continues to convey the character of a series of small-scale dairy operations through the retention of its contributing features and rural setting. Pasture lands are the primary vegetation feature and define the rural character of the Point Reyes Peninsula with large expanses of green rolling hills grazed by cattle. The relationship of the open pastures, wooded draws, and ranch building cores reflect long-term manipulation of the natural environment for agricultural purposes. Since the agricultural pastures have remained in use for grazing and the majority of the ranches are still intact and continually used for dairy or beef operations, the district retains the feeling of a mid-nineteenth to early twentieth century system of small-scale ranches.

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INDIVIDUAL RANCH DESCRIPTIONS

Point Reyes Peninsula Dairy Ranches Historic District Resources Table

| Name | Contributing or Non-contributing | Resource Type | Narrative (page #) | Historic Photo (page #) | Current Photo (No.) |
|---|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| Resource Intersecting Multiple Ranches | | | | | |
| Sir Francis Drake Boulevard (A, B, C, E, F, G, M, N and Rogers Ranches) | Contributing | Structure | 15 | N/A | N/A |
| Pierce Point Road (H, I and J Ranches) | Contributing | Structure | 16 | N/A | N/A |
| L Ranch Road (J, K and L Ranches) | Contributing | Structure | 16 | N/A | N/A |
| Home Ranch Entry Road (Home and N Ranches) | Contributing | Structure | 16 | N/A | N/A |
| A Ranch | | | 26-29 | 119-120 | 1-5 |
| A Ranch Windbreak | Contributing | Structure | Maps (pages): 151-152 | | |
| A Ranch Main Residence | Contributing | Building | | | |
| A Ranch Worker's Residence 1 | Contributing | Building | | | |
| A Ranch Worker's Residence 2 | Contributing | Building | | | |
| A Ranch Schoolhouse/Duplex Residence | Contributing | Building | | | |
| A Ranch 1958 Residence | Non-contributing | Building | | | |
| A Ranch Grade A Dairy | Contributing | Building | | | |
| A Ranch Horse Barn | Contributing | Building | | | |
| A Ranch Hay Barn | Non-contributing | Building | | | |
| A Ranch Garage/Shop | Non-contributing | Building | | | |
| A Ranch Loafing Barn | Non-contributing | Building | | | |
| A Ranch Feed Storage | Non-contributing | Building | | | |
| A Ranch Calf Shed | Non-contributing | Building | | | |
| A Ranch Birthing Shed | Non-contributing | Building | | | |
| A Ranch Pump House | Non-contributing | Building | | | |
| A Ranch Feed Shed | Non-contributing | Building | | | |
| A Ranch Generator Shed | Non-contributing | Building | | | |
| A Ranch Restroom | Non-contributing | Building | | | |
| A Ranch Pasture Lands | Contributing | Site | | | |
| Chimney Rock Road | Contributing | Structure | | | |
| B Ranch | | | 29-33 | 121-122 | 6-9 |
| B Ranch Windbreak | Contributing | Structure | Maps (pages): 153-154 | | |
| B Ranch Main Residence | Contributing | Building | | | |
| B Ranch Old House | Contributing | Building | | | |
| B Ranch Bunkhouse | Contributing | Building | | | |
| B Ranch Small House | Contributing | Building | | | |
| B Ranch Barracks Residence | Contributing | Building | | | |
| B Ranch South Residence | Contributing | Building | | | |
| B Ranch South Trailer Residence | Non-contributing | Building | | | |
| B Ranch South Garage | Non-contributing | Building | | | |
| B Ranch Creamery | Contributing | Building | | | |
| B Ranch Grade A Dairy | Contributing | Building | | | |
| B Ranch Horse Barn | Contributing | Building | | | |
| B Ranch Shed 1 | Contributing | Building | | | |
| B Ranch Shed 2 | Contributing | Building | | | |
| B Ranch Shed 3 | Contributing | Building | | | |

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|------------------------------------|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| B Ranch 1940s Garage | Contributing | Building | | | |
| B Ranch Feed Shed | Non-contributing | Building | | | |
| B Ranch North Calf Shed | Non-contributing | Building | | | |
| B Ranch South Calf Shed | Non-contributing | Building | | | |
| B Ranch Loafing Barn | Non-contributing | Building | | | |
| B Ranch Chicken Coop | Non-contributing | Building | | | |
| B Ranch Pasture Lands | Contributing | Site | | | |
| C Ranch | | | | | |
| C Ranch Windbreak | Contributing | Structure | Maps (pages): 155-156 | | |
| C Ranch Main House | Contributing | Building | | | |
| C Ranch Garage/Old Bunkhouse | Contributing | Building | | | |
| C Ranch Shed 2 | Contributing | Building | | | |
| C Ranch Trailer Residence 1 | Non-contributing | Building | | | |
| C Ranch Trailer Residence 2 | Non-contributing | Building | | | |
| C Ranch Trailer Residence 3 | Non-contributing | Building | | | |
| C Ranch Old Milking Barn | Contributing | Building | | | |
| C Ranch Grade A Dairy | Contributing | Building | | | |
| C Ranch Shed | Contributing | Building | | | |
| C Ranch Hay Barn | Non-contributing | Building | | | |
| C Ranch Equipment Shed | Non-contributing | Building | | | |
| C Ranch Pasture Lands | Contributing | Site | | | |
| D Ranch | | | | | |
| D Ranch Monterey Cypress Windbreak | Non-contributing | Structure | Maps (pages): 157-158 | | |
| D Ranch Old Ranch House | Contributing | Building | | | |
| D Ranch Bunkhouse | Contributing | Building | | | |
| D Ranch Managers House | Contributing | Building | | | |
| D Ranch Wood Shed | Contributing | Building | | | |
| D Ranch South Garage | Contributing | Building | | | |
| D Ranch North Garage | Contributing | Building | | | |
| D Ranch Main Residence | Non-contributing | Building | | | |
| D Ranch Old Milking Barn | Contributing | Building | | | |
| D Ranch Grade A Dairy | Contributing | Building | | | |
| D Ranch Horse Barn | Contributing | Building | | | |
| D Ranch Shed | Non-contributing | Building | | | |
| D Ranch Pasture Lands | Contributing | Site | | | |
| Drakes Beach Road | Contributing | Structure | | | |
| D Ranch Entry Road | Contributing | Structure | | | |
| E Ranch | | | | | |
| E Ranch Windbreak | Contributing | Structure | Maps (pages): 159-160 | | |
| E Ranch 1940s Residence | Contributing | Building | | | |
| E Ranch Main Residence | Non-contributing | Building | | | |
| E Ranch Grade A Dairy | Contributing | Building | | | |
| E Ranch Equipment Shed | Non-contributing | Building | | | |
| E Ranch Pasture Lands | Contributing | Site | | | |
| E Ranch Silage Bunker | Non-contributing | Structure | | | |
| E Ranch Entry Road | Contributing | Structure | | | |
| F Ranch | | | 40-41 | N/A | 25-28 |
| F Ranch Windbreak | Contributing | Structure | | | |

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|--|----------------------------------|---------------|-----------------------|-------------------------|---------------------|-----------------------|-----|-------|
| F Ranch Pasture Lands | Contributing | Site | Maps (pages): 161-162 | | | | | |
| F Ranch Entry Road | Contributing | Structure | | | | | | |
| F Ranch Schooner Landing Road | Contributing | Structure | | | | | | |
| G Ranch | | | 41-44 | N/A | 29-33 | | | |
| G Ranch Windbreak | Contributing | Structure | Maps (pages): 163-164 | | | | | |
| Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation | Contributing | Structure | | | | | | |
| G Ranch Main Residence | Contributing | Building | | | | | | |
| G Ranch 1947 Bunkhouse | Contributing | Building | | | | | | |
| G Ranch Bunkhouse Shed | Contributing | Building | | | | | | |
| G Ranch Worker's Residence | Contributing | Building | | | | | | |
| G Ranch Grade A Dairy | Contributing | Building | | | | | | |
| G Ranch Machine Shed | Contributing | Building | | | | | | |
| G Ranch Chicken House | Contributing | Building | | | | | | |
| G Ranch Equipment Shed | Non-contributing | Building | | | | | | |
| G Ranch Horse Shelter | Non-contributing | Building | | | | | | |
| G Ranch Pasture Lands | Contributing | Site | | | | | | |
| G Ranch Entry Road | Contributing | Structure | | | | | | |
| H Ranch | | | | | | 44-47 | N/A | 34-36 |
| H Ranch Windbreak North | Contributing | Structure | | | | Maps (pages): 165-166 | | |
| H Ranch Windbreak West | Contributing | Structure | | | | | | |
| H Ranch Employee Residence | Contributing | Building | | | | | | |
| H Ranch Main Residence | Non-contributing | Building | | | | | | |
| H Ranch North Residence | Non-contributing | Building | | | | | | |
| H Ranch Trailer Residence | Non-contributing | Building | | | | | | |
| H Ranch Trailer Residence Garage | Non-contributing | Building | | | | | | |
| H Ranch Grade A Dairy | Contributing | Building | | | | | | |
| H Ranch Creamery | Contributing | Building | | | | | | |
| H Ranch Garage | Non-contributing | Building | | | | | | |
| H Ranch Hay Barn | Non-contributing | Building | | | | | | |
| H Ranch Equipment Shed | Non-contributing | Building | | | | | | |
| H Ranch Gambrel-roofed Shed | Non-contributing | Building | | | | | | |
| H Ranch Open Front Shed | Non-contributing | Building | | | | | | |
| H Ranch Shed | Non-contributing | Building | | | | | | |
| H Ranch Pasture Lands | Contributing | Site | | | | | | |
| H Ranch Silage Bunker | Non-contributing | Structure | | | | | | |
| H Ranch Entry Road | Contributing | Structure | | | | | | |
| Home Ranch | | | 47-50 | 126-127 | 37-41 | | | |
| Home Ranch Windbreak 1 | Contributing | Structure | Maps (pages): 167-168 | | | | | |
| Home Ranch Windbreak 2 | Contributing | Structure | | | | | | |
| Home Ranch Main House and Bunkhouse | Contributing | Building | | | | | | |
| Home Ranch Murphy Residence | Contributing | Building | | | | | | |
| Home Ranch Trailer Residence | Non-contributing | Building | | | | | | |
| Home Ranch Old Milking Barn | Contributing | Building | | | | | | |
| Home Ranch Milk Room | Contributing | Building | | | | | | |
| Home Ranch Creamery | Contributing | Building | | | | | | |
| Home Ranch Pumphouse 1 | Contributing | Building | | | | | | |
| Home Ranch Horse Barn | Contributing | Building | | | | | | |

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|-----------------------------------|----------------------------------|---------------|-----------------------|-------------------------|---------------------|-----------------------|-----|-------|
| Home Ranch Machine Shop | Contributing | Building | | | | | | |
| Home Ranch Garage | Contributing | Building | | | | | | |
| Home Ranch Granary | Contributing | Building | | | | | | |
| Home Ranch Hog and Hen House | Contributing | Building | | | | | | |
| Home Ranch Wood Shed | Contributing | Building | | | | | | |
| Home Ranch Shed | Contributing | Building | | | | | | |
| Home Ranch Silo | Contributing | Building | | | | | | |
| Home Ranch Hay Barn | Non-contributing | Building | | | | | | |
| Home Ranch Pumphouse 2 | Non-contributing | Building | | | | | | |
| Home Ranch Pasture Lands | Contributing | Site | | | | | | |
| I Ranch | | | | | | 51-54 | 128 | 42-47 |
| I Ranch Cypress Windbreak | Non-contributing | Structure | | | | Maps (pages): 169-170 | | |
| I Ranch 1925 Residence | Contributing | Building | | | | | | |
| I Ranch 1952 Residence | Contributing | Building | | | | | | |
| I Ranch 1952 Residence Garage | Contributing | Building | | | | | | |
| I Ranch Residence 1 and Garage | Non-contributing | Building | | | | | | |
| I Ranch Residence 2 and Garage | Non-contributing | Building | | | | | | |
| I Ranch Residence 3 and Garage | Non-contributing | Building | | | | | | |
| I Ranch Residence 4 | Non-contributing | Building | | | | | | |
| I Ranch Residence 5 and Garage | Non-contributing | Building | | | | | | |
| I Ranch Residence 6 | Non-contributing | Building | | | | | | |
| I Ranch Creamery | Contributing | Building | | | | | | |
| I Ranch Grade A Dairy | Contributing | Building | | | | | | |
| I Ranch Old Milking Barn | Contributing | Building | | | | | | |
| I Ranch Feed Shed | Contributing | Building | | | | | | |
| I Ranch Center Garage | Contributing | Building | | | | | | |
| I Ranch Garage | Non-contributing | Building | | | | | | |
| I Ranch Equipment Shed | Non-contributing | Building | | | | | | |
| I Ranch Shed | Non-contributing | Building | | | | | | |
| I Ranch Calving Barn | Non-contributing | Building | | | | | | |
| I Ranch Hospital Barn | Non-contributing | Building | | | | | | |
| I Ranch Loafing Barns | Non-contributing | Building | | | | | | |
| I Ranch Pasture Lands | Contributing | Site | | | | | | |
| I Ranch Silage Bunkers | Non-contributing | Structure | | | | | | |
| I Ranch Entry Road | Contributing | Structure | | | | | | |
| J Ranch | | | 54-57 | N/A | 48-51 | | | |
| J Ranch Windbreak | Non-contributing | Structure | Maps (pages): 171-172 | | | | | |
| J Ranch Cabin | Contributing | Building | | | | | | |
| J Ranch Main House | Non-contributing | Building | | | | | | |
| J Ranch Trailer Residence 1 | Non-contributing | Building | | | | | | |
| J Ranch Trailer Residence 2 | Non-contributing | Building | | | | | | |
| J Ranch 1982 Residence and Garage | Non-contributing | Building | | | | | | |
| J Ranch 1988 Residence and Garage | Non-contributing | Building | | | | | | |
| J Ranch 1994 Residence and Garage | Non-contributing | Building | | | | | | |
| J Ranch Grade A Dairy | Contributing | Building | | | | | | |
| J Ranch Calf Shed | Contributing | Building | | | | | | |
| J Ranch Garage | Contributing | Building | | | | | | |
| J Ranch Loafing Barn | Non-contributing | Building | | | | | | |

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|---------------------------------------|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| J Ranch Feeding Barn | Non-contributing | Building | | | |
| J Ranch Calf Barn | Non-contributing | Building | | | |
| J Ranch Equipment Garage | Non-contributing | Building | | | |
| J Ranch Feed Storage/Garage | Non-contributing | Building | | | |
| J Ranch Hay Barn | Non-contributing | Building | | | |
| J Ranch Grain Storage | Non-contributing | Building | | | |
| J Ranch Pasture Lands | Contributing | Site | | | |
| J Ranch Silage Bunker | Non-contributing | Structure | | | |
| K Ranch | | | 58-59 | N/A | 52-53 |
| K Ranch Windbreak | Contributing | Structure | Map (page): 173 | | |
| Laird's Landing Main House | Contributing | Building | | | |
| Laird's Landing Boat House | Contributing | Building | | | |
| K Ranch Pasture Lands | Contributing | Site | | | |
| K Ranch Entry Road | Contributing | Structure | | | |
| Laird's Landing Road | Contributing | Structure | | | |
| L Ranch | | | 59-62 | 129 | 54-58 |
| L Ranch Windbreak | Contributing | Structure | Maps (pages): 174-175 | | |
| L Ranch Main Residence | Contributing | Building | | | |
| L Ranch Garage 1 | Contributing | Building | | | |
| L Ranch Garage 2 | Non-contributing | Building | | | |
| L Ranch Employee Residence 1 | Non-contributing | Building | | | |
| L Ranch Employee Residence 2 | Non-contributing | Building | | | |
| L Ranch Employee Residence 3 | Non-contributing | Building | | | |
| L Ranch Ghisletta House and Garage | Non-contributing | Building | | | |
| L Ranch Grade A Dairy | Contributing | Building | | | |
| L Ranch Old Milking Barn | Contributing | Building | | | |
| L Ranch Creamery | Contributing | Building | | | |
| L Ranch Shed | Contributing | Building | | | |
| L Ranch Calf Barn | Contributing | Building | | | |
| L Ranch Horse Barn | Contributing | Building | | | |
| L Ranch East Barn | Contributing | Building | | | |
| L Ranch Blue Shed | Non-contributing | Building | | | |
| L Ranch Pasture Lands | Contributing | Site | | | |
| L Ranch Entry Road | Contributing | Structure | | | |
| M Ranch | | | 62-65 | 130 | 59-63 |
| M Ranch Residence | Contributing | Building | Maps (pages): 176-177 | | |
| M Ranch Employee Residence and Garage | Non-contributing | Building | | | |
| M Ranch Garage 1 | Non-contributing | Building | | | |
| M Ranch Garage 2 | Non-contributing | Building | | | |
| M Ranch Shed 1 | Non-contributing | Building | | | |
| M Ranch 1962 Residence | Non-contributing | Building | | | |
| M Ranch 1965 Residence | Non-contributing | Building | | | |
| M Ranch Grade A Dairy | Contributing | Building | | | |
| M Ranch Old Milking Barn | Contributing | Building | | | |
| M Ranch Horse Barn | Contributing | Building | | | |
| M Ranch Feed Barn | Contributing | Building | | | |
| M Ranch Hay Barn | Non-contributing | Building | | | |

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|---|----------------------------------|---------------|-----------------------|-------------------------|---------------------|
| M Ranch Shop | Non-contributing | Building | | | |
| M Ranch Wood Shed | Non-contributing | Building | | | |
| M Ranch Pasture Lands | Contributing | Site | | | |
| M Ranch Entry Road | Contributing | Structure | | | |
| N Ranch | | | 65-66 | N/A | 64-65 |
| N Ranch Windbreak | Contributing | Structure | Maps (pages): 178-179 | | |
| N Ranch Pasture Lands | Contributing | Site | | | |
| N Ranch Entry Road | Contributing | Structure | | | |
| Rogers Ranch | | | 66-69 | N/A | 66-69 |
| Rogers Ranch Main Residence | Contributing | Building | Maps (pages): 180-181 | | |
| Rogers Ranch Main Residence Garage | Contributing | Building | | | |
| Rogers Ranch Residence | Contributing | Building | | | |
| Rogers Ranch 2011 Residence | Non-contributing | Building | | | |
| Rogers Ranch Grade A Dairy | Contributing | Building | | | |
| Rogers Ranch Hay Barn | Contributing | Building | | | |
| Rogers Ranch Small Garage | Contributing | Building | | | |
| Rogers Ranch Calf Barn | Contributing | Building | | | |
| Rogers Ranch Generator Shed | Contributing | Building | | | |
| Rogers Ranch Chicken Roost | Contributing | Building | | | |
| Rogers Ranch Equipment Shed | Contributing | Building | | | |
| Rogers Ranch Loafing Barn | Non-contributing | Building | | | |
| Rogers Ranch Garage | Non-contributing | Building | | | |
| Rogers Ranch Residence/Garage | Non-contributing | Building | | | |
| Rogers Ranch Utility Shed | Non-contributing | Building | | | |
| Rogers Ranch Pasture Lands | Contributing | Site | | | |
| Rogers Ranch Road | Contributing | Structure | 69-75 | 131-132 | 70-78 |
| W Ranch | | | Maps (pages): 182-183 | | |
| W Ranch Windbreak | Contributing | Structure | | | |
| W Ranch Manager's House | Contributing | Building | | | |
| W Ranch Foreman's House | Contributing | Building | | | |
| W Ranch Rapp House | Contributing | Building | | | |
| W Ranch Rapp House Garage/Apartment | Contributing | Building | | | |
| W Ranch Bunkhouse | Non-contributing | Building | | | |
| W Ranch Old Milking Barn | Contributing | Building | | | |
| W Ranch Horse Barn | Contributing | Building | | | |
| W Ranch Equipment Shop 1 | Contributing | Building | | | |
| W Ranch Equipment Shop 2 | Contributing | Building | | | |
| W Ranch Rapp House Horse Barn | Contributing | Building | | | |
| W Ranch Pasture Lands | Contributing | Site | | | |
| Point Reyes National Seashore (PRNS) Visitor Center | Non-contributing | Building | | | |
| Garage | Non-contributing | Building | | | |
| Office Building 1 | Non-contributing | Building | | | |
| Office Building 2 | Non-contributing | Building | | | |
| Office Building 3 | Non-contributing | Building | | | |
| Fire Management Office | Non-contributing | Building | | | |
| Fire Management Garage | Non-contributing | Building | | | |
| Fire Management Sheds | Non-contributing | Building | | | |

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|-------------------------------------|----------------------------------|---------------|--------------------|-------------------------|---------------------|
| Roads Office/Garage Building | Non-contributing | Building | | | |
| Roads/Trails Office | Non-contributing | Building | | | |
| Fuel Shed | Non-contributing | Building | | | |
| Roads Garage | Non-contributing | Building | | | |
| Maintenance Yard Shed | Non-contributing | Building | | | |
| Trails Office Building | Non-contributing | Building | | | |
| Fuel Station | Non-contributing | Building | | | |
| Morgan Horse Ranch Blacksmith Shop | Non-contributing | Building | | | |
| Morgan Horse Ranch Display Building | Non-contributing | Building | | | |
| Morgan Horse Ranch Pole Barn | Non-contributing | Building | | | |
| Morgan Horse Ranch Shed | Non-contributing | Building | | | |
| Morgan Horse Ranch Large Garage | Non-contributing | Building | | | |
| Morgan Horse Ranch Small Garage | Non-contributing | Building | | | |
| W Ranch Entry Road | Contributing | Structure | | | |
| W Ranch Rapp House Entry Road | Contributing | Structure | | | |

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A Ranch

A Ranch is an approximate 1,220-acre vernacular ranching landscape on the western tip of Point Reyes Peninsula within the Point Reyes National Seashore. A Ranch is currently an operating Grade A dairy. A Ranch is surrounded to the west and south by the Pacific Ocean, to the east by Drakes Bay, and to the north by B Ranch. The ranch is located on rolling hills comprised almost entirely of grassland with brushy gulches and sandy or rocky beaches, while the dairy ranch core is located between knolls. The ranch, and the ranch core itself, is bisected by Sir Francis Drake Boulevard. Contributing buildings at A Ranch are located in two nearby clusters: a residential cluster of multiple buildings west of the highway and the Grade A Dairy and Hay Barn east of the highway. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape. Chimney Rock Road branches from Sir Francis Drake Boulevard a few hundred feet south of the dairy buildings. Sir Francis Drake continues to the Point Reyes Lighthouse, while Chimney Rock Road heads southeaster to the fish docks and the old Coast Guard complex on the shores of Drakes Bay.

Spatial Organization

A Ranch Windbreak (Contributing Structure)

A cypress tree windbreak was planted and remains extant at the northwestern edge of the ranch core to protect the structures from prevailing winds. The windbreak extends for approximately 325' in length, consistent with its extent during the period of significance.

Land Use and Activities: Residential/Domestic

A Ranch Main Residence (Contributing Building)

The main residence is a two-story, rectangular-in-plan Mediterranean Revival style house that measures 56' by 30'. The hipped roof is covered with asphalt shingles, and the façades are finished with stucco. Two shallow wings project from each end of the south (front) façade; a stair leads to an entrance on the second story. A garage is located at the first story of the eastern wing. A concrete pathway leads to the main entrance and around the building's perimeter, and a picket fence surrounds the lawn in the front of the house. This is the second main residence to have been built in the ranch core, as the Nunes family tore down the original ranch house in 1945. They hired Manuel Ferreira to build the home using lumber from the old house and from an abandoned military barracks at Point Reyes beach. Asbestos siding and a pop-out porch likely was added in the 1950s.

A Ranch Worker's Residence 1 (Contributing Building)

Built in 1942, this one-story, rectangular-in-plan, residence measures 16' by 24'. The main portion has wood shingle siding and a side-gable roof. A shorter gabled addition clad with weatherboard is located on the south façade, and the main entry is sheltered by a shed awning.

A Ranch Worker's Residence 2 (Contributing Building)

This one-story, L-shaped residence has a post and pier foundation and horizontal board siding. The gable roof and two lower shed-roof wings are covered with composition shingles. Wood-sash, double-hung windows are located throughout. The building measures 42' by 36', and a concrete walkway leads from the road to the main entry.

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A Ranch Schoolhouse/Duplex Residence (Contributing Building)

This building is a one-story, rectangular-in-plan, side-gable residence with the main unit measuring 40' by 20'. Shed-roof additions have been added off the north façade and rear of the building. A shed awning covers the main entrance, and the placement of windows on the front façade is asymmetrical. The building has wood shingle siding on the main unit, and horizontal board siding on the shed additions. The side-gable roof is covered with standing seam steel panels. Previously the building was located to the southwest and served as the local schoolhouse. The building was reportedly moved to its current location in 1945 when it was converted to a residence.

A Ranch 1958 Residence (Non-Contributing Building)

This one-story, rectangular-in-plan, front-gable residence measures 43' by 30'. The building has a low-pitched roof with overhanging eaves, exposed purlins, and composite shingles. The building was constructed in 1958 after the period of significance.

Land Use and Activities: Milking and Dairy Production

A Ranch Grade A Dairy (Contributing Building)

The A Ranch Grade A Dairy consists of a 115' by 35' milking parlor and a 20' by 40' milk room extending off the end of the northwest façade of the milking parlor. The milking parlor is a long rectangular-in-plan barn with a concrete floor, foundation, and half walls. The roof and upper walls are covered with translucent panels, and the gable ends are enclosed with weatherboard. The concrete milk room has a flat roof with a parapet and is separated from the milking parlor by a breezeway. A scored concrete pad for livestock was installed during the period of significance between the Grade A Dairy and Old Milking Barn (no longer extant). West of the Grade A Dairy is a cattle drive that directs cows to and from the ranch core for milking. The cattle drive is an approximate 12'-wide corridor lined by fences on either side. Cows must cross Sir Francis Drake Boulevard from the pasture to enter the cattle drive and proceed to the Grade A Dairy for milking. The Grade A Dairy was constructed in 1940-1941.

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

A Ranch Horse Barn (Contributing Building)

The A Ranch horse barn has a rectangular-in-plan central bay with a shallow gable roof flanked by lower shed-roof side bays. The walls and roof of the center bay are clad with corrugated metal sheets, while the side bays are clad in vertical board siding. The roof of the northern side bay is covered with corrugated metal sheets, and the southern side bay is covered by wood shingles. The center bay is accessed by two large wood sliding doors, while smaller sliding doors provide access to the other bays. In 1982, the horse barn was damaged by a storm, and the center bay was subsequently rebuilt.

A Ranch Hay Barn (Non-Contributing Building)

This central portion of the rectangular-in-plan barn measures 32' by 85' and has a low-pitched, gable roof. A shorter shed-roof wing on the north façade measures 20' by 60'. Tall wood sliding doors are located on the front and rear façades. The roof and walls are clad with corrugated metal sheets. The building was constructed in 1985 on the former location of the milking barn that was destroyed by a storm in 1982.

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A Ranch Garage/Shop (Non-Contributing Building)

This rectangular-in-plan, wood frame building measures 95' by 30' and has a side-gable roof clad in corrugated metal sheets. The exterior walls are primarily clad in rustic siding, while some sections have been replaced with plywood siding. Large sliding doors across the front façade provide access to stored vehicles and equipment. The A Ranch Garage/Shop was built after the period of significance.

A Ranch Loafing Barn (Non-Contributing Building)

This large, rectangular-in-plan, wood frame barn has a concrete foundation. The walls and gable roof are covered with corrugated metal sheets. The building measures 310' by 100' and was built in 1975 after the period of significance.

A Ranch Feed Storage (Non-Contributing Building)

This tall, rectangular-in-plan barn measures 83' by 28' with a 23' by 19' addition. It has galvanized aluminum cladding, a gable roof covered with corrugated metal sheets, and large sliding wood doors. It was built after the period of significance.

A Ranch Calf Shed (Non-Contributing Building)

This small, rectangular-in-plan, barn has board and batten cladding, a side-gable roof covered with corrugated metal sheets, and various doors for livestock. The building measures 20' by 40', and corrals are attached to the corners. It was formerly painted and was built after the period of significance.

A Ranch Birthing Shed (Non-Contributing Building)

This rectangular-in-plan structure has a wood frame, corrugated metal sheet cladding, and a shed roof. The building measures 16' by 17' and is open on the south façade. It was built after the period of significance.

A Ranch Pump House (Non-Contributing Building)

The small, rectangular-in-plan shed once housed a pump. The wood frame structure has a gable roof covered with corrugated metal sheets. It was built after the period of significance.

A Ranch Feed Shed (Non-Contributing Building)

The A Ranch Feed Shed is a corrugated metal-clad structure that measures 13' by 14'. It was built after the period of significance.

A Ranch Generator Shed (Non-Contributing Building)

This is a small, rectangular-in-plan, wood frame shed measures 7' by 11'. It has wood siding and a gable roof covered with corrugated metal sheets. The structure was built after the period of significance.

A Ranch Restroom (Non-Contributing Building)

This small, wood frame, gabled structure serves as a restroom for employees and is located adjacent to the Grade A Dairy. It was built after the period of significance.

Land Use and Activities: Livestock Grazing

A Ranch Pasture Lands (Contributing Site)

The A Ranch Pasture Lands were the focus of livestock grazing activities for A Ranch throughout the period of significance. The pasture lands are characterized by a hilly landscape cut by narrow drainages with low-lying, native and non-native grassland vegetation maintained by the continued grazing of

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livestock. The western edge of A Ranch is characterized by sand dunes of marginal value for grazing historically. The extent of the A Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the A Ranch Pasture Lands from those of the neighboring ranches. The A Ranch Pasture Lands are bounded by the Pacific Ocean to the west and south, Drakes Bay to the east, and fence lines dividing the lands from B Ranch to the north. Within the A Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Stock ponds are situated in multiple drainages that empty into Drakes Bay and the Pacific Ocean, and troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. 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 bisects the A Ranch core, with residential buildings located generally west of the road and agricultural and support buildings located east of the road.

Chimney Rock Road (Contributing Structure)

South of the building complex, Sir Francis Drake Boulevard intersects with the Chimney Rock Road. This road was a narrow 12'-wide, curvy, single-lane, rural road providing access to the U.S. Coast Guard Station and Drakes Bay. Chimney Rock Road remains from the period of significance and retains the historic character of a single-lane, rural road. During the period of significance, Chimney Rock Road was paved with asphalt, but unlike Sir Francis Drake Boulevard, the road was never widened.

B Ranch

B Ranch is an approximate 1,398-acre vernacular ranching landscape located near the tip of the Point Reyes Peninsula within the Point Reyes National Seashore. It is currently operating as a Grade A dairy. B Ranch is bordered by A Ranch to the south, C Ranch to the north, the Pacific Ocean to the west, and Drakes Bay to the east. The ranch complex is located on the relatively flat area at the center of the property. Contributing buildings at B Ranch include multiple residential, dairy-related, and support buildings. The surrounding pastures slope toward the Pacific Ocean or Drakes Bay and are comprised almost entirely of grassland, except for the coastal strand along Point Reyes Beach and some brushy slopes. The ranch is bisected by Sir Francis Drake Boulevard, with the ranch core located adjacent to the southeast side of the road. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

B Ranch Windbreak (Contributing Structure)

In the early 1920s, a large Monterey cypress windbreak was planted along the western edge of Sir Francis Drake Boulevard to protect the ranch core from prevailing northwestern winds. The windbreak was approximately 490' in length, defining the northwestern boundary of the ranch core. In addition to providing a windbreak, this group of trees created a sense of enclosure within the building complex. The windbreak still exists, but several trees have been lost, and gaps are evident. The soil drainage has been affected by a perched water table, which has negatively impacted the health of the trees. With a loss of trees, the grove has become fragmented. In 2001, cypress seedlings were planted to B Ranch to restore the windbreak.

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Land Use and Activities: Residential/Domestic

B Ranch Main Residence (Contributing Building)

The B Ranch Main Residence is a one-story, Ranch style residence constructed in 1951 and located on a slight hill. It measures 65' by 40' with a 21' by 21.5' garage attached to the north façade. The garage opening is beneath the first floor. The building is clad with stucco and has a hipped roof with asphalt shingles and redwood gutters. Two rectangular-in-plan projections are located on the either end of the east (front) façade. A concrete patio extends into the front yard, and a retaining wall composed of angular stone set with concrete mortar runs along the southern edge of the house. Surrounding the house are features added after the period of significance, including a concrete retaining wall on the east side of the house, a stone and grape stake fence on the west side of the house, and a tennis court south of the house.

B Ranch Old House (Contributing Building)

This building is a typical Shafter-era ranch house constructed in 1872 and was the primary residence at B Ranch through the majority of the period of significance. The building was originally a 28' by 32' rectangular-in-plan, one-and-one-half story house with a gable roof with two dormer windows. The roof is covered with standing seam steel panels. The building has both horizontal drop wood siding and wood shingle siding. Prior to 1905, a 15' by 28' gabled addition was added to the west façade. Three small shed additions also have added between the 1905 addition and the original structure, on the north façade, and on the south façade.

B Ranch Bunkhouse (Contributing Building)

This late nineteenth century residence is a one-story, wood frame building measuring 36' by 50'. It is comprised of two gabled structures set side-by-side. The building is clad with wood shingle siding, and the roofing material is standing seam metal panels.

B Ranch Small House (Contributing Building)

Constructed in 1923, this building is a one-story, wood frame structure measuring 33' by 33.5'. It is clad with wood shingles. A later shed-roof addition with plywood siding is attached to the east façade.

B Ranch Barracks Residence (Contributing Building)

This building was most likely a barracks building for U.S. Army personnel stationed at Point Reyes during World War II. After the U.S. Army discontinued the use of the building, it was relocated to B Ranch in the late 1940s and converted into a ranch residence. The original barracks was a 20' by 50' gabled building with horizontal wood board siding. An addition on the west façade expanded the building to approximately 40' by 55'.

B Ranch South Residence (Contributing Building)

This building is a prefabricated building installed at B Ranch in 1945 to serve as a schoolhouse. It measures 24' by 56' and has a 6' by 28' porch on south façade. The building has a concrete foundation, plywood siding, and a low-pitched, gable roof. The building served as a schoolhouse for 24 years before being converted into a residence.

B Ranch South Trailer Residence (Non-contributing Building)

This converted doublewide trailer measures 40' by 54' and is located in the southern residential cluster. It has wood framing and combination gable and shed roof. It was constructed after the period of significance.

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B Ranch South Garage (Non-Contributing Building)

This building measures 50' by 24' and has a shed roof covered with corrugated metal sheets. The wood frame building has a concrete foundation and vertical board and plywood cladding. The interior is accessed by two sets of hinged, plywood garage doors. This building was constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

B Ranch Creamery (Contributing Building)

This building was constructed in 1872, and its form is typical of the creameries constructed at Point Reyes. It measures 24' by 50' and has a gable roof covered with corrugated metal sheets. The building is clad with horizontal wood drop siding, excluding plywood sheets on the south façade. The primary window type is six-over-six, wood-sash, double-hung. Prior to 1905, a shed addition measuring 10' by 24' was constructed on the south façade. The shed has vertical wood board and wood shingle siding and a concrete foundation. The building was converted to a residence and garage in the 1930s.

B Ranch Grade A Dairy (Contributing Building)

The B Ranch Grade A Dairy consists of a 110' by 40' milking parlor and a 23' by 40' milk room extending from the west façade. The milking parlor has a corrugated metal gable roof, a concrete slab foundation, and three quarters-in-height concrete walls. The concrete milk room has a flat roof with a parapet and a concrete foundation. A breezeway between the milk room and milking parlor maintains separation between animals and stored dairy products. The B Ranch Grade A Dairy is similar in form and style to the Grade A Dairy at A Ranch. A scored concrete pad was installed south of the Grade A Dairy during the period of significance and extends from the Grade A Dairy to the location of the original Old Milking Barn and the modern Loafing Barn.

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

B Ranch Horse Barn (Contributing Building)

This building was constructed in 1872 and was typical of horse barns constructed at Point Reyes during the Shafter-era. The barn measures 40' by 60' and consists of a central, gabled section with two shed extensions along the north and south façades. The two shed extensions differ in width and roof pitch creating an asymmetrical façade. The building has variable width, vertical wood board siding; a corrugated metal roof; and large doors on the west façade facing the road. A concrete foundation has been added to the barn, in addition to other structural improvements.

B Ranch Shed 1 (Contributing Building)

This building was added to B Ranch in the 1930s. It measures 15' by 17' and has board and batten siding, two sets of hinged double doors on north (front) façade, and a single window on the south façade. In 2005, the shed received structural repairs, including replacement siding and a new roof.

B Ranch Shed 2 (Contributing Building)

This shed was added to B Ranch in the 1930s and is located between Sheds 1 and 3. It measures 10' by 14' and has board and batten siding, a wood floor, a wood-shingled gable roof, and double doors constructed of vertical wood planks. It was built as a dairy garage from materials salvaged from a local Coast Guard facility. In 2005, the shed received structural repairs, including replacement siding and a new roof.

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B Ranch Shed 3 (Contributing Building)

This building was added to B Ranch in the 1930s and is the southernmost of the three sheds. The 8' by 12' structure has a gable roof, board and batten siding, a small boarded up window on west façade, and double doors on north façade. In 2003, the shed received structural repairs, including replacement siding and a new wood shingle roof.

B Ranch 1940s Garage (Contributing Building)

This building measures 25' by 24' and has one set of hinged double doors and one set of double doors on rollers. The building has a concrete foundation and plywood siding.

B Ranch Feed Shed (Non-contributing Building)

The building measures 12' by 12' and is located south of the Horse Barn. The structure has a steel frame, gable roof, and T1-11 plywood cladding. It was constructed in the 1980s after the period of significance.

B Ranch North Calf Shed (Non-contributing Building)

This building is a 47' by 12' shed located east of the B Ranch Creamery. It is a wood frame structure with creosote posts, plywood siding, and an overhanging, corrugated metal-clad roof. It was constructed after the period of significance.

B Ranch South Calf Shed (Non-contributing Building)

This building measures 51' by 38' and is located adjacent to the former location of the Old Milking Barn. It has a corrugated metal-clad gable roof, redwood slat and plywood siding, and a concrete foundation. It was constructed after the period of significance.

B Ranch Loafing Barn (Non-contributing Building)

This building measures 200' by 120'. The barn is composed of three different sections, each with a concrete floor. The two outer sections are comprised of metal posts supporting a metal-clad gable roof. The center section is an asymmetrical, wood frame structure with open siding and a metal-clad gable roof. It was constructed after the period of significance. A manure drainage channel was constructed at an unknown date between the Loafing Barn and the non-extant Old Milking Barn. The drainage channel has a concrete base and curbing with 3' tall rusted metal posts spaced every 4'. A concrete trough installed at an unknown date is located southeast of the Loafing Barn.

B Ranch Chicken Coop (Non-contributing Building)

This building measures 8' by 16' and has two stalls clad with plywood siding. It was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

B Ranch Pasture Lands (Contributing Site)

The B Ranch Pasture Lands were the focus of livestock grazing activities for B Ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of B Ranch is dominated by sand dunes of marginal value for grazing. The extent of the B Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the B Ranch Pasture Lands from those of the neighboring ranches. The B Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Drakes Bay to the east, and fence lines dividing the lands from A Ranch to the south and C Ranch

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to the north. Within the B Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. A large stock pond is situated to the east of the ranch core, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. 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 northwest edge of the Ranch B building core, separating the building core from the Monterey cypress windbreak.

C Ranch

C Ranch is an approximate 1,088-acre vernacular ranching landscape located near the western end of the Point Reyes Peninsula within the Point Reyes National Seashore. C Ranch is currently an operating Grade A dairy. C Ranch is bounded to the north by D and E ranches, to the east by Drakes Bay, to the south by B Ranch, and to the west by the Pacific Ocean. Sir Francis Drake Boulevard bisects the property and the ranch complex itself, with the dwellings, shops, and a new hay barn located on the west side and the dairy and feed barn located on the east side. The ranch core is located near the center of the property on a flat area, and contributing buildings include the main house, a former bunkhouse, an associated shed, a Grade A dairy, an old milking barn, and a support shed. The surrounding pastures are comprised mostly of grassland, with dunes at the ocean frontage and brushy areas in the gulches. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

C Ranch Windbreak (Contributing Structure)

Around 1910, a windbreak composed of Monterey cypress and blue gum eucalyptus was planted to protect the ranch core buildings. Planted along the northwestern edge of the ranch core and across the road along the southwest road, the windbreak protected the buildings from prevailing northwestern winds and defined the boundary of the ranch core, creating a sense of enclosure. Since the period of significance, the windbreak has been reduced to a few remnant trees that no longer function as a wind buffer. Efforts are currently underway to restore the windbreak. In 1990, the leaseholder planted a new cypress windbreak on the north side of the residential area.

Land Use and Activities: Residential/Domestic

C Ranch Main House (Contributing Building)

This is a typical Shafter-era ranch house constructed in 1889. It is a two-story, gabled building that measures 26' by 34' with a shed-roof addition on the rear façade. The house has a single dormer window, a bay window on the first story, horizontal wood drop siding, and a metal chimney. Two concrete walkways connect Sir Francis Drake Boulevard to the Main House and to the Garage/Bunkhouse.

C Ranch Garage/Old Bunkhouse (Contributing Building)

The building is a long structure that measures 18' by 45' with board and batten siding and a gable roof covered with cedar shingles. The bunkhouse may have been constructed as early as the 1920s and was used for lodging until ca. 1985. In 2011, extensive repairs were made to the building, with much of the building material replaced in kind.

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C Ranch Shed 2 (Contributing Building)

This small building is situated behind the main house, adjacent to the C Ranch Garage/Old Bunkhouse. It is a 10' by 20' structure clad with wood shingles on the exterior walls and gable roof. It was constructed after the period of significance.

C Ranch Trailer Residence 1 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2013 and is the southwestern most of three trailer residences currently at C Ranch. It is a side-gable structure measuring 14' by 60'.

C Ranch Trailer Residence 2 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2014 and is situated between the two other modern trailer residences at C Ranch. It is a side-gable structure measuring 12' by 35'. A small, square-in-plan addition with a flat roof extends from the southwest corner.

C Ranch Trailer Residence 3 (Non-contributing Building)

This trailer residence was installed at C Ranch in 2016 and is the northeastern most of the three trailer residences currently at C Ranch. It is a side-gable residence measuring 15' by 40'.

Land Use and Activities: Milking and Dairy Production

C Ranch Old Milking Barn (Contributing Building)

Constructed in 1920, this large gabled barn measures 52' by 152' and consists of a large center bay used for hay storage and two narrower 15'-wide side bays. The building has vertical wood board siding, sliding doors, and a concrete foundation. The building is painted red but was historically painted white.

C Ranch Grade A Dairy (Contributing Building)

Constructed in 1956, the C Ranch Grade A Dairy is a large, gabled structure that measures 35' by 72'. It consists of a milking parlor and milk room connected by a breezeway to maintain the separation between livestock and stored dairy products. The Grade A Dairy has a concrete foundation and concrete half walls, supporting wood frame walls clad in corrugated metal sheets. The gable roof is also clad with corrugated metal sheets. The building is surrounded by concrete curbed surfaces and landscaping in concrete planters. A scored concrete pad for livestock was installed during the period of significance between the Grade A Dairy and Old Milking Barn. A series of fences and corrals contain the cattle as they move through the space.

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

C Ranch Shed (Contributing Building)

This building is a shed or small garage constructed prior to 1931. The building measures 16' by 16' and has a corrugated metal-clad roof, horizontal wood drop siding, and an unfinished floor.

C Ranch Hay Barn (Non-contributing Building)

This building was formerly a late nineteenth century horse barn that was rebuilt after the barn collapsed in a storm in the 1980s. Although the building is similar in form to the original horse barn, its footprint was expanded to 80' by 51'. The barn has a gabled central bay flanked by shed-roof extensions. The roof and exterior walls are clad in corrugated metal sheets.

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C Ranch Equipment Shed (Non-contributing Building)

This building is a large 48' by 30' building with horizontal wood board siding and a side-gable roof covered with composite shingles. Large sliding doors across the front façade allow access for storage of ranch equipment and vehicles. A large concrete water tank is situated at the corner of the east façade. The building was constructed in 1982.

Land Use and Activities: Livestock Grazing

C Ranch Pasture Lands (Contributing Site)

The C Ranch Pasture Lands were the focus of livestock grazing activities for C Ranch throughout the period of significance and are characterized by east to west trending ridges cut by narrow drainages with native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of C Ranch is dominated by sand dunes of marginal value for grazing. The extent of the C Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the C Ranch Pasture Lands from those of the neighboring ranches. The C Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Drakes Bay to the east, and fence lines dividing the lands from B Ranch to the south and D and E ranches to the north. Within the C Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Drakes Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. 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 passes through the center of C Ranch, separating the Main Residence from the Old Milking Barn and Grade A Dairy.

D Ranch

D Ranch is an approximate 1,275-acre vernacular ranching landscape located in the western portion of the Point Reyes Peninsula within the Point Reyes National Seashore. D Ranch pastures are grazed by beef and dairy cattle. Several of the ranch buildings are currently being used for storage or employee housing by the National Park Service, and the Old Milking Barn is leased by a local rancher for hay storage. D Ranch is bordered by E Ranch on the north, Drakes Estero on the east, Drakes Bay on the south, and C Ranch on the west. The ranch is located on a marine headland that points south, encompasses Drakes Bay, is cut by four large gulches draining southeast. Drakes Beach is located at the southern edge of the ranch, and Drakes Beach Road passes just west of the ranch complex. The D Ranch core includes multiple contributing residential, dairy-related, and support buildings. The surrounding pastures consist of grasslands on marine headlands, steep ravines with brushy slopes, and rocky beaches at the foot of steep cliffs. The ranch complex sits on a high point of the headlands with several houses, barns, outbuildings, a remnant palm tree, a remnant tree from the Monterey cypress windbreak, and some modest ornamental vegetation. The complex is surrounded concentrically by corrals and pastures that slope down to the bay and estero. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

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Spatial Organization

D Ranch Monterey Cypress Windbreak (Non-contributing Structure)

In the early 1900s, a large windbreak composed of Monterey cypress and blue gum eucalyptus was planted in an L-shape around the main residence and extended eastward across the main road for approximately 400'. By the 1940s, the cypress trees were mature and had a characteristic windblown look. This windbreak provided protection from winds and defined the northwestern boundary of the ranch core. Today, the historic windbreak has been lost with the exception of a single cypress tree. New Monterey cypress trees were planted in the spring of 2012 to reestablish the windbreak.

Land Use and Activities: Residential/Domestic

D Ranch Old Ranch House (Contributing Building)

This building is a typical Shafter-era ranch house constructed ca. 1870. The building is square in plan and measures 30' by 30' with an 8' addition on the south façade. Some original six-over-six, wood-sash windows remain, while some have been replaced with vinyl, one-over-one windows. Two façades have original horizontal clapboard siding, while the south and west façades are clad with asbestos shingles. The house has a gable roof with enclosed eaves and a hipped roof porch on north façade that received structural repairs in 2000. The house also features a brick chimney. A concrete walkway is present from the access road to the east entry door and porch. Extensive ornamental plantings are present in the front of the house.

D Ranch Bunkhouse (Contributing Building)

This building is a simple rectangular-in-plan dwelling that measures 23' by 16'. The building has wood clapboard siding and a hipped roof covered with rolled roofing materials. The building was constructed in 1928 and received structural repairs, including sections of replacement siding and a new roof, in 2011.

D Ranch Managers House (Contributing Building)

This building is a front-gable residence located northeast of the Old Ranch House. The building measures 28' by 32' and has wood horizontal board siding and an asphalt shingle-covered roof. A concrete walkway leads from the house to the access road.

D Ranch Wood Shed (Contributing Building)

This building measures 12' by 15' and is located in the yard of the Old Ranch House. The building has a mudsill foundation, vertical wood board siding, and a front-gable roof clad with wood shingles. The building has one door and six round holes that formerly contained small porthole windows obtained from old boats. The building has a fish/game cleaning area with sinks on the south façade. A concrete pad is located to the east. In 2001 and 2003, the building received structural repairs, including replacement siding and a new roof.

D Ranch South Garage (Contributing Building)

This building measures 18' by 18' and has a low-pitched, gable roof. The building has a mudsill foundation, board and batten siding, and rolling doors made of vertical tongue and groove boards on the front façade. The building was constructed in 1941. In 2010 and 2011, the building received structural repairs, including replacement siding and a new roof.

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D Ranch North Garage (Contributing Building)

This rectangular-in-plan building measures 39' by 18'. The wood frame structure has horizontal wood board cladding and a wood shingle roof. The garage was constructed in the 1950s. In 2010 and 2011, the building received structural repairs, including replacement siding and a new roof.

D Ranch Main Residence (Non-contributing Building)

This rectangular-in-plan residence is located 800' north of the ranch core. It measures 56' by 30' and has a 30' by 26' garage attached to the southeast corner. The building has board and batten siding, a roof covered with composition shingles, a brick chimney, and replacement windows. An asphalt paved driveway leads to the garage and a gravel loop road to the east. A concrete walkway leads from the house to the access road. It was constructed in 1964 after the period of significance.

Land Use and Activities: Milking and Dairy Production

D Ranch Old Milking Barn (Contributing Building)

This barn was constructed in the 1880s and measures 50' by 120'. It has a concrete post and pier foundation, vertical wood board siding, and a gable roof covered in wood shingles. The west façade provides access for cows and opens to an adjacent scored concrete pad. The barn received structural repairs, including replacement siding and a new roof, in the early 2000s.

D Ranch Grade A Dairy (Contributing Building)

The D Ranch Grade A Dairy was constructed in 1945 and consists of a milk room and milking parlor separated by a breezeway. The milk room measures 34' by 12', and the milking parlor measures 34' by 50'. The building has 5' tall concrete and cinder block walls that support wood framing above. The building has a variety of wood-sash window types and a gable roof with corrugated metal cladding and five metal circular vents. A grain storage silo is located at the southwest corner of the building. A concrete pad is located between the Grade A Dairy, Horse Barn, and Old Milking Barn, and a striated concrete pad with a series of corrals and gates extends from the Grade A Dairy to the cattle underpass. Both pads were added during the period of significance to convey cattle between the Grade A Dairy and the pastures.

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

D Ranch Horse Barn (Contributing Building)

This is a typical Shafter-era horse barn constructed ca. 1870 that measures 40' by 59'. The asymmetrical barn has a steeply-pitched, gable roof clad with wood shingles and low-pitched, shed-roof side bays. The building has a wood sill foundation and vertical wood board siding with various openings. It has undergone structural alterations since its construction. In the early 2000s, the barn received structural repairs, including replacement siding and a new roof, and a non-historic addition recently has been removed.

D Ranch Shed (Non-contributing Building)

This building measures 17.5' by 18' and has a shed roof covered with corrugated metal sheets. It is open on two sides and was constructed after the period of significance.

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Land Use and Activities: Livestock Grazing

D Ranch Pasture Lands (Contributing Site)

The D Ranch Pasture Lands were the focus of livestock grazing activities for D Ranch throughout the period of significance and are characterized by northwest to southeast trending ridges cut by narrow drainages with native and non-native grassland vegetation. The continued livestock grazing in the northwestern portion of the pasture lands maintains the integrity of the pasture lands. The southeastern portion of the pasture lands is no longer grazed, and areas are becoming dominated by coastal chaparral. The extent of the D Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the D Ranch Pasture Lands from those of the neighboring ranches. The D Ranch Pasture Lands are bounded by Drakes Bay to the south, Drakes Estero to the east, and fence lines dividing the lands from C Ranch to the west and E Ranch to the north. Within the C Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Drakes Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between pastures that were divided by the realignment of Drakes Beach Road in 1955.

Circulation

Drakes Beach Road (Contributing Structure)

Early in the period of significance, the primary vehicular access to D Ranch was from Drakes Beach Road that branched from the Point Reyes-Olema Road (later renamed Sir Francis Drake Boulevard), providing access through the ranchlands and connecting them to important shipping points at Olema in the north and the schooner landing on Drakes Bay in the south. The road includes a cattle underpass. Early photographs of Drakes Beach Road (ca. 1900) show a single-lane dirt road passing through the center of D Ranch physically separating the Main Residence from the Dairy House and Old Milking Barn. The photographs show that Drakes Beach Road appears to have been approximately 12' wide and surfaced with dirt. The road remained unaltered until 1955 when Marin County realigned it to bypass the D Ranch building complex. The new 24'-wide road was paved with asphalt and runs along the west edge of the ranch core.

D Ranch Entry Road (Contributing Structure)

After the 1955 realignment of Drakes Beach Road, the previously public road through D Ranch became a private access road. Since the period of significance, the original road has been lost except for the portion that accesses the ranch core and terminates in the building complex. The access road retains a narrow, winding character as an unpaved rural spur road. Since the ranch is no longer a working dairy operation, vegetation is slowly encroaching into the access road.

E Ranch

E Ranch is an approximate 1,512-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Barries Bay and Creamery Bay of Drakes Estero and the Pacific Ocean. It is an operating beef ranch that grazes both beef and dairy replacement cows. From Sir Francis Drake Boulevard, the centrally-located ranch core is visually marked by the Monterey cypress windbreak that shelters the Grade A Dairy and 1940s Residence, which are the only buildings that remain from the period of significance. An additional residence, an equipment shed, and a silage pit that parallels the original ranch entry road were added to the ranch core after the period of significance.

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E Ranch Windbreak (Contributing Structure)

An approximate 200' row of Monterey cypress trees is located just northwest of the ranch core of E Ranch to protect the ranch buildings from prevailing northwesterly winds. These trees were planted in 1954 to replace an earlier windbreak of eucalyptus that had become deteriorated. In addition to providing a functional windbreak for the ranch buildings, it visually distinguishes the ranch core from the surrounding pasture lands.

Land Use and Activities: Residential/Domestic

E Ranch 1940s Residence (Contributing Building)

This small, single-story residence has stucco siding and a front-gable roof covered with asphalt shingles. The house has Spanish Revival-style detailing, including an arched entry across the front porch and clay pipe attic vents centered below the gable of the front façade. The building has wood brackets on the front façade and the gabled porch and overhanging eaves with exposed rafter rails.

E Ranch Main Residence (Non-contributing Building)

This residence was built in 1963 to replace the earlier main residence that had burned down a few years prior. It is a wood frame, one-story Ranch style house with an attached garage. It has vertical wood siding and a hipped roof covered with composite shingles. A concrete entry walk extends between the driveway and the front entry, and a concrete patio with a stone retaining wall is located to the rear.

Land Use and Activities: Milking and Dairy Production

E Ranch Grade A Dairy (Contributing Building)

The E Ranch Grade A Dairy is a long, rectangular-in-plan building constructed ca. 1936. It measures 34' by 115' and is comprised of a 34' by 20' milk room at the west end connected by a breezeway to the milking parlor at the east end. The building has a concrete foundation and concrete half walls that support corrugated-metal clad, wood frame walls above. The roof also is covered with corrugated metal sheets.

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

E Ranch Equipment Shed (Non-contributing Building)

The E Ranch Equipment Shed is a large wood frame outbuilding measuring 30' by 72' constructed in 1963. The structure has multiple sets of wood sliding doors and corrugated metal sheets covering the exterior walls and roof.

Land Use and Activities: Livestock Grazing

E Ranch Pasture Lands (Contributing Site)

The E Ranch Pasture Lands were the focus of livestock grazing activities for the ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of E Ranch is dominated by sand dunes of marginal value for grazing. The extent of the E Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the E Ranch Pasture Lands from those of the neighboring ranches. The E Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Barries and Creamery Bay of Drakes Estero to the east, and fence lines dividing the lands from C

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and D ranches to the south and F Ranch to the north. Within the E 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.

Land Use and Activities: Crop Production

E Ranch Silage Bunker (Non-contributing Structure)

The E Ranch Silage Bunker is a long narrow excavation located adjacent to the E Ranch Entry Road. The excavation is 240' long and 40' wide and contained vegetation as it is being fermented into silage to be used for supplemental feed. This resource was constructed after the period of significance.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs generally north-south through E Ranch, passing west of the ranch core.

E Ranch Entry Road (Contributing Structure)

The E Ranch Entry Road is a narrow, single-lane gravel road that has provided access from Sir Francis Drake Boulevard to the ranch core since E Ranch was established. The road is approximately 900' in length and typically 12' wide.

F Ranch

F Ranch is an approximate 2,280-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Creamery Bay and Schooner Bay of Drakes Estero and the Pacific Ocean. Contributing features are limited to a windbreak, pasture lands, the former ranch entry road, and Schooner Landing Road. Although no buildings remain of the former dairy ranch, the spatial organization of F Ranch and its relationship to the surrounding ranches is still made visually evident by the remnant Monterey cypress windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it and that continue to be grazed by livestock.

Spatial Organization

F Ranch Windbreak (Contributing Structure)

The F Ranch Windbreak consists of arching alignments of Monterey cypress trees planted to protect the former residential and ranch buildings from prevailing winds. The F Ranch windbreak is approximately L-shaped with a 500' row of slightly arching row of trees planted northeast to southwest and a 250' row extending perpendicular off its southern end. A few additional trees are planted within the "L" making this windbreak more amorphous than others within the district. This landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

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Land Use and Activities: Livestock Grazing

F Ranch Pasture Lands (Contributing Site)

The F Ranch Pasture Lands were the focus of livestock grazing activities for F Ranch throughout the period of significance and are characterized by extensive, flat pastures of native and non-native grassland vegetation that slope gently toward Creamery Bay and Schooner Bay. They are maintained by the practice of continued livestock grazing. The western edge of F Ranch is dominated by sand dunes of marginal value for grazing. The extent of the F Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the F Ranch Pasture Lands from those of the neighboring ranches. The F Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Creamery and Schooner Bay of Drakes Estero to the east, and fence lines dividing the lands from E Ranch to the south and G Ranch to the north. Within the F 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, and two cattle underpasses permit the circulation of cattle between pastures divided by Sir Francis Drake Boulevard.

Circulation

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs through the middle of F Ranch, passing just north of the former ranch core.

F Ranch Entry Road (Contributing Structure)

The F Ranch Entry Road is a narrow, single-lane dirt road that has provided access from Sir Francis Drake Boulevard to the ranch core since F ranch was established. The road is approximately 1,000' long and is typically 10' wide. The final 350' of the F Ranch Entry Road was added after the period of significance to provide access to a modern well.

F Ranch Schooner Landing Road (Contributing Structure)

The F Ranch Schooner Landing Road is a narrow dirt track that connects the ranch core of F Ranch to the shore of Schooner Bay where a pier was situated to facilitate the transport of ranch products by schooner. The road is approximately one mile in length. Although the road fell out of use by the 1940s, the track is still visible on the landscape.

G Ranch

G Ranch is an approximate 1,501-acre vernacular ranching landscape situated on the Point Reyes Peninsula between the southern lobe of Abbotts Lagoon and the Pacific Ocean and the head of Schooner Bay of Drakes Estero. G Ranch is an operating beef cattle ranch. It contains the Charles Howard and O.L. Shafter Eucalyptus Tree Boundary demarcation that identifies G Ranch as the northern most of the Charles Webb Howard ranches. The ranch core of G Ranch is marked by two historic residences sheltered by the Windbreak, Grade A Dairy, and two additional ranch outbuildings from the period of significance. The ranch core is surrounded by the G Ranch Pasture Lands that are maintained by continued active grazing.

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G Ranch Windbreak (Contributing Structure)

The G Ranch Windbreak consists of a single Monterey cypress tree that was planted northwest of the residential buildings at G Ranch to shelter them from prevailing northwesterly winds. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the ranch core from the surrounding pasture lands.

Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation (Contributing Structure)

This structure is a property boundary demarcation consisting of an approximately one-mile-long alignment of eucalyptus trees planted to distinguish the Oscar L. Shafter ranches to the north from the Charles Webb Howard ranches to the south. The alignment is also the boundary between G and H ranches.

Land Use and Activities: Residential/Domestic

G Ranch Main Residence (Contributing Building)

This residence was built in 1936 to replace the earlier main residence that had burned down. The one-story, rectangular-in-plan building has stucco cladding, an asymmetrical front façade, and a hipped roof covered in wood shingles. The building's overall dimensions are 42' by 30'. In the 1970s, a small, 20' by 30' prefabricated residence was added to the rear façade.

G Ranch 1947 Bunkhouse (Contributing Building)

This building is a 20' by 45' former military barracks building that was reportedly moved to its present location at G Ranch in 1947 from the adjacent historic RCA site (the owners of G Ranch at the time) and converted into a residence. It is a long, narrow one-story building with stucco siding and a front-gable roof covered with asphalt shingles. A 20' by 10', front-gable building clad with wood shingles was added to the front façade, giving the barracks building a more residential feel.

G Ranch Bunkhouse Shed (Contributing Building)

This small shed was relocated to the northwest corner of the Bunkhouse from the nearby AT&T facility within the period of significance.

G Ranch Worker's Residence (Contributing Building)

This rectangular-in-plan residence measures 39' by 16'. It has vertical wood board siding and a shed roof covered with corrugated metal sheets. The original, northern portion of the building was constructed prior to 1943 and was used as worker housing. Sometime after 1965, an addition to the southern end expanded the footprint of the building.

Land Use and Activities: Milking and Dairy Production

G Ranch Grade A Dairy (Contributing Building)

The G Ranch Grade A Dairy is a long rectangular-in-plan barn constructed ca. 1936. It measures 20' by 77' and consists of a milk room and milking parlor separated by a breezeway. The dairy was expanded in the late 1940s or early 1950s with the addition of the milk room and breezeway. Prior to this, an adjacent building, now called the Machine Shed, likely served as the milk room. It has a concrete foundation and a combination of concrete and cinder block walls. The roof is covered with standing seam steel panels.

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G Ranch Machine Shed (Contributing Building)

The G Ranch Machine Shed is a rectangular-in-plan building with a gable roof supporting a cupola. It is situated immediately adjacent to the Grade A Dairy and was likely constructed as a milk room prior to the construction of the milk room attached to the Grade A Dairy in the late 1940s to early 1950s. The Machine Shed has a concrete slab and perimeter foundation, horizontal wood board cladding, and a corrugated metal-clad roof. The building measures 30' by 20' and is currently used as a workshop.

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

G Ranch Chicken House (Contributing Building)

This rectangular-in-plan outbuilding was used to house chickens. The siding is vertical board, and the shed roof is covered in corrugated metal sheets. The building was constructed ca. 1900.

G Ranch Equipment Shed (Non-contributing Building)

This building measures 50' by 77' and consists of four large bays with rolling doors for storing vehicles and large equipment. It has a shed roof clad in corrugated metal sheets, board and batten cladding on the two southern bays, and plywood cladding on the two northern bays. This building was constructed after the period of significance.

G Ranch Horse Shelter (Non-contributing Building)

This building is a 22' by 18' horse shelter with a low-pitched, shed roof covered in corrugated metal sheets. Three exterior walls of the building are clad in plywood sheets with vertical battens, and the fourth wall is open for access by livestock. The building was constructed in 2000.

Land Use and Activities: Livestock Grazing

G Ranch Pasture Lands (Contributing Site)

The G Ranch Pasture Lands were the focus of livestock grazing activities for G Ranch throughout the period of significance and are characterized by extensive, flat pastures of native and non-native grassland vegetation that slope gently toward Schooner Bay and Abbotts Lagoon and are maintained by the practice of continued livestock grazing. The western edge of G Ranch is dominated by sand dunes of marginal value for grazing. The extent of the G Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the G Ranch Pasture Lands from those of the neighboring ranches. The G Ranch Pasture Lands are bounded by the Pacific Ocean to the west, the head of Schooner Bay to the east, and fence lines dividing the lands from F Ranch to the south and H Ranch to the north. The boundary between G Ranch and H Ranch are also marked by the Charles Howard and O.L. Shafter Eucalyptus Tree Boundary Demarcation. Within the G 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

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard passes just southwest of the G Ranch core, where it makes a 90-degree turn to the southeast. Specifically, the road runs southwest/northeast west of the core and northwest/southeast east of the core.

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G Ranch Entry Road (Contributing Structure)

The G Ranch Entry Road is a narrow, single-lane gravel road that has provided access from Sir Francis Drake Boulevard to the ranch core since G Ranch was established. The road is approximately 375' in length, and its typical width is 12' before it opens up into a wide driving area between the various ranch buildings.

H Ranch

H Ranch is an approximate 1,109-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Abbotts Lagoon and Inverness Ridge. H Ranch is an operating beef cattle ranch. The ranch core area is located adjacent to Pierce Point Road and is distinguished by a complex of ranch buildings sheltered by Monterey cypress and eucalyptus tree windbreaks. Although several ranch buildings occupy the site, only the Grade A Dairy, the old Dairy House, Employee Residence, and a Creamery remain from the period of significance. The extensive pasture lands that supported the dairy ranch surround the ranch core and are maintained by continued livestock grazing on the landscape.

Spatial Organization

H Ranch Windbreak North (Contributing Structure)

The H Ranch Windbreak North consists of a wedge-shaped alignment of Monterey cypress and eucalyptus trees planted to shelter the residential buildings of the ranch. The eastern segment of the alignment is primarily eucalyptus and is 200' in length. The western segment is comprised of Monterey cypress trees, although only a few remain of the approximate 140' segment. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the northern edge of the ranch core from the surrounding pasture lands.

H Ranch Windbreak West (Contributing Structure)

The H Ranch Windbreak West is an approximate 200' alignment of Monterey cypress trees that sheltered the buildings at H Ranch from prevailing northwesterly winds. In addition to providing a functional windbreak for the ranch buildings, this landscape feature visually distinguishes the western edge of the ranch core from the surrounding pasture lands.

Land Use and Activities: Residential/Domestic

H Ranch Employee Residence (Contributing Building)

This building is a cross-gabled residence constructed in the late 1940s to serve as an employee residence. Prior to 1965, the west façade was expanded outward, and the roof was raised to increase the building height. The original portions of the building have horizontal board siding with fish scale shingles in the gable ends, while the ca. 1960s addition has vertical wood board siding. The roof is covered with composite shingles.

H Ranch Main Residence (Non-contributing Building)

This long, sprawling Ranch style residence was constructed in 1958 after the period of significance. The overall dimensions of the building are 55' by 70', with a 25' by 25' garage attached to the south façade. The building has a low-pitched, hipped roof covered with asphalt shingles and both stucco and brick veneer cladding. Recent additions to the rear façade expanded the living space. The residence has a brick-

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edged driveway, a front lawn bordered by a short concrete block retaining wall, a concrete walkway leading to the main entrance, and a rear concrete patio.

H Ranch North Residence (Non-contributing Building)

This residence was constructed ca. 1960 and consists of a main, gabled building with three small additions. The main building measures 25' by 25', has T1-11 siding, and composite shingle roofing. At the south façade is a 15' by 20' shed-roof building that also contains the main entrance. At the north façade, gabled and shed-roof additions have been constructed. The shed-roof building may have been a duck hunting shack formerly located on Abbotts Lagoon. This structure was constructed after the period of significance.

H Ranch Trailer Residence (Non-contributing Building)

This residence was installed at H Ranch in 1976 after the period of significance. The 60' by 25' trailer residence has T1-11 siding and a low-pitched, side-gable roof covered with rolled roofing.

H Ranch Trailer Residence Garage (Non-contributing Building)

This building is a two-car garage that was installed in 1976 adjacent to the H Ranch Trailer Residence. The garage has T1-11 cladding and a low-pitched, side-gable roof covered with composition shingles.

Land Use and Activities: Milking and Dairy Production

H Ranch Grade A Dairy (Contributing Building)

The H Ranch Grade A Dairy is a long rectangular-in-plan barn constructed ca. 1941. The Grade A Dairy originally measured 35' by 85' and consisted of a milk room situated at the north end of the building and a milking parlor occupying the majority of the building's length. The building has a concrete foundation and half walls, and the remaining wall height and roof are covered with standing seam steel panels. The building has been modified extensively since the period of significance but still maintains its primary form and structure. In 1977, the building was converted for use as a workshop and storage space. Additionally, in the late 1990s, a large garage was attached to the southern half of the northwest façade.

H Ranch Creamery (Contributing Building)

The H Ranch Creamery is a 25' by 50' building with horizontal board siding and a hipped roof covered with standing seam steel panels. The construction date is unknown, but the building was most likely constructed after 1900, as its form differs slightly from the standard Shafter-era creamery. A lean-to shed projects from the west façade. In the 1940s, the eastern end of the Creamery was converted to a residence, and the western end was converted to a garage. After the period of significance, grain storage sheds were added to the south (rear) façade of the building.

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

H Ranch Garage (Non-contributing Building)

The H Ranch Garage is a 50' by 45', shed-roof building with large sliding doors for vehicle and equipment storage. The building is clad in vertical wood boards, and the roof is covered in corrugated metal sheets. It was constructed after the period of significance but may have incorporated elements from an older building at this location.

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H Ranch Hay Barn (Non-contributing Building)

The H Ranch Hay Barn is a large, modern hay barn with T1-11 siding and roof covered with standing steam steel panels. The barn measures 50' by 80' and has an open, shed-roof lean-to on each side. The lean-to on the north façade is 15' wide and runs the entire length of the barn. The lean-to on the south façade is also 15' wide but extends only midway the length of the barn. The hay barn was constructed in 1997 on the site of the old nineteenth century milking barn and a 1930s hay barn.

H Ranch Equipment Shed (Non-contributing Building)

The H Ranch Equipment Shed is a 40' by 40' outbuilding situated at the southern end of the ranch core. The building has plywood siding and a low-pitched, gable roof covered with corrugated metal sheets. The east façade is accessed through a large open bay, and the west façade has a plywood entry door. The building was constructed after the period of significance.

H Ranch Gambrel-roofed Shed (Non-contributing Building)

This 10' by 20' building has plywood siding and a gambrel roof covered with corrugated metal sheets. The building likely serves as a chicken house and was constructed after the period of significance.

H Ranch Open Front Shed (Non-contributing Building)

This 15' by 15' open-front shed has plywood siding and a shed roof covered with corrugated metal sheets. The building is used for storing materials and was constructed after the period of significance.

H Ranch Shed (Non-contributing Building)

This small, 15' by 10' shed has horizontal board siding and a side-gable roof covered with corrugated metal sheets. The building most likely dates to the early 1960s after the period of significance.

Land Use and Activities: Livestock Grazing

H Ranch Pasture Lands (Contributing Site)

The H Ranch Pasture Lands were the focus of livestock grazing activities for H Ranch throughout the period of significance and are characterized by extensive, flat pastures to the north that give way to steep, hilly areas to the south. Vegetation within the pasture land is predominantly native and non-native grassland vegetation maintained by the continued use of the ranch especially by grazing livestock. The extent of the H Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the H Ranch Pasture Lands from those of the neighboring ranches. The H Ranch Pasture Lands are bounded by Abbotts Lagoon to the west, fence lines dividing the lands from L and M ranches to the east, I Ranch to the north, and G Ranch to the south. Within the H 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 the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between the northern grazing pastures and the ranch core that were separated by Pierce Point Road.

Land Use and Activities: Crop Production

H Ranch Silage Bunker (Non-contributing Structure)

The H Ranch Silage Bunker consists of two parallel freestanding walls, one concrete and one wood, on compacted soil. This area is used to contain vegetation as it is being fermented into silage used for

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supplemental feed. The walls are approximately 90' in length and set 50' apart. This resource was constructed after the period of significance.

Circulation

Pierce Point Road (Contributing Structure)

Pierce Point Road runs westerly towards the H Ranch core, where it turns northwesterly towards I Ranch. The road passes just north of the H Ranch core.

H Ranch Entry Road (Contributing Structure)

The H Ranch Entry Road is a narrow, single-lane asphalt road that has provided access from Pierce Point Road to the ranch core since H ranch was established. The road is approximately 400' in length and its typical width is 12' before it opens up into a wide driving area between the various ranch buildings.

Home Ranch

Home Ranch is an approximate 2,720-acre vernacular ranching landscape located near the center of the Point Reyes Peninsula within the Point Reyes National Seashore. Home Ranch is the oldest existing ranch complex on the Point Reyes Peninsula, containing the oldest known building in the historic district. It served as the headquarters for the Shafter dairy interests beginning in the 1850s. Home Ranch is currently a beef cattle and horse boarding operation. It is bordered by N Ranch to the east, by Limantour Estero to the southeast, by Home Bay to the northwest, and by Drakes Estero to the south and southwest. The area east of the ranch is designated as wilderness, formerly known as the Glenbrook and New Albion ranches (later as the Turney property). The ranch complex is nestled in a small valley, which drains into nearby Home Bay, an arm of Drakes Estero. The ranch core is intact, with buildings representing all major construction phases. The ranch is bisected by Home Ranch Entry Road, a slightly realigned version of the original Point Reyes-Olema Road extending to the ranches and lighthouse. The road passes through the ranch complex, with dwellings and barns on both sides of the road. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Spatial Organization

Home Ranch Windbreak 1 (Contributing Structure)

In the early 1890s, windbreaks were planted to protect the main residence from strong winds blowing from the northwest and the south. One windbreak was planted along the north side of Home Ranch Entry Road, for approximately 250', then turned northward for another 100', along the west side of the main residence.

Home Ranch Windbreak 2 (Contributing Structure)

The second row of trees, approximately 175' long, was planted along the south side of the road, opposite the main residence. In addition to providing protection to the ranch buildings, the rows of trees on either side of the road create a formal allée. The grove consisted of blue gum eucalyptus, which tended to become brittle with age. As a result, many trees were removed by the 1940s.

By the early 1920s, another row of trees was planted that extended further north than the original windbreaks. Approximately 550' long, this blue gum eucalyptus and Monterey cypress windbreak protected the entire ranch core from northwestern winds. Another windbreak was planted in the 1940s along the western side of the Granary. Together, these windbreaks provided protection and created a

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sense of enclosure within the ranch core. Today, the windbreak planted in the 1920s north of the ranch core (along Home Ranch Entry Road) remains, although some gaps are evident.

Land Use and Activities: Residential/Domestic

Home Ranch Main House and Bunkhouse (Contributing Building)

This building includes the 1857 Home Ranch Main House and the 1860 Bunkhouse that have become attached by additions and modifications completed during the period of significance. This two-story building measures 66' by 46' and has board and batten cladding. The building has a steeply-pitched, gable roof, wood-sash windows, and a brick chimney. The building has shed-roof porch additions (1930s north room, 1980 expanded dining room) and an original dining room wing on the south end. A two-story bunkhouse is attached to the southeast corner. A wood deck and stairs was added to the west façade in 1982. A 3'-wide walkway paved with flagstone extends from the residence to Home Ranch Entry Road. In the 1970s, a brick patio was installed, and in 1999, foundation work occurred at the back of the house. The front garden is surrounded by a white picket fence and extensive ornamental plantings. Three large poplars are located adjacent the perimeter of the garden, providing visual cues to the location of the main house from a distance.

Home Ranch Murphy Residence (Contributing Building)

This one-story residence was constructed ca. 1946. It measures 42' by 60' and has horizontal wood siding, a gable roof, and shed-roof front and rear porches. The majority of the windows are two-over-two, wood-sash. A rustic split picket fence encloses the yard.

Home Ranch Trailer Residence (Non-contributing Building)

This residence measures 25' by 69' and has an attached single-wide trailer. The building has a post and pier foundation, T1-11 cladding, and a front-gable roof clad with asphalt shingles. A 2' tall, dry stacked sandstone retaining wall spans Home Ranch Entry Road adjacent to the trailer residence. This residence was installed after the period of significance.

Land Use and Activities: Milking and Dairy Production

Home Ranch Old Milking Barn (Contributing Building)

This building, constructed in 1880 as a milking barn, measures 80' by 104' and has horizontal drop siding and a gable roof. The east side of the barn is built into the hillside, and the west side is open for cattle to enter. A small 8' by 15' addition was constructed on the west façade, most likely to connect the Old Milking Barn to the milk room below. A concrete water trough and a cattle chute, consisting of an angled, scored concrete base with metal fencing, is located to the south. The barn is now used for hay storage.

Home Ranch Milk Room (Contributing Building)

A small milk room, most likely dating to the 1930s, is now connected to the western addition on the Old Milking Barn. The building measures 15' by 20' and has a poured concrete foundation and corrugated metal cladding.

Home Ranch Creamery (Contributing Building)

This Creamery is a gabled building that measures 25' by 50' with an addition on the south façade that measures 10' by 50'. The building is clad with board and batten on the south (front) façade, horizontal wood siding on the remaining façades, and vertical board siding on the addition. The building has sliding

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doors and small windows with no glazing. During the period of significance, the Creamery was modified to house milking stations and livestock.

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

Home Ranch Pumphouse 1 (Contributing Building)

This small structure measures 6' by 15' and has horizontal board siding and a shed roof covered with corrugated metal sheets. The pumphouse is situated along Home Ranch Entry Road.

Home Ranch Horse Barn (Contributing Building)

This two-story building measures 20' by 60' and has a side-gable roof. The building is clad with board and batten siding and has various doors and windows. An open, shed-roof lean-to structure measuring 7' by 45' extends from the south façade to provide shelter for livestock.

Home Ranch Machine Shop (Contributing Building)

This building was constructed ca. 1925. It measures 50' by 59' and has a tongue and groove floor and a central gable roof with shed-roof extensions along the front and rear façades. A shed-roof addition is located on the northwest façade. The building is clad with vertical board siding, excluding horizontal wood board cladding at the addition. In 2007, the building received structural repairs, including replacement cladding and a new roof.

Home Ranch Garage (Contributing Building)

This long, rectangular-in-plan garage was constructed ca. 1946. The wood-frame building measures 20' by 105' and has a concrete slab foundation, horizontal wood siding, and a shed roof covered with corrugated metal sheets. The building has five vehicle openings with sliding doors constructed of vertical wood boards. Windows are located on the north and rear façades, and a small shed-roof addition is located at the rear. In 2007, the building received structural repairs, including replacement siding and a new roof. A concrete basketball court is located along Home Ranch Entry Road north of the garage.

Home Ranch Granary (Contributing Building)

This building was constructed in the mid-1930s to store grain and feed for livestock. The building measures 25' by 25', as a rear 36' by 60' addition was removed after it collapsed. The building has a low-pitched, gable roof; horizontal board siding; and a central rolling door on the front façade. This building was stabilized and repaired in 2007 and 2008.

Home Ranch Hog and Hen House (Contributing Building)

This building was constructed by 1940. The rectangular-in-plan building measures 20' by 60' and has vertical wood board cladding and a gable roof. Large openings covered with chicken wire are located on the east façade, while the rear section is devoid of fenestration. In 2008, the building received structural repairs, including replacement siding and a new roof.

Home Ranch Wood Shed (Contributing Building)

This building was constructed ca. 1946 adjacent to the Main House and Bunkhouse. It measures 15' by 27' and has a low-pitched, asymmetrical gable roof. The building has board and batten cladding on the west façade and horizontal wood cladding on the remaining façades. Entrances are located on the gabled ends of the building. In 2008, the building received structural repairs, including replacement siding and a new roof.

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Home Ranch Shed (Contributing Building)

Located adjacent to the Murphy Residence, this building may have been constructed as early as 1865 and initially used as a doghouse. It measures 12' by 20' with a rear shed-roof addition and has a pyramidal roof covered with asphalt shingles. A cupola was originally located on the roof but has since been removed. The structure is clad with vertical wood board siding. A wood door and an electrical utility box are located at the front façade facing road. In 2008, the building received structural repairs, including replacement siding and a new roof.

Home Ranch Silo (Contributing Building)

This circular, concrete silo was installed at Home Ranch ca. 1946 and was used for grain storage. It is 45' tall and 15' in diameter with 6" thick walls.

Home Ranch Hay Barn (Non-contributing Building)

This wood frame building measures 43.5' by 83'. It has a concrete perimeter foundation, vertical board siding, a front-gable roof covered with corrugated metal sheets, and shed-roof additions on the side façades. A sandstone and chert stone driveway leads to this building. A concrete trough and metal trough are located to southwest. The barn was constructed outside of the ranch core after the period of significance.

Home Ranch Pumphouse 2 (Non-contributing Building)

This building measures 12' by 14'. It has vertical board siding, a gable roof covered in corrugated metal sheets, a metal door, and a concrete slab foundation. The building is situated behind the Home Ranch Main House and Bunkhouse.

Land Use and Activities: Livestock Grazing

Home Ranch Pasture Lands (Contributing Site)

The Home Ranch Pasture Lands were the focus of livestock grazing activities for Home Ranch throughout the period of significance. They are characterized by northeast to southwest trending ridges extending from the slopes of Inverness Ridge and cut by narrow drainages emptying into Home Bay of Drakes Estero. The pastures are dominated by native and non-native grassland vegetation maintained by the continued grazing of livestock. The extent of the Home Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Home Ranch Pasture Lands from those of the neighboring ranches. The Home Ranch Pasture Lands are bounded by Home Bay to the west and fence lines dividing the lands from N Ranch to the north and Wilderness Areas to the east. Within the Home Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Home Bay, and water troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators.

Circulation

Home Ranch Entry Road (Contributing Structure)

The Home Ranch Entry Road runs northwest-southeast across Home Ranch and passes through the ranch core.

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I Ranch

I Ranch is an approximate 1,815-acre vernacular ranching landscape located in the northern portion of the Point Reyes Peninsula within the Point Reyes National Seashore. I Ranch is currently an operating Grade A dairy. I Ranch is bordered by J and K ranches to the north, L Ranch to the east, H Ranch and Abbott's Lagoon to the south, and the Pacific Ocean to the west. The ranch is located in a wide valley composed of brush and grassland that drains into Abbott's Lagoon. A low ridge protects the valley from the harsh weather of the Pacific Ocean. The ranch complex sits on the eastern slope of this protective ridge and commands a wide view of the Point Reyes Peninsula. The I Ranch core includes multiple contributing residential, dairy-related, and support buildings, along with several non-contributing garages, sheds, and barns that were added after the period of significance.

Spatial Organization

I Ranch Cypress Windbreak (Non-contributing Structure)

With the exception of two Monterey cypress trees, the windbreak formerly west of the 1925 Main Residence has been lost.

Land Use and Activities: Residential/Domestic

I Ranch 1925 Main Residence (Contributing Building)

This building is a rectangular-in-plan building measuring 70' by 28'. A gabled, 18' by 10' addition extends lengthwise along the rear façade. The building has a concrete foundation, horizontal wood siding, and a side-gable roof covered in composite shingles. A gabled porch shelters the main entrance. The yard is enclosed with vertical wood board fencing and ornamental plantings. Two concrete walkways lead to the entrances on the east and south façades.

I Ranch 1952 Residence (Contributing Building)

This residence was constructed in 1952. It measures 30' by 50', with a 20' by 30' rear addition constructed after the period of significance. The building has a concrete foundation, horizontal board siding, and a hipped roof covered with composite shingles. The building sits on a concrete foundation and has two concrete walkways that lead to the entrances. A wood fence encloses the lawn and small ornamental garden. A 12' by 30' structure with a shed roof and T1-11 siding was constructed southeast of the building in the 1990s.

I Ranch 1952 Residence Garage (Contributing Building)

This wood frame garage is associated with the I Ranch 1952 Residence. It is a side-gable, three-car garage that measures 36' by 23'. The building has horizontal board siding and a concrete foundation.

I Ranch Residence 1 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 cladding and a side-gable roof covered with composition shingles. A detached, 15' by 25', front-gable garage is located adjacent to the south façade. The residence and garage were constructed after the period of significance.

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I Ranch Residence 2 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered in composition shingles. A detached, 15' by 25', front-gable garage is located just south of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 3 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered with composition shingles. A detached, 15' by 20', shed-roof garage is located just south of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 4 (Non-contributing Building)

This one-story, rectangular-in-plan residence measures 45' by 24'. It has T1-11 siding and a side-gable roof covered with composition shingles. It also has an enclosed gabled entry and a one-car garage attached to the south façade. It was constructed after the period of significance.

I Ranch Residence 5 and Garage (Non-contributing Building)

This one-story, rectangular-in-plan, residence measures 45' by 24'. It has T1-11 siding and a front-gable roof covered in composition shingles. A detached, 10' by 20', front-gable garage is located just west of the residence. Both buildings were constructed after the period of significance.

I Ranch Residence 6 (Non-contributing Building)

This one-story, rectangular-in-plan, residence measures 30' by 12'. It has T1-11 siding and a side-gable roof covered in composition shingles. It was constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

I Ranch Creamery (Contributing Building)

This distinctive Creamery is constructed of concrete blocks molded to resemble split stone masonry. The building measures 25' by 52' and has a hipped roof covered in wood shingles. A partial-width roof extension runs along the south façade. The rectangular-in-plan building has four-over-four, double-hung, wood-sash windows, three wood doors (two are non-functioning), and a large garage door underneath the roof extension. This building has been converted to a workshop.

I Ranch Grade A Dairy (Contributing Building)

The I Ranch Grade A Dairy has an irregular plan due to several expansions that largely occurred during the period of significance. When the dairy was originally constructed in 1946, it was a rectangular-in-plan building measuring 23' by 70'. A milk room is located at the north end and is separated by a breezeway from the milking parlor occupying the rest of the building. Prior to 1952, the barn appears to have been expanded with a cross-gabled, 40' by 60' addition projecting from the east façade and a new 20' by 30' milk room on the north façade. The building has a concrete slab foundation and concrete half walls supporting wood board-clad walls punctured by windows. The gable roof is covered with corrugated metal sheets. Scored concrete paving and a system of corrals and gates south of the barn facilitate the movement of cattle into the building and maintain cleanliness in the milking and holding areas. An approximate 800' fenced cattle drive conveys cattle between the large Loafing Barns to the Grade A Dairy to be milked.

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I Ranch Old Milking Barn (Contributing Building)

The I Ranch Old Milking Barn was constructed in the 1880s and originally measured 52' by 125'. The wood-frame barn has a concrete foundation, vertical board siding, and a gable roof covered with corrugated metal sheets and capped by a central cupola. It has large openings on the east façade for tractor access and interior grain bins. After the Grade A Dairy was installed in 1946, the building was extended an additional 50' to the south and converted to a hay barn. The building was recently structurally stabilized and updated to comply with U.S. Department of Agriculture organic requirements.

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

I Ranch Feed Shed (Contributing Building)

This building was constructed in the 1870s as a feed shed. It measures 28' by 40' and has a concrete foundation, board and batten siding, various openings, and a gable roof covered with corrugated metal sheets. Although it was built in the 1870s, the McClure family raised the profile of the building in 1950 to accommodate storage needs. The building is currently used as a garage.

I Ranch Center Garage (Contributing Building)

This four-car garage is located at the center of the ranch core. The wood-frame building measures 24' by 59' and has a concrete foundation, horizontal wood siding, and a side-gable roof covered with standing seam steel panels. It was constructed prior to 1943.

I Ranch Garage (Non-contributing Building)

This garage measures 12' by 29' and has a concrete foundation, corrugated aluminum sheet cladding, and a shed roof covered with corrugated aluminum sheets. It was constructed in 2004 after the period of significance.

I Ranch Equipment Shed (Non-contributing Building)

The shed measures 60' by 40' and has a concrete foundation, corrugated aluminum sheet cladding, and a side-gable roof covered with corrugated aluminum sheets. It was constructed in 1988 after the period of significance.

I Ranch Shed (Non-contributing Building)

This 15' by 17' shed is located adjacent the northern Silage Bunker at the north end of the ranch. It has board and batten siding and a gable roof covered with corrugated aluminum sheets. It was constructed after the period of significance.

I Ranch Calving Barn (Non-contributing Building)

This 64' by 110', steel frame building has a concrete foundation and corrugated metal siding. The gable roof also is covered with corrugated metal sheets. It was constructed in the late 1990s or early 2000s after the period of significance.

I Ranch Hospital Barn (Non-contributing Building)

This 45' by 100', metal frame barn has a concrete foundation, metal siding, and a slightly sloping shed roof covered with corrugated metal sheets. It was constructed in 2008 after the period of significance.

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I Ranch Loafing Barns (Non-contributing Buildings)

The I Ranch Loafing Barns are two freestall barns constructed just west of the ranch core. The 100' by 360' barns are identical and stand 15' apart. Each metal frame barn has open sides and a gable roof clad with standing seam metal panels. They were constructed in 2005 after the period of significance.

Land Use and Activities: Livestock Grazing

I Ranch Pasture Lands (Contributing Site)

The I Ranch Pasture Lands were the focus of livestock grazing activities for I Ranch throughout the period of significance and are characterized by gently rolling hills of low-lying, native and non-native grassland vegetation maintained by the continued grazing of livestock. The western edge of I Ranch is dominated by sand dunes of marginal value for grazing. The extent of the I Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the I Ranch Pasture Lands from those of the neighboring ranches. The I Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Abbotts Lagoon to the south, and fence lines dividing the lands from H and L ranches to the west and J and K ranches to the north. Within the I Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages that drain toward Kehoe Beach and Abbotts Lagoon, and troughs and other features supporting the grazing of the pastures are distributed throughout the pasture lands. An informal network of ranch roads traverses the various pastures providing vehicle access for ranch operators, and a cattle underpass permits the circulation of cattle between the eastern grazing pastures and the ranch core that were divided by Pierce Point Road.

Land Use and Activities: Crop Production

I Ranch Silage Bunkers (Non-Contributing Structure)

The I Ranch Silage Bunkers consist of two separate silage storage areas. Each bunker contains freestanding, parallel reinforced concrete walls situated a concrete slab that are used to contain vegetation as it is being fermented into silage for supplemental feed. The concrete walls are approximately 200' in length and 60' apart. This resource was constructed after the period of significance.

Circulation

Pierce Point Road (Contributing Structure)

Since early in the period of significance, Pierce Point Road has bisected the I Ranch core, providing access through the ranch and to other ranches to the north.

I Ranch Entry Road (Contributing Structure)

The former alignment of Pierce Ranch Road through the I Ranch core remains the primary access road to the I Ranch building complex. The I Ranch Entry Road remains and varies between 15' and 24' in width.

J Ranch

J Ranch is an approximate 1,138-acre vernacular ranching landscape situated on the Point Reyes Peninsula between the Pacific Ocean and Tomales Bay. J Ranch is an operating Grade A dairy ranch. The ranch core area of J Ranch is located adjacent to Pierce Point Road and consists of various domestic and ranch buildings. Of these buildings, only the Grade A Dairy, 1955 Calf Shed, and Cabin remain from the period of significance. The extensive pasture lands that supported J ranch throughout the period of significance surround the ranch core and are maintained by continued livestock grazing.

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Spatial Organization

J Ranch Windbreak (Non-contributing Structure)

An approximate 200' windbreak of Monterey cypress trees was planted along the west side of Pierce Point Road across from the J Ranch core. The trees were planted after the period of significance, and many trees have been removed. A single Monterey cypress tree remains at the location of the original ranch house and may be a remnant from the period of significance.

Land Use and Activities: Residential/Domestic

J Ranch Cabin (Contributing Building)

This small residence has horizontal board siding, a side-gable roof covered with cedar shingles, and a shed-roof extension on the rear façade.

J Ranch Main House (Non-contributing Building)

The J Ranch Main House has an irregular plan. The main massing of the building measures 30' by 50' and has a side-gable roof. Two gabled wings project from the south façade; the western wing measures 20' by 25' and the eastern wing measures 20' by 45'. The wings have been infilled with a flat-roofed addition. The majority of the building is clad with horizontal wood boards, and the roofs are covered with composite shingles. The building was constructed in the 1960s after the period of significance.

J Ranch Trailer Residence 1 (Non-contributing Building)

This 15' by 50' trailer residence was installed at J Ranch after the 1960s. The building has T1-11 siding and a gable roof covered with rolled roofing. A covered carport is located at the southwest façade.

J Ranch Trailer Residence 2 (Non-contributing Building)

This building is a trailer residence that measures 15' by 50'. It has horizontal board siding and a gable roof covered with composition shingles. This building was installed at J Ranch in 2014 after the period of significance.

J Ranch 1982 Residence and Garage (Non-contributing Building)

This building consists of two gabled trailer residences that have been joined lengthwise to create a single 30' by 60' residence. It has T1-11 siding and composition shingles covering the roof. A 30' by 25', side-gable garage is situated to the east.

J Ranch 1988 Residence and Garage (Non-contributing Building)

This 25' by 60' residence has T1-11 siding and a low-pitched, side-gable roof covered with composition shingles. The residence was installed at J Ranch in 1988. A 20' by 20' garage also was installed east of the residence.

J Ranch 1994 Residence and Garage (Non-contributing Building)

This residence was installed at J Ranch in 1994. The 25' by 60' building has T1-11 siding and a low-pitched, side-gable roof covered with composition shingles. A prefabricated, one-car garage was installed immediately east of the residence.

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Land Use and Activities: Milking and Dairy Production

J Ranch Grade A Dairy (Contributing Building)

The J Ranch Grade A Dairy is a long, rectangular-in-plan barn constructed in 1944. A breezeway separates the concrete milk room at the west end from the milking parlor at the east end. The milking parlor has a concrete foundation and half walls, and the remaining wall height consists of long ribbons of windows to illuminate and ventilate the milking area. The building has an asymmetrical gable roof covered with corrugated metal sheets. The building currently measures 40' by 120' due to the expansion of the milk room and milking parlor after the period of significance. An approximate 700' fenced cattle drive conveys cattle between the grazing pastures west of the ranch core to the Grade A Dairy to be milked.

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

J Ranch Calf Shed (Contributing Building)

The J Ranch Calf Shed is a long, rectangular-in-plan building measuring 60' by 15' with a concrete foundation and low concrete walls that support wood frame walls clad with horizontal wood boards. The side-gable roof is covered with corrugated metal sheets. This building was constructed in 1955 on the west side of Pierce Point Road.

J Ranch Garage (Contributing Building)

The J Ranch Garage is a 20' by 40' building with a shed roof, horizontal board siding, and a concrete foundation. The garage is accessed by a large opening with rolling doors.

J Ranch Loafing Barn (Non-contributing Building)

This metal frame, freestall barn measures 115' by 300'. The exterior walls and roof are covered with corrugated metal sheets. It was installed in 1971.

J Ranch Feeding Barn (Non-contributing Building)

This metal frame, freestall barn measures 65' by 290'. The structure is open on all sides and has a flat roof covered with corrugated metal sheets. The barn is surrounded by metal gates and feed stanchions. It was installed in 2005.

J Ranch Calf Barn (Non-contributing Building)

This large, metal frame calf barn measures 15' by 70'. The exterior walls and roof are covered with corrugated metal sheets. It was constructed in 2011.

J Ranch Equipment Garage (Non-contributing Building)

This large, four bay garage measures 100' by 30'. The exterior walls and shed roof of the metal-frame building are covered with corrugated metal sheets. It was installed in 2005.

J Ranch Feed Storage/Garage (Non-contributing Building)

This metal frame building measures 35' by 32'. The exterior walls and side-gable roof are covered with corrugated metal sheets. The main portion of the building shelters three grain storage bins, and a 35' by 20' shed-roof extension at the rear functions as a garage for vehicles and large equipment. It has two large garage doors. The building was constructed ca. 1993 after the period of significance.

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J Ranch Hay Barn (Non-contributing Building)

The J Ranch Hay Barn is located between the Feed Storage/Garage and the Silage Bunker. It is a large metal frame building measuring approximately 50' by 60'. Corrugated metal sheets clad the exterior walls and gable roof.

J Ranch Grain Storage (Non-contributing Building)

This building is a tall, 15' by 15' grain storage building situated adjacent to the Grade A Dairy. It has a flat roof and plywood siding. The building was constructed in 1984.

Land Use and Activities: Livestock Grazing

J Ranch Pasture Lands (Contributing Site)

The J Ranch Pasture Lands were the focus of livestock grazing activities for J Ranch throughout the period of significance and are characterized by relatively flat lowland and ridgetop pastures cut by the tributaries of Kehoe Creek and other small gulches. Vegetation throughout the pasture lands is primarily low-lying, native and non-native grassland maintained by the continued grazing of livestock. The extent of the J Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the J Ranch Pasture Lands from those of the neighboring ranches. The J Ranch Pasture Lands are bounded by the Pacific Ocean to the west, Tomales Bay to the east, and fence lines dividing the lands from I Ranch and K Ranch to the south and the Pierce Ranch to the north. Within the J 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, and two cattle underpasses permit the circulation of cattle between the western grazing pastures and the ranch core that were divided by Pierce Point Road.

Land Use and Activities: Crop Production

J Ranch Silage Bunker (Non-contributing Structure)

The J Ranch Silage Bunker is a long, narrow excavation located at the southern end of the ranch core. The excavation is 240' in length and 50' in width and formerly was used to contain vegetation as it was fermented into silage for supplemental feed. This resource was constructed after the period of significance, although it is no longer used for silage.

Circulation

Pierce Point Road (Contributing Structure)

Pierce Point Road runs north-south through J Ranch, where it passes just west of the ranch core.

L Ranch Road (Contributing Structure)

L Ranch Road feeds into Pierce Ranch Road approximately two-thirds of a mile north of the J Ranch core within the J Ranch boundary.

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K Ranch

K Ranch is an approximate 1,292-acre vernacular ranching landscape situated on the Point Reyes Peninsula between Kehoe Creek and Tomales Bay. Apart from two buildings at Laird's Landing, no buildings remain of the former dairy ranch. However, the spatial organization of K Ranch and its relationship to the surrounding ranches is visually evident by the remnant Monterey cypress windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it and continue to be grazed by livestock.

Spatial Organization

K Ranch Windbreak (Contributing Structure)

The K Ranch Windbreak consists of a single Monterey cypress tree that was planted to shelter the main residence (now demolished) at K Ranch from prevailing northwesterly winds. This landscape feature visually distinguishes the ranch core area of K Ranch from its surrounding pasture lands.

Land Use and Activities: Residential/Domestic

Laird's Landing Main House (Contributing Building)

This one-story, wood frame, cross-gabled residence has a wood pier foundation. It measures approximately 20' by 28' and is clad in plywood and batten siding. The roof is covered with rolled roofing material. The building was constructed ca. 1880 and served as a residence for an extended family of Coast Miwok ancestry. The family worked on the neighboring ranches and were permitted to maintain a residence on K Ranch.

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

Laird's Landing Boat House (Contributing Building)

This one-story, wood frame building has a wood pier foundation. It measures approximately 11' by 25' and has board and batten siding and a gable roof covered with cedar shingles. The building likely served as a residence or outbuilding for the family of Coast Miwok ancestry that lived at Laird's Landing and worked for neighboring ranches. The building may have also supported K Ranch as an outbuilding adjacent to the schooner landing that was situated in the cove. The building was constructed ca. 1880.

Land Use and Activities: Livestock Grazing

K Ranch Pasture Lands (Contributing Site)

The K Ranch Pasture Lands were the focus of livestock grazing activities for K Ranch throughout the period of significance and are characterized by open ridgetop pasturage dominated by native and non-native grassland vegetation interrupted by steep, brushy gulches draining toward Kehoe Creek and Tomales Bay. The visual characteristics of the grazing pastures are maintained by their continued use for grazing livestock, excluding the western edge of K Ranch that is no longer grazed and is transitioning to chaparral. The extent of the K Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the K Ranch Pasture Lands from those of the neighboring ranches. The K Ranch Pasture Lands are bounded by Tomales Bay to the east and fence lines dividing the lands from J Ranch to the north, I Ranch to the west, and L Ranch to the south. Within the K 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. A cattle underpass

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permits the circulation of cattle between the western grazing pastures and the former location of the ranch core that were divided by L Ranch Road.

Circulation

K Ranch Entry Road (Contributing Structure)

The K Ranch Entry Road is accessed by L Ranch Road, which was the original alignment of Pierce Ranch Road. The K Ranch Entry Road is a visible despite considerable vegetative growth.

Laird's Landing Road (Contributing Structure)

Laird's Landing Road is a narrow dirt track that provides access from the former ranch core to the shore of Tomales Bay where ranch products were loaded onto boats and transported to the opposite shore of Tomales Bay for shipment by rail. The road is approximately one mile in length and its typical width is 10'.

L Ranch Road (Contributing Structure)

L Ranch Road passes north-south through K Ranch, just west of the former ranch core.

L Ranch

L Ranch is an approximate 1,218-acre vernacular ranching landscape located on Tomales Point along the eastern boundary of the Point Reyes Peninsula within the Point Reyes National Seashore. L Ranch is an operating Grade A dairy ranch. L Ranch is bounded by I and M ranches to the west, K Ranch to the north, Tomales Bay to the east, and Tomales State Park to the south. Contributing buildings within the L Ranch core include the Main Residence, Grade A Dairy, Old Milking Barn, Creamery, and multiple barns and sheds. The spine of Inverness Ridge crosses through the ranch property from the northwest to the southeast. The L Ranch core stands on a windy and treeless hillside of the ridge as it has for 125 years. The northeastern slope, rolling down to Tomales Bay and the Duck Cove and Sacramento Landing settlements, is cut by numerous gulches and contains a mix of grassland, brush, and Bishop pine forest. The gentle southwestern slope is comprised entirely of grasslands and provides a vast panorama of Point Reyes Peninsula and the Pacific Ocean. Together, the landscape features, such as corrals, fences, residences, outbuildings, and the circulation system, define the vernacular ranching landscape.

Spatial Organization

L Ranch Windbreak (Contributing Structure)

An approximate 80' windbreak of Monterey cypress trees is oriented north/south and located approximately 30' west of the main house to shelter it and other ranch structures from prevailing winds. The windbreak was likely planted in the early 1900s and was approximately 200' in length. Sometime in the 1940s, all but one of the cypress trees were removed. The existing windbreak appears to consist of this tree and multiple new plantings of Monterey cypress. The modern windbreak is consistent with the original windbreak in its location and material and is considered a contributing resource.

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Land Use and Activities: Residential/Domestic

L Ranch Main Residence (Contributing Building)

This building is a typical Shafter-era ranch house constructed ca. 1865. It is a two-story house that measures 28.5' by 32.5' and has a small shed-roof addition on the west façade that measures 7' by 16'. The house has horizontal wood siding, excluding vinyl siding and brick veneer on the east and south façades. Porches have been added to the south and north façades, and the primary window type is one-over-one, aluminum-sash. A single dormer window is located on the north façade, and two dormer windows are located on the south façade. Concrete walkways lead to both the north and south entrances.

L Ranch Garage 1 (Contributing Building)

This building is situated northwest of the Main Residence and serves as a garage and residence. The wood frame structure measures 40' by 22' and has board and batten siding and a side-gable roof covered with corrugated metal sheets. The southern portion of the building used as a residence was likely constructed ca. 1900. The northern portion with two garage bays was constructed sometime after 1940.

L Ranch Garage 2 (Non-Contributing Building)

This building is located immediately north of Garage 1 and measures 22' by 20'. It is clad with corrugated metal sheets and has large, horizontal board sliding doors and a side-gable roof covered with corrugated metal sheets. The building was constructed or moved to this location after the period of significance. A wood retaining wall located to the east and constructed of stacked 2" by 12" horizontal pressure treated wood boards was added after the period of significance.

L Ranch Employee Residence 1 (Non-contributing Building)

This modular home measures 10' by 55', with a 12' by 20' plywood addition on the north façade. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Employee Residence 2 (Non-contributing Building)

This modular home measures 60' by 12'. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Employee Residence 3 (Non-contributing Building)

This modular home measures 52' by 12', with a 16' by 12' plywood addition on the north façade and a 7' by 7' addition on the south façade. It is clad with corrugated metal sheets, and the roof is covered with rolled roofing material. A horizontal wood fence encloses the yard. It was installed after the period of significance.

L Ranch Ghisletta House and Garage (Non-contributing Building)

This house and associated garage was built by Ernest Ghisletta in 1960 near the southern boundary of L Ranch. The residence is a one-story, wood frame, rectangular-in-plan building with a concrete slab foundation, horizontal board siding, and a low-pitched, shed roof. The building measures 44' by 30'. The front façade is symmetrical with two one-over-one windows flanking a central, recessed entry. Directly west of the residence is a 20' by 40' garage with vertical board siding, large sliding doors, and a shed roof.

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Land Use and Activities: Milking and Dairy Production

L Ranch Grade A Dairy (Contributing Building)

The L Ranch Grade A Dairy was constructed in 1947. This rectangular-in-plan building measures 32' by 70'. It consists of a 6'-wide breezeway connecting a 14' by 32' milk room at the west end and a 50' by 32' milking parlor at the east end. It has a concrete foundation, concrete block walls, and a gable roof covered with corrugated metal sheets. An exterior concrete loading dock is located on the south façade, corrals and feed storage are located on east façade, and a 10' addition housing a generator is located on the west façade. The north façade has two additions measuring 8' by 5' on the west side and 19' by 6' on the east side. An approximate 3'-tall, 20'-long, poured-in-place concrete retaining wall was constructed east of the Grade A Dairy after the period of significance. An approximate 5'-tall concrete block retaining wall with a central set of stairs accessing a concrete path leading to the dairy also was constructed after the period of significance. A concrete pad is located to the south, and corrals are located to the east. A cattle drive with fencing runs downslope from the pastures to the building.

L Ranch Old Milking Barn (Contributing Building)

This milking barn was constructed in the 1880s but was converted into hay storage after 1947. It measures 52' wide, 122.5' long, and 28' tall at gable ridge. The barn was originally 150' in length, but the east end of the barn was destroyed by a storm in the 1950s. It is clad with vertical wood boards, and the gable roof is covered with corrugated metal sheets placed over wood shingles and skip sheathing. Corrals are located east and south of the barn. A cattle chute consisting of an angled scored concrete base with metal fencing and 2" by 12" wood boards at the base is located south the barn. A concrete trough is located north of the barn.

L Ranch Creamery (Contributing Building)

The L Ranch Creamery was constructed ca. 1865 but was later converted for use as a residence and garage during the period of significance. The rectangular-in-plan, side-gable building measures 25' by 65' and has shed-roof additions on the west and south façades. The addition on the west façade measures 12' by 25', and the addition on the south façade measures 10' by 32'. The building is clad in various wood siding, including horizontal boards, board and batten, and plywood sheets. The building has aluminum-sash windows throughout, and the garage has both an overhead door and a sliding door. This building has a fenced vegetable garden adjacent to the south façade.

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

L Ranch Shed (Contributing Building)

This building is situated northwest of the Horse Barn and measures 16' wide, 24' long, and 12' high at gable ridge. It has a concrete foundation, board and batten redwood siding, double hinged doors, and a small plywood shed-roof addition. The gable roof is covered with corrugated metal sheets.

L Ranch Calf Barn (Contributing Building)

This building was constructed ca. 1865 and measures 32' by 30'. It has a concrete pier foundation, variable width vertical board siding, and a gable roof. Wood shingles cover the main gable roof, and corrugated metal sheets cover the shed-roof addition. A platform is located on the west façade.

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L Ranch Horse Barn (Contributing Building)

Constructed ca. 1865, this horse barn measures 40' by 30' with a 16'-wide side bay on the west façade. The building has a concrete floor, vertical wood board siding, and a gable roof covered with corrugated metal sheets. A recent structural rehabilitation included the installation of the concrete floor. A wood feed trough is located east of the barn.

L Ranch East Barn (Contributing Building)

This calf barn is located on the east side of L Ranch Road approximately 0.4 mile south of the ranch core. The building is located in the lee of a small hill and not easily visible from the road. It measures 36' by 36' and has a concrete pier foundation, variable width vertical board siding with sections of plywood and board and batten siding, and a gable roof covered with corrugated metal sheets. The barn was constructed sometime prior to 1940 but may be older.

L Ranch Blue Shed (Non-contributing Building)

This shed is situated north of the Grade A Dairy. It measures 12' by 12' and has plywood siding currently painted blue and a gable roof covered with metal panels. The shed was constructed after the period of significance. A concrete water tank is located adjacent to the structure.

Land Use and Activities: Livestock Grazing

L Ranch Pasture Lands (Contributing Site)

The L Ranch Pasture Lands were the focus of livestock grazing activities for L Ranch throughout the period of significance and are characterized by open ridgetop pasturage dominated by native and non-native grassland vegetation interrupted by steep, brushy gulches draining toward Tomales Bay. The visual characteristics of the grazing pastures are maintained by their continued use for grazing livestock. The extent of the L Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the L Ranch Pasture Lands from those of the neighboring ranches. The L Ranch Pasture Lands are bounded by Tomales Bay to the east and fence lines dividing the lands from K Ranch to the north, I Ranch to the west, and M Ranch to the south. Within the L 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

L Ranch Road (Contributing Structure)

L Ranch Road bisects L Ranch and runs east of the ranch core.

L Ranch Entry Road (Contributing Structure)

L Ranch Entry Road, which maintains its historic alignment, is a dirt road that branches off L Ranch Entry Road, heading west to pass through the ranch core. The L Ranch Entry Road formerly continued southwest to H Ranch and the M Ranch Schoolhouse.

M Ranch

M Ranch is an approximate 1,160-acre vernacular ranching landscape located in the northwest portion of the Point Reyes Peninsula within the Point Reyes National Seashore. M Ranch is an operating beef cattle ranch. The ranch is bounded on the northwest by H and L ranches, on the northeast by portions of Tomales Bay State Park, on the southeast by N Ranch, and on the southwest by G and Rogers ranches.

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The spine of Inverness Ridge extends through the ranch from the northeast to the southwest. The M Ranch complex is located within a small valley, protected from prevailing winds from the Pacific Ocean, and situated near natural swales and seasonal streams that lead east towards Schooner Bay. Contributing buildings within the M Ranch core are limited to a Grade A Dairy and multiple barns, including an Old Milking Barn. M Ranch is surrounded by rolling hills, composed primarily of grassland. Together, the landscape features, such as corrals, fences, residences, outbuildings, the circulation system, and windbreaks, define the vernacular ranching landscape.

Land Use and Activities: Residential/Domestic

M Ranch Residence (Contributing Building)

This small, one-story residence was constructed ca. 1940 and originally measured 15' by 25'. In 2015, gabled and shed-roof extensions were added on the north façade creating an approximate 25' by 25' square plan. It has horizontal wood board siding and a gable roof covered with composition shingles.

M Ranch Employee Residence and Garage (Non-contributing Building)

This residence measures 28' by 28' and has a 15' by 20', front-gable garage at the southwest corner. The house has a symmetrical façade, horizontal wood board siding, and a low-pitched, side-gable roof. Both buildings were constructed after the period of significance.

M Ranch Garage 1 (Non-contributing Building)

This two-car garage measures 21' by 21'. The building has horizontal board siding; a low-pitched, front-gable roof covered with corrugated metal sheets; and a small shed-roof addition on the north façade. It was constructed north of the M Ranch Shed after the period of significance.

M Ranch Garage 2 (Non-contributing Building)

This one-car garage measures 25' by 12' and has wood siding and a low-pitched, gable roof. It was constructed after the period of significance.

M Ranch Shed 1 (Non-contributing Building)

This shed measures 14' by 21' and is located immediately south of M Ranch Garage 1. It has horizontal wood board siding, and a front-gable roof covered with corrugated metal sheets. This building was constructed after the period of significance.

M Ranch 1962 Residence (Non-contributing Building)

This building is a one-story, Ranch style residence with an attached garage on the south façade creating an L-shaped plan. The residence measures 38' by 85', and the attached garage measures 24' by 24'. The building has a low-pitched, hipped roof covered with asphalt shingles. The siding is a combination of stucco and brick veneer. This residence was added after the period of significance.

M Ranch 1965 Residence (Non-contributing Building)

This one-story, Ranch style residence is situated just northeast of the 1962 Residence. It measures 58' by 30', and the attached garage measures 24' by 24'. The building has a low-pitched, hipped roof covered with asphalt shingles. The siding is a combination of stucco and brick veneer. This residence was added after the period of significance.

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Land Use and Activities: Milking and Dairy Production

M Ranch Grade A Dairy (Contributing Building)

The Grade A Dairy was constructed in 1941. The rectangular-in-plan building measures 32' by 93' and consists of a breezeway separating the milk room at the east end and the milking parlor the west end. It has a concrete foundation and concrete half walls that support wood frame walls with ribbon windows and sections of corrugated metal sheet siding. The gable roof is covered with corrugated metal sheets. Scored concrete paving and corrals for livestock extend around the building. It currently is used as a workspace and storage room.

M Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn was constructed ca. 1860. The large barn measures 52' by 150' and has variable width vertical wood board siding and a gable roof covered with corrugated metal sheets. The barn has a concrete foundation and was converted for use as a hay barn following the construction of the Grade A Dairy.

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

M Ranch Horse Barn (Contributing Building)

This building was constructed ca. 1860, and its design is typical of horse barns constructed during the Shafter-era at Point Reyes. This barn measures 40' by 60' with a 20'-wide, shed-roof extension on the west façade. The building has a concrete foundation, variable width vertical wood board siding, and a variety of large and small window openings. The gable roof is covered with corrugated metal sheets.

M Ranch Feed Barn (Contributing Building)

This building is a long, rectangular-in-plan barn measuring 155' by 32' that was constructed in the mid-1950s for sheltering and feeding livestock. The barn has vertical board siding and a gable roof clad in corrugated metal. The barn connects to the north façade of the Old Milking Barn. Scored concrete paving with corrals for livestock is located between the Feed Barn and the Grade A Dairy.

M Ranch Hay Barn (Non-contributing Building)

This building was constructed in the 1970s approximately 0.25 mile northwest of the ranch core. The 50' by 70' barn consists of a long, gabled central bay with two side bays. The roof is covered with corrugated metal sheets.

M Ranch Shop (Non-contributing Building)

This 15' by 15' outbuilding is located north of the 1965 Residence. It has wood shingle siding and a cross-gable roof covered with corrugated metal sheets. It was constructed after the period of significance.

M Ranch Wood Shed (Non-contributing Building)

This 40' by 30' outbuilding has a concrete foundation, corrugated metal sheet cladding, and a side-gable roof covered with corrugated metal sheets. An open, shed-roof shelter extends from the north façade. The building was constructed after the period of significance and originally used for hay storage.

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Land Use and Activities: Livestock Grazing

M Ranch Pasture Lands (Contributing Site)

The M Ranch Pasture Lands were the focus of livestock grazing activities for M Ranch throughout the period of significance and are characterized by extensive, flat to sloping pastures in the northern portion and steep, hilly areas to the south. Vegetation within the pasture lands is predominantly native and non-native grassland maintained by continued grazing of livestock. The extent of the M Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the M Ranch Pasture Lands from those of the neighboring ranches. The M Ranch Pasture Lands are bounded by Schooner Creek to the east and fence lines dividing the lands from Rogers Ranch to the south, H Ranch to the west, and L Ranch to the north. Within the M 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

M Ranch Entry Road (Contributing Structure)

The main ranch road accessing the M Ranch core branches from Sir Francis Drake Boulevard. The asphalt-paved road passes the two 1960s residences situated above the cattle barns and then quickly descends to the ranch core. It then widens to form the ranch utility yard, before passing through a fenced corral via a gate toward the M Ranch Pasture Lands.

Sir Francis Drake Boulevard (Contributing Structure)

A segment of Sir Francis Drake Boulevard extends across the eastern portion of M Ranch, approximately 0.75 mile northeast of the ranch core.

N Ranch

N Ranch is an approximate 958-acre vernacular ranching landscape situated on the point of land between Schooner Bay and Home Bay of Drakes Estero. Although no buildings remain of the former dairy ranch, the spatial organization of N Ranch and its relationship to the surrounding ranches is visually evident by the remnant eucalyptus windbreak that distinguishes the former ranch core area from the extensive pasture lands that surround it. The pasture lands continue to be grazed by livestock.

Spatial Organization

N Ranch Windbreak (Contributing Structure)

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

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Land Use and Activities: Livestock Grazing

N Ranch Pasture Lands (Contributing Site)

The N Ranch Pasture Lands were the focus of livestock grazing activities for N Ranch throughout the period of significance and are characterized by extensive pastures of native and non-native grassland vegetation that slope gently from the central ridge of Eastman's Point toward Schooner Bay and Home Bay. They are maintained through continued livestock grazing. The extent of the N Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the N Ranch Pasture Lands from those of neighboring ranches. The N Ranch Pasture Lands are bounded by Drakes Estero to the south and west and fence lines dividing the lands from Rogers Ranch to the north and Home Ranch to the east. Within the N 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

Sir Francis Drake Boulevard (Contributing Structure)

Sir Francis Drake Boulevard runs east-west along the northern boundary of N Ranch.

Home Ranch Entry Road (Contributing Structure)

The Home Ranch Entry Road runs north-south through N Ranch, passing east of the former ranch core.

N Ranch Entry Road (Contributing Structure)

The N Ranch Entry Road is a narrow, single-lane road that has accessed the ranch core since N Ranch was established. The partially paved entry road branches from the paved Estero Road, which connects to Sir Francis Drake Boulevard. It is approximately 1,200' in length and typically 10' in width.

Rogers Ranch

Rogers Ranch is an approximate 396-acre vernacular ranching landscape located centrally within the historic district on Point Reyes Peninsula within the Point Reyes National Seashore. Rogers Ranch is an operating beef cattle and chicken ranch. The ranch is bounded to the north and northeast by M Ranch, to the southeast and south by N Ranch and Sir Francis Drake Boulevard, to the west by G Ranch and the marsh on the upper reaches of Schooner Bay, and to the east by the Inverness Ridge. The ranch complex is located within a small valley, protecting it from prevailing winds from the Pacific Ocean, and near natural swales and seasonal streams that lead east towards Drakes Estero. The Rogers Ranch core includes multiple contributing residential, dairy-related, and support buildings. Rogers Ranch is surrounded by steep hills, composed primarily of grassland. Together, the landscape features, such as corrals, fences, residences, outbuildings, and the circulation system, define the vernacular ranching landscape.

Land Use and Activities: Residential/Domestic

Rogers Ranch Main Residence (Contributing Building)

Constructed ca. 1870, the Rogers Ranch Main Residence is a two-story building measuring 32' by 61' with one-story additions at each gable end. The east addition measures 24' by 20', and the west addition measures 7' by 17' with an 8' by 14.5' addition attached to the south façade. The building has wide horizontal board siding, excluding cedar shingles at the second story of the west façade. The gable roofs

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are covered with asphalt shingles. The house primarily has aluminum-sash windows throughout, and a large brick chimney is located on the east addition. A number of features were added after the period of significance, including a wood deck with a hot tub to the east and a 2'-tall retaining wall located between the ornamental garden and concrete path to the northwest.

Rogers Ranch Main Residence Garage (Contributing Building)

This building measures 19' by 26'. It has a concrete foundation, horizontal wood board siding, standing seam steel panels covering the roof, and two roll-up garage doors on the front. The wood slat awning on the southeast façade was constructed after the period of significance.

Rogers Ranch Residence (Contributing Building)

This small residence measures 16' by 20.5' and is located south of the Main Residence. It has a concrete perimeter foundation, horizontal wood siding, replacement windows, and front-gable roof covered with standing seam steel panels.

Rogers Ranch 2011 Residence (Non-contributing Building)

This residence was constructed in 2011 on the hillside below the Rogers Ranch Hay Barn. It has a concrete pier foundation, plywood siding, and a front-gable roof covered with metal sheets. The building and the southern wood and stone retaining walls were constructed after the period of significance.

Land Use and Activities: Milking and Dairy Production

Rogers Ranch Grade A Dairy (Contributing Building)

The Rogers Ranch Grade A Dairy was constructed ca. 1945 and measures 32' by 56'. It consists of a breezeway connecting the milk room at the east end with the milking parlor at the west end. The building has a concrete foundation and half walls with the remaining wall height comprised of corrugated metal sheet siding and bands of windows to provide light and ventilation. The gable roof is covered with corrugated metal sheets. A concrete surface extends around the west end of the dairy to maintain a clean surface for cattle entering and exiting the barn.

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

Rogers Ranch Hay Barn (Contributing Building)

This hay barn was constructed ca. 1950. It is a wood frame, gabled structure with an open center. It measures 50' by 58.5'. The building has vertical wood board cladding and a corrugated metal-covered roof. A corral is located south of the hay barn.

Rogers Ranch Small Garage (Contributing Building)

This wood frame building measures 12.5' by 24'. It has plywood cladding and a corrugated meta-covered roof. The concrete foundation is stepped into hillside.

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Rogers Ranch Calf Barn (Contributing Building)

This calf barn was constructed ca. 1950. The wood frame building measures 30.5' by 44' and has vertical wood board siding with some sections replaced with plywood sheets. The central massing has a gable roof with low-pitched shed extensions along each side. The roofs are covered with corrugated metal sheets.

Rogers Ranch Generator Shed (Contributing Building)

This utility shed measures 12' by 18'. It has a concrete slab foundation, plywood siding, and a side-gable roof covered with corrugated metal sheets. Two doors are located on the front façade.

Rogers Ranch Chicken Roost (Contributing Building)

This structure is used as a chicken coop but may have been converted from an earlier use. The wood-frame structure measures 23' by 15' and has a post and pier foundation, board and batten siding, and a gable roof covered with rolled roofing material.

Rogers Ranch Equipment Shed (Contributing Building)

This 48' by 27', wood frame building is used for storing vehicles and equipment. It has three bays, two of which are open for vehicle storage. It has board and batten cladding and a side-gable roof covered with corrugated metal sheets.

Rogers Ranch Loafing Barn (Non-contributing Building)

This large, freestall barn measures 120' by 55'. It has a concrete perimeter foundation and a shed roof supported by a metal frame and covered with corrugated metal sheets. Corrals are located west of the barn to manage livestock. It was constructed after the period of significance.

Rogers Ranch Garage (Non-contributing Building)

This building is situated adjacent to the Hay Barn and Grade A Dairy and is used to shelter large vehicles and equipment. The wood frame building measures 23' by 38' and has a concrete slab foundation. The building has an open front, plywood cladding, and a shed roof covered with corrugated metal sheets. This building was constructed after the period of significance.

Rogers Ranch Residence/Garage (Non-contributing Building)

This building was originally a 24' by 18' garage but was recently expanded and converted to a residence. The building has T1-11 siding and corrugated metal sheets covering the roof. This building was constructed after the period of significance.

Rogers Ranch Utility Shed (Non-contributing Building)

This utility shed measures 13' by 9' and is located upslope from the Loafing Barn on the north side of Rogers Ranch Road. It has T1-11 siding and a shed roof covered with corrugated metal sheets. The building was constructed after the period of significance.

Land Use and Activities: Livestock Grazing

Rogers Ranch Pasture Lands (Contributing Site)

The Rogers Ranch Pasture Lands were the focus of livestock grazing activities for Rogers Ranch throughout the period of significance. They are characterized by northeast to southwest trending ridges extending from the slopes of Inverness Ridge and are cut by narrow drainages emptying into Schooner Bay of Drakes Estero. The pastures are dominated by native and non-native grassland vegetation that is

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maintained by continued grazing of livestock. The extent of the Rogers Ranch pasture is defined by both natural features of the landscape and boundary fences that divide the Rogers Ranch Pasture Lands from those of the neighboring ranches. The Rogers Ranch Pasture Lands are bounded by Schooner Creek to the south and fence lines dividing the lands from M Ranch to the north and G Ranch to the west. Within the Rogers Ranch Pasture Lands, the grazing lands are further divided into smaller pastures by pasture fences. Multiple stock ponds are situated in the drainages emptying into Schooner Bay, and water 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 (Contributing Structure)

Sir Francis Drake Boulevard forms the southern edge of Rogers Ranch and runs along the southern edge of the ranch core.

Rogers Ranch Road (Contributing Structure)

By 1900, Point Reyes-Olema Road, later renamed Sir Francis Drake Boulevard, was aligned through the land that was to become Rogers Ranch. Originally, the road turned west into what is now the main entrance to Rogers Ranch, continued northwestward toward the Point Reyes School House, then continued southward down the peninsula following the roads' current alignment. By 1952, Point Reyes-Olema Road was renamed Sir Francis Drake Boulevard. The section running through Rogers Ranch was realigned to follow the southern border of the ranch property, was widened to 24', and was surfaced with asphalt. The old alignment was retained to access Rogers Ranch. Today, the historic access road to Rogers Ranch from Sir Francis Drake Boulevard remains in its historic alignment and is unpaved. The old alignment of the Point Reyes-Olema Road to the old Point Reyes School House still runs between Sir Francis Drake Boulevard and truncates near the school site.

W Ranch

W Ranch is an approximate 158-acre vernacular ranching landscape located 0.5 mile from Olema on Bear Valley Road and at the foot of Mt. Wittenberg within the Point Reyes National Seashore. It currently serves as the administration headquarters, visitor center, and major trailhead for visitors to the park. It is buffered by heavily forested areas to the north, west, and south, separating it from the other ranches in the historic district. W Ranch consists of the Old Milking Barn housing the park archives, three residences for ranch workers that have been converted for administrative use, a horse barn, and maintenance facilities clustered together near the park entrance. On a hill nearby, past the current Visitor Center, is a later complex of buildings constructed for the pleasure of the subsequent owners from the early to mid-twentieth century: the Rapp House, Garage/Apartment, and Horse Barn. This area is now the site of the Morgan Horse Ranch. Access to these complexes is by a federal entrance road off county-owned Bear Valley Road, marked with a prominent carved wood park entrance sign. It was historically part of the larger 7,739-acre Bear Valley Ranch, comprised of the U, W, Y, and Z ranches. Although W Ranch has lost much of its pastures, it retains two distinctive building cores (dairy production/ranch management and residential) dating to the period of significance.

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Spatial Organization

W Ranch Windbreak (Contributing Structure)

An approximate 1,900', L-shaped windbreak comprised of Monterey cypress and eucalyptus trees is located at the north end of the ranch core. It begins at the northwest corner of the property and extends east and then south along the edge of the pasture, separating the fenced fields from a modern maintenance yard to the east. It terminates just south of the Horse Barn and Equipment Sheds 1 and 2.

Land Use and Activities: Residential/Domestic

W Ranch Manager's House (Contributing Building)

The Manager's House was built in 1948. It is a one-story, wood frame, rectangular-in-plan building with a gabled ell at the northeast corner. The side-gable roof has a wide eave overhang and asphalt single cladding. The structure has a concrete foundation, horizontal wood V-groove cladding, and one-over-one, wood-sash windows situated individually or in pairs. A prominent hipped porch wraps round the southwest corner of the building; the porch has two sets of brick steps and a closed rail. A smaller porch is located on the north façade. It has two chimneys consisting of an exterior brick chimney on the south façade and a metal chimney on the roof slope. It is currently used as administrative offices.

W Ranch Foreman's House (Contributing Building)

The Foreman's House was built in 1948. It is one-story, wood frame building with a concrete foundation. It has a rectangular plan with a gable roof; two small gabled projections that are lower in height are located on the east and west façades. The building is clad in horizontal wood boards. The windows are wood-sash, three-light casement or two-over-two, double-hung. A multi-light, wood-sash picture window is located on the east façade, and an inset porch is located on the south façade. In the 1980s, the porch at the southwest corner was enclosed. It is currently used as administrative offices.

W Ranch Rapp House (Contributing Building)

The Rapp House, built in 1923, was used as a summer residence by the Rapp family, then as a permanent residence by members of the Langdon family. The house was remodeled by Gene Compton in the 1940s. It is a one-story, wood frame building with a V-shaped plan, asbestos shingle cladding, and four-over-four, wood-sash windows. The cross-gable roof has a wide eave overhang and is covered by asphalt shingles. An enclosed vestibule with a prominent brick staircase and wood patio is located in the corner of the V on the south side of the building. A small hipped-roof sun porch and large shed-roof addition are located at the north corner. The landscaping includes two stands of poplars, hedges, laurels scattered among oak trees, camelias at the residence, and an apple tree. It is currently used for administrative use.

W Ranch Rapp House Garage/Apartment (Contributing Building)

The Garage/Apartment building was constructed between 1944 and 1948 just north of the Rapp House. It is a wood frame, two-story building with stucco cladding and a side-gable roof with a wide eave overhang and asphalt shingle covering. Three single-car garage entrances with metal, roll-up doors and a glazed, wood personnel door is located on the south façade. The primary window type is wood-sash, one-over-one, with additional six-light, wood-sash. It is currently used as employee housing.

W Ranch Bunkhouse (Non-Contributing Building)

The Bunkhouse was built in 1948. It is a one-story-over-basement, wood frame building with an irregular plan and roofing configuration due to two major additions. (It originally had an L-shaped plan with a cross-gable roof.) The building is clad in wood horizontal boards and has wood-sash, two-over-two

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windows. A porch is located on the east façade. In 1978, the Young Adult Conservation Corp constructed a gabled addition with four-over-four windows at the northwest corner of the house. In the late 1980s, a one-story, gabled addition was added to the south façade. The building is currently used as administrative offices. The building does not retain integrity due to the additions in 1978 and the late 1980s.

Land Use and Activities: Milking and Dairy Production

W Ranch Old Milking Barn (Contributing Building)

The Old Milking Barn was constructed ca. 1870, damaged in the 1906 earthquake, and remodeled in 1944. At some point between 1906 and 1944, the wood board-and-batten cladding was replaced with horizontal V-groove wood boards. During the 1944 remodel, a one-story, gabled addition was added to the south façade; it has since been removed. The old barn has been identified as a hay barn in previous documentation; however, its form is more akin to the old dairy barns constructed throughout the Point Reyes Peninsula dairy ranches. It was likely used as a milking barn until the construction of the Grade A dairy barn (non extant) and then used for hay storage. The barn is a long, linear structure with a 52' by 198' rectangular plan. It has a central gable roof with two side wings with shed roofs and two centered, gabled projections on the east and west façades. The roof has a wide eave overhang and is covered in corrugated metal sheets. Two prominent gabled, louvered vents are located on the roof ridge; a wood "W" cutout is located in the gable ends of the vents. A concrete foundation has been added to the building. The primary window type is wood-sash, six-light, hopper. Entrances with wood, sliding doors are located on each façade. The barn was apparently unpainted around 1900 and painted white from approximately 1920 to the 1950s. By the time the National Park Service acquired the ranch, the barn had been painted red. Its interior has been significantly altered to house the archives and other offices.

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

W Ranch Horse Barn (Contributing Building)

The Horse Barn was built in 1948 by Gene Compton as one of three buildings arranged in a U-shape and attached at the building corners. The southwest corner of the Horse Barn is attached to the northeast corner of Equipment Shop 1. The two-story barn has a rectangular plan, horizontal wood board cladding, a board-form concrete foundation, and a front-gable roof covered in asphalt shingles. The primary window type is six-light, wood-sash, hopper. The north façade has a central pair of sliding doors at the first story and hinged double doors at the second story. The first story entrance on the south façade has been infilled with a solid pedestrian door, sliding window, and wide wood horizontal boards. An exterior wood staircase rises to the second story and accesses a set of hinged double doors. A small sliding wood door is located at the north end of the east façade. The sliding and hinged doors are constructed of narrow, diagonal wood boards.

W Ranch Equipment Shop 1 (Contributing Building)

The central building of the U-shaped grouping built by Gene Compton in 1948 is attached to the Horse Barn at the northeast corner and Equipment Shop 2 at the northwest corner. The one-story building has a rectangular plan, horizontal wood board cladding, and a side-gable roof covered in asphalt shingles. It has two garage entrances with metal roll-up doors and six-light and eight-light, wood-sash windows on the north façade and a rear addition with a shed roof on the south façade.

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W Ranch Equipment Shop 2 (Contributing Building)

The western building of the U-shaped grouping is attached to the Equipment Shop 1 at the southeast corner. The one-story building has a rectangular plan, horizontal wood board cladding, and a front-gable roof covered in asphalt shingles. It has two large garage openings with metal roll-up doors on the east façade and large replacement aluminum-sash windows throughout.

W Ranch Rapp House Horse Barn (Contributing Building)

The Rapp House Horse Barn was built between 1944 and 1948 and is located just west of the Rapp House. The barn is a two-story, wood frame structure with a gable roof. The primary window type is six-light, wood-sash, hopper. A one-story, shed-roof porch spans the south façade, while a two-story porch covering horse stalls spans the north façade.

Land Use and Activities: Livestock Grazing

W Ranch Pasture Lands (Contributing Site)

The W Ranch Pasture Lands were the focus of livestock grazing activities for W Ranch throughout the period of significance and are characterized by a flat expanse of native and non-native grassland vegetation. The pasture land is now partially grazed by horses. The W Ranch Pasture Lands are located north and southeast of the Rapp House/Morgan Horse Ranch area and are enclosed by metal post and wire and wood board fencing. They are bounded by the W Ranch Windbreak to the north, the W Ranch Windbreak and branch of Olema Creek to the east, a tree line to the south, and a tree line to the west with the Wilderness Area beyond. Bear Valley Road, an access road to the Rapp House, and series of hiking trails traverse the pastures.

Land Use and Activities: Park Management

Point Reyes National Seashore (PRNS) Visitor Center (Non-Contributing Building)

The Visitor Center was constructed in 1985 in between the former dairy area and the Rapp House/Morgan Horse Ranch. Architect Henrik Bull drew inspiration for the building's design from historic barns located throughout the park. A parking lot and a small, modern bathroom are located adjacent to the visitor center.

Garage (Non-Contributing Building)

The Garage is located north of the Manager's House and accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. The one-story, four-car garage has a rectangular plan, wood horizontal board cladding, and a side-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Office Building 1 (Non-Contributing Building)

This office building is the southern building of a grouping of three residential/office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The one-story, wood frame building has a rectangular plan, a side-gable roof covered in asphalt shingles, and both narrow and wide horizontal wood cladding. The primary window type is vinyl, one-over-one. A wood porch on the south façade leads to the main entrance consisting of a set of glazed double doors flanked by sidelights. Another entrance with a solid door is located on the north façade. The building was constructed after the period of significance.

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Office Building 2 (Non-Contributing Building)

This office building is the central building of a grouping of three office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The two-story building has a rectangular plan, wood horizontal cladding, and a side-gable roof covered with asphalt shingles. Two prominent gabled wall dormers are located above shed-roof porches on the west façade. Entrances to the building are located at each porch. The building was constructed after the period of significance.

Office Building 3 (Non-Contributing Building)

This office building is the northern building of a grouping of three residential/office buildings arranged in a U-shape north of the garage. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. A U-shaped paved sidewalk leads from the sidewalk to provide access to each building. The one-story, wood frame building has a rectangular plan, a side-gable roof covered in asphalt shingles, and both narrow and wide horizontal wood cladding. The primary window type is vinyl, one-over-one. A wood porch on the north façade leads to the main entrance consisting of a set of glazed double doors flanked by sidelights. Another entrance with a solid door is located on the south façade. The building was constructed after the period of significance.

Fire Management Office (Non-Contributing Building)

The Fire Management Office is located north of the grouping of three residential/office buildings. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. This small, one-story building has a rectangular plan; vinyl, one-over-one windows; wood horizontal wood board cladding; and a side-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Fire Management Garage (Non-Contributing Building)

The Fire Management Garage is located north of Fire Management Office. It is accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. The one-story building has a rectangular plan, wood horizontal board cladding, two large metal roll-up garage doors on the west façade to access fire engines, and an asymmetrical front-gable roof covered in asphalt shingles. The building was constructed after the period of significance.

Fire Management Sheds (Non-Contributing Building)

Two sheds are situated behind the Fire Management Office that serve as storage. The southern shed measures 12' by 12', and the northern shed measures 24' by 12'. Both of the sheds have vertical board siding and side-gable roofs covered with asphalt shingles roofing. The sheds are accessed by a paved road running from the Manager's House to the fenced maintenance yard to the north. Both sheds were constructed after the period of significance.

Roads Office/Garage Building (Non-Contributing Building)

The Roads Office/Garage Building is located at the north end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It is the largest building within the maintenance yard and has a central gabled portion with two metal roll-up doors and a gabled wing on each side. The western wing houses offices, while the northern wing has two additional garage bays. The building is clad in wood horizontal boards, and the primary window type is aluminum-sash, sliding. The building was constructed after the period of significance.

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Roads/Trails Office (Non-Contributing Building)

This building is located just west of Roads Office/Garage Building within the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It is a small, wood frame structure with wood horizontal board cladding and a gable roof with a wide eave overhang, exposed rafter tails, and asphalt shingles. The primary window type is aluminum-sash, sliding. A glazed door is located on the south façade. The building was constructed in 1948 as a meat house located at the dairy ranch core but was moved to the maintenance yard in 1992 to make way for a realigned access road leading to the maintenance yard.

Fuel Shed (Non-Contributing Building)

The building is located just east of Trails Office/Garage Building within the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. The small, one-story structure is constructed of concrete block and has a rectangular plan and a gable roof covered in asphalt shingles. A set of solid double doors is located on the west façade. The building was constructed after the period of significance.

Roads Garage (Non-Contributing Building)

This single-car garage is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. The one-story building has a rectangular plan, wood horizontal board cladding, and a front-gable roof with a wide eave overhang, exposed rafter tails, and asphalt shingles. It has wood-sash, three-over-three or nine-light windows. A single roll-up garage door is located on the north façade, and a wood personnel door is located on the west façade. The building was constructed after the period of significance.

Maintenance Yard Shed (Non-Contributing Building)

This small shed is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has a rectangular plan, diagonal wood board cladding, and a shed roof with an eave overhang. It was constructed after the period of significance.

Trails Office Building (Non-Contributing Building)

This building is located at the south end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has a rectangular plan, vertical wood board cladding, and a side-gable roof covered with asphalt shingles. The primary window type is vinyl, sliding, and a glazed door is located on the north façade. It was constructed after the period of significance.

Fuel Station (Non-Contributing Building)

The small, wood frame structure is located at the west end of the fenced maintenance yard, which is accessed by a road leading north from the Manager's House. It has wood horizontal board cladding and an asymmetrical gable roof covered in asphalt shingles. Two solid doors are located on the east façade. A gas pump and two concrete diesel fuel tanks are located adjacent to the building. It was constructed after the period of significance.

Morgan Horse Ranch Blacksmith Shop (Non-Contributing Building)

This small, wood frame building was added after the 1970s for interpretation at the Morgan Horse Ranch. It has a rectangular plan, horizontal wood board cladding, and an asymmetrical gable roof covered in corrugated metal cladding. A large opening with clipped corners is located on the north façade.

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Morgan Horse Ranch Display Building (Non-Contributing Building)

This small, wood frame building was added after 1970 for interpretation at the Morgan Horse Ranch. The building has a rectangular plan, horizontal V-groove wood cladding, and a gable roof covered in corrugated metal cladding. A large opening with no door is located on the east façade.

Morgan Horse Ranch Pole Barn (Non-Contributing Building)

This small, wood pole barn was added after 1970. It had an open, wood frame with a gable roof.

Morgan Horse Ranch Shed (Non-Contributing Building)

The shed at the Morgan Horse Ranch was added to the site after 1970. It is a small, wood frame building with horizontal wood cladding and a gable roof. It has large vinyl, sliding windows and a small, shed-roof porch.

Morgan Horse Ranch Large Garage (Non-Contributing Building)

This garage was added after 1970 in support of the Morgan Horse Ranch. It is a one-story, wood frame building with a flat roof. Three single-car garage openings with no doors spans one side of the building; a pent roof spans the entrance. A shed-roof awning is located along another side. One end has been enclosed with T1-11 cladding.

Morgan Horse Ranch Small Garage (Non-Contributing Building)

This building was added after 1970 in support of the Morgan Horse Ranch. It is a simple, wood frame building with horizontal wood board siding and a gable roof covered with corrugated metal sheets. It has a large opening for vehicles with no garage door.

Circulation

W Ranch Entry Road (Contributing Structure)

A paved road leads from Bear Valley Road into W Ranch and served as the main access road throughout the period of significance. It divides the residential area, with the Manager's House, Foreman's House, and Bunkhouse to the north, and the dairy and ranch support buildings to the south, containing the Old Milking Barn as the only extant dairy structure. It then continues south past the Visitor Center and terminates at the Wilderness Area. The historic alignment remains from the period of significance, although portions of it have been paved. A newer road with a direct route from Bear Valley Road to the Visitor Center branches from the historic alignment, away from the historic ranch core and reconnects to the historic route by the Visitor Center.

W Ranch Rapp House Entry Road (Contributing Structure)

This access road is a paved driveway that extends west from W Ranch Entry Road and loops through the Rapp House site. Based on aerial photographs, the road was extant during the period of significance and has served as the main access road to the Rapp residential area.

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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

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Areas of Significance

AGRICULTURE

COMMERCE

ARCHITECTURE

Period of Significance

1857-1956

Significant Dates

1857

1858

1865

1869

1936

1939

1956

Significant Person

Cultural Affiliation

Architect/Builder

Hinrik Claussen – builder

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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 Point Reyes Peninsula Dairy Ranches Historic District is a significant collection of 17 rural ranches in western Marin County that the Shafter and Howard families developed in the mid- to late nineteenth century as tenant dairy ranches and that continued to evolve over the next century in response to changes in ownership and dairy technology and regulations. The historic district qualifies for listing in the National Register of Historic Places at the local level under Criteria A and C. Areas of significance include Agriculture and Commerce (Criterion A) and Architecture (Criterion C). The district is significant as one of the earliest and largest collection of tenant dairy ranches in California that catapulted Marin County to the forefront of butter and cheese production by the 1870s and became a model for subsequent “letter” tenant dairy ranches in Marin County. The district’s period of significance, 1857-1956, encompasses the initial development of the dairy ranch tenant system to the conversion of the last ranch (C Ranch) to a Grade A dairy. The district boundary encompasses approximately 22,237 acres of ranch lands remaining in the original holdings of the Shafter and Howard families.

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

Criterion A

The Point Reyes Peninsula Dairy Ranches Historic District consists of 17 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. The first dairy ranches at Point Reyes were established as tenant ranches in 1857, during a period of experimentation and expansion of agriculture throughout the state. Beginning in 1858, Oscar L. Shafter and James McMillan Shafter acquired the land, and along with son-in-law Charles Webb Howard, developed a system of tenant dairy ranches that reached the length of the Point Reyes Peninsula. They signed new leases with existing tenants, established their own “home ranches,” and eventually divided the 66,000-acre holding into approximately 31 tenant dairy ranches that produced renowned butter under the Point Reyes brand. The enterprise proved successful, exploiting the lush grasslands to produce large volumes of dairy products, primarily for the growing San Francisco market. Although the dairy ranches produced cheese, they were principally known for their high quality butter.

The Point Reyes Peninsula dairy ranches contributed substantially to the establishment of Marin County as one of the premier dairy regions of the state. By 1870, the Point Reyes Peninsula dairy ranches were producing nearly half of the 1.5 million pounds of butter in Marin County, in turn propelling the county to become the highest producer in the state. Point Reyes butter became an important brand in Marin County, prompting imitation among competitors and driving James McMillan Shafter and Charles Webb Howard to trademark their butter stamps in the 1880s to signal the authenticity and quality of their products.

The Point Reyes “butter ranchos” became the largest concentration of dairy ranches owned and managed by one family in California and were lauded in the agricultural press as a model tenant system. The tenant model proved successful such that it was emulated twice in Marin County in the 1890s, first by the Novato Land Company at the former Rancho Novato and then by the Tamalpais Land and Water Company at the former Rancho Sausalito. Although the tenant model was criticized in the late nineteenth century, the Point Reyes ranches allowed some families to achieve economic stability and to establish

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roots in the area. They attracted a diverse group of immigrant laborers from Europe and other parts of the world. Some families formed tight, generational connections with various ranches, while other early tenants moved to other locations in California and established new dairy enterprises, thereby spreading the dairy industry to other coastal counties, such as San Mateo and San Luis Obispo counties.

With the output from the Shafter-Howard tenant system, the local dairy industry remained a leader in the state until the 1890s, when other counties took the lead and the Shafter-Howard ranches were inherited by their children and sold off following the deaths of Oscar L. Shafter in 1873, James McMillan Shafter in 1892, and Charles Webb Howard in 1908. The ranches were individually owned by 1939 and were upgraded to Grade A dairy and fluid milk production over the next several decades in response to new industry regulations. The ranches underwent little change in operation until these regulations ended the on-site production of butter and cheese and led to the gradual construction of Grade A dairies at the ranches to produce milk under modern sanitary standards. The majority of the Point Reyes Peninsula Ranches added the new smaller, standardized dairies between the 1930s and 1950s, and several still produce Grade A milk today, continuing a 150-year legacy of dairy ranching on the Point Reyes Peninsula.

Criterion C

The historic district is significant under Criterion C for its vernacular architecture related to the development of dairy ranching in Marin County in the mid-nineteenth century. The agricultural buildings' form, construction, and style was influenced both by the expressed desires of the ranch owners, broader trends in the dairy industry, and the climate and natural features of the Point Reyes Peninsula. When established in the mid-nineteenth century, typical buildings, structures, and landscape features at each ranch include the main residence, creameries, horse barns, fences, corrals, and windbreaks clustered together in ranch cores nestled among large pastures. These initial building types reflect the distinctive, mild climate of the California coastline. The dairies did not require some of the traditional building types that were constructed at dairies in colder parts of the United States, such as voluminous barns to store hay and shelter cows during the winter and ice houses to keep milk cool during hot summer months.

As the dairy industry evolved over the next century, additional building types would be added to each ranch, including milking barns when cows were no longer milked outdoors, hay barns when ranchers began to supplement the grazing on pasture land with additional feed, and Grade A dairy buildings when regulations required strict sanitary conditions for collecting and storing milk. The new buildings and structures were located within the historic core and therefore compatible with the existing development pattern. They also continued to display a continuity of design as they were commissioned by the Shafter-Howard family. The milking barns are long, low buildings with gable roofs and centered cross-gables on the long walls. The horse barns are the typical asymmetrical "western style" barn found statewide with a tall, central gabled massing flanked by lower-in-height, shed-roof wings. The creameries largely were small, gabled wood frame structures with wood board cladding. Concrete began to replace wood in the early twentieth century as it was viewed as more sanitary and required by dairy regulations. While upgrades occurred over time, the older buildings, such as the milking barns, were left in place and converted to new compatible uses. The original milking barns were used for hay following the construction of a new concrete Grade A dairy, and the old creameries were often converted to worker housing.

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The district also contains a significant collection of late nineteenth century, vernacular domestic buildings. The main residences are variations of the gabled cottage form and can be grouped into three main types. The earliest residences can be distinguished by the inclusion of cornice returns, while later residences have gable roofs with three windows in each gable or gable roofs with one or two gabled wall dormers and two windows in each gable. Despite these variations, the houses share a similar design aesthetic through their massing, cladding, and fenestration, reflecting the control that the Shafers and Howard had on the development of each tenant dairy. Given the size and scale of the Shafter-Howard dairy ranches, it is remarkable how much of the built environment remains extant. The result is a significant, intact agricultural landscape; collectively the ranches within the historic district convey the vast scale and remoteness of ranching life at the western edge of Marin County as well as the evolution of dairy technology and regulation in California.

Historic Context

Criterion A: Social/Economic Development of the Point Reyes Peninsula Dairy Ranches

- Cattle Grazing During the Spanish Mission Period
- Transition from Mexican to American Ownership
- Patterns of Land Ownership
- Pioneering Dairies on the Point Reyes Peninsula
- Shafter-Howard "Butter Ranchos"
- Shafter-Howard Tenant System
- Ranch Demographics
- Rise of Marin County's Dairy Industry
- Partitioning the Ranches
- Gilt-Edge Butter
- Sale of the Shafter and Howard Ranches, 1919 to 1939
- Transition to Grade A Dairies

Criterion C: Physical Development and Operation of the Point Reyes Peninsula Dairy Ranches

- Dairy Production
- Dairy Architecture and Landscape Features
- Residential Architecture
- Livestock Improvements
- Pastures
- Circulation and Transportation

Additional Historic Context Information

- National Park Service Acquisition, 1963-1988

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 and dairy industry in California and how they came to be located on Point Reyes under the ownership of the Shafter-Howard family 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 the Shafter-Howard family sold off their holdings and as new regulations required operational changes.

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The second section under Criterion C 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 is presented in the last section, "Additional Historic Context Information."

Over the past two decades, the Point Reyes Peninsula Dairy Ranches Historic District has been intensively researched and documented in various publications, beginning with Dewey S. Livingston's "Ranching on the Point Reyes Peninsula" (1994) and continuing with a series of Cultural Landscape Inventories (CLIs) prepared by NPS staff (Revised 2016).⁵ In particular, the historic context presented below derives from "Ranching on the Point Reyes Peninsula" and the Point Reyes Peninsula Dairy Ranches Historic District CLI, but it has been adapted and expanded to clarify:

- how the Point Reyes Peninsula dairy ranches fit into the broader history of agricultural development and land acquisition in California following statehood in 1850;
- how the Shafter-Howard model of tenant dairy ranching influenced subsequent development of tenant dairy ranches in Marin County;
- Marin County's importance within the state's dairy industry; and
- the design and layout of the ranch buildings and infrastructure.

Criterion A: Social/Economic Development of the Point Reyes Peninsula 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 the Point Reyes Peninsula 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 Point Reyes Peninsula).⁶ The mission complex was located just over 15 miles southeast of W Ranch at the southern boundary of the historic district.

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

⁵ See Livingston's "Ranching on the Point Reyes Peninsula" and the CLIs for detailed histories and additional historic photographs of individual ranches within the historic district.

⁶ The 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.

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for clothing, tools, and furniture.⁷ 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 the Point Reyes Peninsula.⁸ On a secondary level, 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) and legumes (beans, peas, lentils), grapes, nuts, and fruit such as pears.⁹ 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.¹⁰ Regardless, the grazing of Spanish cattle in Point Reyes 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 American dairies within just a few decades.¹¹

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. Two grants significantly influenced the boundary of the Point Reyes land that was acquired by brothers Oscar Lovell and James McMillan Shafter just two decades later: *Rancho Punta de los Reyes* and *Rancho Punta de los Reyes Sobrante*. Two adjacent ranchos—*Rancho Tomales y Baulines* to the east and *Rancho Las Baulines* to the south—would define the boundaries of the Shafter's property as they disputed the extent of their landholdings during the transition from Mexican to American control of California.

Rancho Punta de los Reyes

In 1836, James Richard Berry, a Mexican citizen of Irish descent, was granted 8 leagues, or approximately 35,000 acres, that he names Rancho Punta de los Reyes. Berry's property comprised nearly the entire Olema Valley (located immediately east of the Point Reyes Peninsula) from Rafael Garcia's original Rancho Tomales y Baulines north to Tomales Bay. The northern section of two leagues extended up the west shore of Tomales Bay, including the area that would become the town of Inverness fifty years

⁷ 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.

⁸ 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.

⁹ 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>.

¹⁰ 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 garvanzos 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.

¹¹ 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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later. Berry brought cattle and heifers to the ranch and built a one-story house in northern Olema Valley, at a location reportedly a short distance north of the future town of Olema, possibly on Olema Creek.¹³

In 1838, Berry illegally sold two leagues (approximately 8,878 acres) on the west side of Tomales Bay to Joseph E. Snook, a naturalized Mexican citizen and veteran sea captain and merchant of the Pacific Coast trade routes. After the purchase, Snook denounced the portion of the grant he had purchased from Berry. Through the denouncement process, a citizen could challenge the ownership of property if the terms of the grant were unfulfilled; in this case, Snook claimed that Berry's grant was unoccupied. Berry probably would have lost the land entirely had the governor known that he had illegally sold a portion of it. In June 1839, Snook won title to the 8,878 acres under a ruling by the Mexican governor and constructed a small house at the northwestern corner of the rectangular parcel for his ranch foreman (present-day Rogers Ranch).¹⁴

Rancho Punta de los Reyes Sobrante

Within months after winning title, Snook mortgaged his Rancho Punta de los Reyes and traded it to Antonio Maria Osio, on September 28, 1839. Osio, the administrator of the customhouse in Monterey and grantee of *Rancho Isla de los Angeles* (Angel Island) on San Francisco Bay, soon petitioned the governor for the remaining eleven leagues, or *sobrante*, on Point Reyes. After three years of administrative delays, Governor Manuel Micheltoarena awarded the 48,829-acre grant to Osio in 1843. Osio moved his family to Point Reyes that year. Osio constructed a home of logs and adobe along a spring near the future F Ranch core.¹⁵

Osio soon found himself in a dispute over proper boundaries of the rancho, setting the stage for later events. Berry, who had retained six leagues of his grant in the eastern portion of Point Reyes Peninsula and Olema Valley, began to run his cattle on Osio's *sobrante*. Berry had been pushed out of his own land by Rafael Garcia, grantee of Rancho Tomales y Baulines to the south. In early 1843, Garcia gave his ranch land encompassing Bolinas Bay to his brother-in-law Gregorio Briones, who renamed the property Rancho Las Bolinas. Garcia moved north onto Berry's rancho and claimed two leagues that he named *Rancho Al Punta El Estero*. Garcia's new property 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

¹³ Jack Mason, *Point Reyes: The Solemn Land*, 21; 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), 40-41.

¹⁴ Toogood, *Civil History*, 41-42; Mason, *Point Reyes: The Solemn Land*, 22-23; G.W. Hendry and Jacob N. Bowman, "The Spanish and Mexican Adobes and Other Buildings in the Nine Bay Area Counties, 1776 to about 1850," (unpublished manuscript, 1940), 96-97.

¹⁵ J.P. Munro-Fraser, *History of Marin County, California* (San Francisco: Alley-Bowen & Co., 1880), 190, 194; MacDonald, "F is Not Forgotten," 84.

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*, 42-43.

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established a new hacienda within the present-day W Ranch core.¹⁷ The complex consisted of Garcia's home, at least two adobe buildings for his servants, and several frame buildings.¹⁸

American and European explorers and settlers in California typically stereotyped Mexican landowners as lazy and indulgent, giving little care to their animals other than the annual slaughter. They also reportedly did not produce any 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 The grantees Osio, Berry, and Garcia raised cattle and horses in a loose system that lacked fences or documented ownership of livestock.²⁰ In his tour of the California coastline in the early 1840s, Sir George Simpson characterized cattle and horses on the 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."²¹ 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.²² 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.²³

In 1844, Osio sued Berry, an action that brought to light Garcia's move north. The Mexican government ruled in Osio's favor and recommended that Garcia return Rancho Al Punta El Estero to Berry and move back to what had been renamed Rancho Las Bolinas. Berry pulled out of the fray abruptly, transferring

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*, 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.

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 George Simpson, Governor General of the Hudson's Bay Company, upon visiting California in 1841, noted that the cattle and horses on Point Reyes Peninsula "were growing and fattening, whether their owners waked or slept, in the very middle of winter, and in the coldest nook of the province." Quoted in Toogood, "A Civil History," vol. 1, 45.

²¹ Simpson, *An Overland Journey*, 156.

²² Revere, *A Tour of Duty in California*, 85.

²³ For an account of elk hunting at Garcia's rancho, see Revere, *A Tour of Duty in California*, 81-87; Toogood, "A Civil History," vol. 1, 38-39; Munro-Fraser, *History of Marin County*, 277.

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his property to his friend Stephen Smith, “being debtor to Don Estevan [Smith] for various sums with which he has aided me.” Berry died shortly thereafter. In the end, Garcia retained Rancho Al Punta El Estero (renamed Rancho Tomales y Baulines), and Osio was satisfied that his rancho was not being encroached upon.²⁴

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 Point Reyes Peninsula and Olema Valley caused much confusion, a common situation at that time. As stated, the rancho owners had encroached on each other’s land grants, and the exact acreage was unknown.

Additionally, the Mexican owners had already begun selling the land to American settlers. After the American takeover of California, Osio moved his family to Hawai‘i, then settled in Baja California. In 1852, Osio sold Rancho Punta de los Reyes Sobrante to Dr. Andrew Randall for \$25,000; the property included the two leagues that Snook denounced and sold to Osio and came with an outstanding mortgage held by a creditor that would cause problems later. By this time, Stephen Smith had sold Rancho Punta de los Reyes to cattleman Bethuel Phelps for \$15,000.²⁵ Two years later, Randall purchased the property from Phelps for \$150,000 in borrowed funds. He occupied a ranch house central to the peninsula, in a location later the site of the F Ranch, hiring Josiah Swain as the foreman of his cattle ranch. Garcia remained at Rancho Al Punta El Estero.²⁶

Over the next four years, William Randall mortgaged more of his land, went broke, and was murdered in 1856 by one of his creditors, leaving his widow to sort out his debts and legal claims to the massive property. Several creditors went to Marin County Sheriff G.N. Vischer to win judgements for unclaimed debts; Vischer illegally foreclosed on Punta de los Reyes Sobrante land, issuing at least three deeds in exchange for \$2,000 each. Some of these new landowners began living on their properties or leasing it to the first dairymen on the Point Reyes peninsula. Upon learning of the sheriff’s fraud, the claimants retained their own lawyers; one of the duped men – Dr. Robert McMillan – hired the San Francisco law firm Shafter, Shafter, Park and Heydenfeldt (comprised of partners Oscar L. Shafter, James McMillan Shafter, Solomon Heydenfeldt, and Trenor Park). Robert McMillan was the only one with sufficient funds to clear all the liens on Randall’s property and eventually won his case before the State Supreme Court in 1858.²⁷

In 1857, the law firm Shafter, Shafter, Park and Heydenfeldt acquired the Point Reyes ranchos in three stages by: 1) paying Robert McMillan \$50,000 for a two-thirds interest in his Rancho Punta de los Reyes Sobrante property; 2) purchasing Punta de los Reyes from Randall’s widow at auction for \$14,700; and 3) paying \$20,000 to McMillan for the remaining one-third interest.²⁸

The key players in the development of the Shafter law firm’s new Point Reyes properties were the brothers, Oscar L. Shafter (1812-1873) and James McMillan Shafter (1816-1892). The Shafter family came from a prominent East Coast family; their grandfather was revolutionary war hero, and their father served in the Vermont legislature and courts. In 1854, Oscar L. Shafter arrived in San Francisco after an

²⁴ Mason, *Point Reyes: The Solemn Land*, 25; Toogood, “A Civil History,” vol. 1, 42-44.

²⁵ Toogood, “A Civil History,” vol. 1, 41-43; Munro-Fraser, *Marin County*, 302.

²⁶ Toogood, “A Civil History,” vol. 1, 69-70.

²⁷ Mason, *Point Reyes: The Solemn Land*, 25-31.

²⁸ Jack Mason suggests that McMillan may have given the law firm the land as payment toward legal fees. Jack Mason, *Point Reyes: The Solemn Land*, 33-34.

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unsuccessful bid for the Vermont governorship, leaving his family behind for the time being. He joined old friend Trenor Park's successful and influential law firm, Halleck, Peachy, Billings and Park, specializing in land cases. Soon Shafter and Park started their own firm with Solomon Heydenfeldt, a California Supreme Court justice.²⁹

Oscar L. Shafter's younger brother James McMillan Shafter entered politics in his home state at age 20, after graduating from Wesleyan University in Connecticut. As a member of the House of Representatives, Shafter served as Secretary of State in Vermont from 1842 to 1849, then migrated to Wisconsin and served as Speaker of the Wisconsin State Assembly. He then moved to California in December 1855. Regarded as a "big legal gun" on his arrival, Shafter joined a local law firm but soon left to join his brother's firm. James McMillan Shafter was elected to the California State Senate in 1862, and served as its president pro-tempore. Eventually Shafter would serve as a regent of the University of California, a trustee of Stanford University, a superior court judge, and a leading voice in the California Constitutional Convention of 1878-1879.³⁰ Shafter's interest in agriculture, which he proved through his management of Point Reyes, led him to become an expert on livestock and up-to-date agricultural policies and techniques. He also served as president of the California State Agricultural Society.³¹

In 1858, the Shafter's law firm sold 2,200 acres at the north end of the peninsula for \$7,000 to Solomon Pierce, who promptly established a successful independent dairy that would rival those of the Shafter family in both production and quality during the next decades.³² The partners also sold a number of small parcels in the Olema Valley and Bolinas area, mostly to previous occupants who held invalid titles; a number of these had to repurchase their properties from the Shafter family after previously having paid either Garcia or his brother-in-law Gregorio Briones for their land.³³

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. 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 United States—had the right of appeal in the California district courts, and when necessary, in the California Supreme Court. As common practice, the U.S. attorneys entered an appeal to the courts, extending the litigation and making the average length of time between initial petition to the commission and final patent on the land 17 years.³⁴

²⁹ Mason, *Point Reyes: The Solemn Land*, 31-32.

³⁰ The *Constitutional Convention of 1878-79* produced California's second constitution, which is still in use today.

³¹ Mason, *Point Reyes: The Solemn Land*, 32-33; Munro-Fraser, *Marin County*, 515-516.

³² The Pierce Ranch located outside the Point Reyes Peninsula Dairies Historic District and listed separately in the National Register of Historic Places.

³³ Some of these parcels would form the Hagmaier and Teixeira ranches located within the adjacent Olema Valley Dairy Ranches Historic District. Mason, *Point Reyes: The Solemn Land*, 37; 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), 208; Munro-Fraser, *Marin County*, 447; Marin County Deeds Book B, Page 312, Book C, Pages 220, 380, 408, and Book E, Pages 628, 649, on file at the Marin County Recorder's Office; Richard Borjes and Gordon Chappell, "There is No More Extensive Dairy in the Townships" in "The History and Architecture of Pierce Ranch 1856-1986" (San Francisco: National Park Service, 1986).

³⁴ 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>.

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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 sold sections of their grants before receiving a final American 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 some of the most skilled and knowledgeable attorneys in the state, including brothers Oscar L. Shafter and James McMillan 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 remained to witness the nearly completed American takeover of the land.³⁵

In contrast, Rafael Garcia was able to retain 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 Baulines (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 Point Reyes land owned by the Shafter law firm.³⁶

Despite Garcia's official survey, the Shafters claimed they owned Rancho Tomales y Baulines, which was comprised of land originally part of Berry's Rancho Punta de los Reyes that they now owned. The Shafters sued Garcia with John McMillan 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. Had the Shafters won their case, the adjacent Olema Valley dairy ranches would have been folded into the Shafter-Howard tenant dairy ranch empire that developed on the Point Reyes Peninsula. Never ones to leave a courtroom empty handed, the Shafters won the 13,644-acre Phelps patent, also confusingly named Tomales y Baulines, which was patented in 1866. The property encompassed the gap between Garcia and Briones' ranchos and extended southeast to the summit of Mt. Tamalpais.³⁷

Patterns of Land Ownership

The large Mexican ranchos affected the land division and acquisition in early American California.³⁸ The transfer of land ownership from Mexican citizens to American citizens at the Point Reyes Peninsula was typical of the era; the ownership litigated for many years. Although at Point Reyes, the Mexican landowners had already sold out except for Garcia, and legal battles arose between American claimants

³⁵ Robert H. Becker, *Design of the Land*; 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; and Robert H. Becker, "Historical Survey of Point Reyes, Land Use Survey, Proposed Point Reyes National Seashore" (San Francisco: National Park Service, 1961), 43.

³⁶ The W Ranch would be constructed at Garcia's hacienda. Mason, *Early Marin*, 142-143.

³⁷ Mason, *Point Reyes: The Solemn Land*, 40-48.

³⁸ There is some disagreement among scholars, including Lawrence Jelinek, Paul W. Gates, and Ellen Liebman regarding the impact of ranchos on land development after California's statehood. In her book *California Farmland: A History of Large Agricultural Landholdings*, Ellen Liebman refutes the idea that the ranchos had a meaningful impact on land development in California.

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following statehood. By acquiring three ranchos, totaling about 66,000 acres, the Shafters (and later Howard) joined the ranks of the new land elites in California as concentrated land ownership was dramatically intensifying through the 1860s.³⁹ By obtaining ownership of such a large part of Marin County and establishing a successful set of dairy ranches that largely continued to operate over the next century, they established the development pattern in West Marin in the mid-nineteenth century. This occurred in other parts of Marin County and regionally as families acquired former ranchos. In Marin County, the Burdells obtained Rancho Olompali near Novato; they were second to the Shafter-Howards in the extent and value of their landholdings. The 19,800-acre Rancho Sausalito comprising the southern tip of Marin would also survive largely intact for several decades. Regionally, the Steele family, who got their start in dairying in Point Reyes, would go on to assemble close to 60,000 acres of land in San Mateo and San Luis Obispo counties from former rancho land.

The Shafter-Howard landholding, along with these other properties in Marin County, were dwarfed in size by the huge beef ranches that formed concurrently with the Point Reyes Peninsula dairy ranches, both by combining several former Mexican ranchos or through public land sales. Examples of the former include Ben Ali Haggin (over 170,000 acres comprised of three ranchos), Edward F. Beale, Irvine Ranch (James Irvine and associates, 100,000 acres from three ranchos), and George Hearst (San Simeon Ranch, also from three ranchos). The most notable of examples of amassing land through public land sales include William S. Chapman (one million acres in San Joaquin Valley) and Miller and Lux (one million acres largely in San Joaquin Valley and two million in Nevada and Oregon). These men had a great impact on the beef cattle industry, which developed through the early 1870s, parallel to the expansion and advances in the state's dairy industry.⁴¹

Pioneering Dairies on the Point Reyes Peninsula

While legal ownership of the land was being settled on the Point Reyes Peninsula, a handful of men established tenant dairy ranches by signing leases with various claimants in 1857 to 1858. These initial dairies tended to have a large acreage (upward of 10,000 acres) with 50 to 150 dairy cows and set the scale of development for the future tenant ranches operated by the Shafters and Howard.

The Steele family was among the first to establish dairy ranches on the Point Reyes Peninsula at Limantour Estero in the late 1850s. They leased from Thomas Richards, who was one of Randall's claimants.⁴² The Steele brothers, George Steele (1825-1901), Isaac Steele (1820-1903), and Edgar Willis (E.W.; 1830-1896), and their cousin, Renseelaer Steele (1808-1886), came to California, and first moved to Two Rock Valley just inside the northern Marin County border in 1856. The Steele family's desire to expand their operations brought them to Point Reyes, where they leased one square league of land in 1857 from Richards and set up the area's first dairy operation, consisting of three separate ranches called Albion (R Ranch), Laguna (T Ranch), and Muddy Hollow (S Ranch) ranches.⁴³

³⁹ Jelinek, *Harvest Empire*, 27-28.

⁴¹ Examples of their impact on the cattle industry included the implementation of modern feeding and breeding techniques, importing meatier stock, and the introduction of fenced ranges. Jelinek, *Harvest Empire*, 32; Lawrence James Jelinek, "'Property of Every Kind': Ranching and Farming During the Gold-Rush Era," *California History* 77, no. 4 (Winter 1998/1999): 239-242.

⁴² See the 1857 letter from Thomas Richards to the Steeles upon hearing that they might be purchasing a house and some fencing that the building and infrastructure belongs to him as the landowner; Richards also stated he preferred that the Steeles live in a particular house instead of leasing it to a person he does not trust. Letter from Thomas G. Richards to members of the Steele family, December 16, 1857, on file at Stanford University Special Collections, Steele Collection.

⁴³ Livingston, "Ranching on the Point Reyes Peninsula," 12-20.

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According to Catherine Baumgarten Steele (wife of William Steele, who was the grandson of Isaac Steele), Point Reyes' boundless character, wild grandeur, pure water, and abundant grass made it inviting for dairying. In a 1941 article on the history of the Steele ranches, she claims the Steeles regarded the peninsula as "promised land" for dairy ranching as it was had a picturesque and natural beauty.⁴⁴ She states that the Steeles viewed Point Reyes was "cow heaven," and instantly recognized its potential for dairy production.⁴⁵

Correspondence between the family members in the 1850s indicates, however, that they were debating where to establish permanent roots in California and may not have ended up at Point Reyes. In 1855, George Steele wrote to his brother E.W. Steele (who had not yet moved to California) that he spent some time exploring the state in order to decide where to purchase land. He felt that the best land and climate was located east of the Coast Range Mountains between San Francisco and Los Angeles (i.e., the Central Valley). In his letter, he states, "I do not like the climate immediately on the coast, so well as I do east of the coast mountains. It is too windy and foggy [sic]." He wrote that their cousin Renseelaer Steele felt that he would prefer to settle somewhere on the water near San Francisco, but George Steele preferred San Lorenzo in Alameda County. It appears that their cousin won out, and the men ended up on the Point Reyes coastline.⁴⁶

In an 1881 newspaper article, E.W. Steele recalls the family's start in the dairy industry. In 1856, they began producing butter from a handful of cows at Two Rock Valley just within the Marin County boundary.⁴⁷ In July 1857, they relocated to Point Reyes and began making cheese from 125 head of dairy cows that they purchased for \$29 per head in Sonoma County. Steele describes the family as "green [novices] from the "Western Reserve" of Ohio."⁴⁸ By 1862, they had increased the herd to 600 cows and expanded their leased holdings to include a 10-year lease on the 18,000-acre Rancho Punta del Anno Nuevo near Pescadero in San Mateo County.⁴⁹ On the larger property, they made cheese from 1,100 head of cattle. When the Point Reyes lease expired in 1866, they purchased land in San Luis Obispo County, thus contributing to the spread of the state's dairy industry along the coast. They also diversified by raising stock and commencing in "all kinds of farming" in addition to cheese production.⁵⁰ They acquired

⁴⁴ Catherine Baumgarten Steele, "The Steele Brothers: Pioneers in California's Great Dairy Industry," *California Historical Society Quarterly* 20, no. 3 (September 1941): 259-273.

⁴⁵ The phrase likely originated in the 1883 history of San Luis Obispo County rather than from the Steele brothers directly. The phrase "low heaven" appears first in a biography of E.W. Steele, which either is a typo or is perhaps a reference to the different levels of heaven. The words "cow heaven" is stated twice in subsequent paragraphs and has been attributed as the words of the Steeles by Catherine Steele and modern histories of Point Reyes. Myron Angel, *History of San Luis Obispo County, California, with Illustrations and Biographical Sketches of its Prominent Men and Pioneers* (Oakland, California: Thompson & West, 1883), between pages 40 and 41.

⁴⁶ George Steele also does not discuss establishing a dairy ranch but rather that California provides the opportunity to achieve great wealth with minimal effort. Letter from George Steele to E.W. Steele, September 4, 1855, on file at Stanford University Special Collections, Steele Collection, Stanford.

⁴⁷ Their first location has been described many histories as being located near Petaluma in Sonoma County; however, the Steeles describe it was being located just within Marin County.

⁴⁸ In the article, he does not recall that Clara Steele, wife of Renselear Steele, fortuitously created a batch of cheese that brought them widespread fame or proclaiming that Point Reyes was "cow heaven."

⁴⁹ See pages 15-18 in Dorothy F. Regnery, *An Enduring Heritage: Historic Buildings of the San Francisco Peninsula* (Palo Alto, California: Stanford University Press, 1976) for descriptions and photographs of the Steele ranch buildings in San Mateo County. The residence at the Isaac Steele's ranch house at Green Oaks Ranch in San Mateo County is listed in the National Register of Historic Places; several of the other dairy buildings appear to be extant.

⁵⁰ E.W. Steele, "Dairying in California.—No. 1," *Pacific Rural Press*, April 9, 1881.

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a massive holding, second only to the Shafter-Howards in the dairy industry statewide, but their business collapsed by the end of the century.

Other early dairy ranches that pre-date the Shafter-Howard ownership included Josiah Swain's operation. The area with his dairy was called Swain's Flat for many years and had become the site of F Ranch by 1870. Swain remained at Point Reyes after Randall's murder and during the property litigation. One of the litigants, John Reynolds, leased 2,000 acres to Swain on April 16, 1857. Swain signed a five-year lease with Shafter, Shafter, Park and Heydenfeldt commencing on June 1, 1858. Other early dairymen included Christopher Medbury, who settled on a ranch near Point Reyes at an unknown date, and the brothers George and Charles Laird who occupied what later became K Ranch on Tomales Point. While they may have been on Point Reyes before 1858, the Laird brothers signed an eight-year lease with the Shafter. The Lairds' dairy rivaled the Steeles' in size and output, and they beat the Steeles by winning first place for cheese in the 1859 State Fair.⁵²

Shafter-Howard "Butter Ranchos"

Although the Steele brothers and their cousin can be credited with pioneering the Point Reyes dairy industry, Oscar L. and James McMillan Shafter, both prominent and energetic businessmen and joined later by son-in-law Charles Webb Howard, developed the local dairy industry into one of the most preeminent in the state. Just prior to receiving title to the land, the Shafter brothers explored Point Reyes and began making plans for the ranch, which Oscar L. Shafter described as one of the best cattle ranches in the state.⁵³ In February 1857, they ordered 20,000 fence pickets and contracted men to construct several new houses.⁵⁴ They named their first Point Reyes operation "Home Ranch," which was located centrally at "the point most favorable for general oversight." A third brother—John Shafter—arrived to manage the "numerous and somewhat troublesome details of construction." Two months later Oscar L. Shafter wrote, "The ranch claims our attention, more and more. A small steamer of about 20 tons burden is to commence running between the City and various points on the ranch. This arrangement will serve to enhance the values of the property." By the next year, sheep worth \$2,000 had been put on the ranch, and the partners were ready to invest \$4,000 more in livestock.⁵⁵

They also set about evicting six to seven people still living on the former ranchos. After the initial sale of land to the Solomon Pierce and several other smaller transactions, the partners had "resolved to keep this property together" and pursue their tenant system. The Shafter brothers wrote leases to those with established dairies in July 1858 and in October 1859. By 1861, tenants included the Steeles with their three dairies, as well as Henry Stanley on Drakes Head, the Young brothers on Tomales Point, Tanner and Medbury on Drakes Bay, and Buell and Fay on the extreme tip of Point Reyes.⁵⁸

⁵² Livingston, "Ranching on the Point Reyes Peninsula," 20-23.

⁵³ Oscar L. Shafter, *Life, Diary, and Letters of Oscar Lovell Shafter*, ed. Flora Hains Loughead (San Francisco: The Blair-Murdock Co., 1915), 187-188.

⁵⁴ The introduction of fencing was an important development on the California landscape.

⁵⁵ Shafter, *Life, Diary*, 198.

⁵⁸ The evicted men included Swain, Winslow, Aldo, Richards, and the Steeles; several would sign new ranch leases with the Shafter. Jack Mason, *Point Reyes: The Solemn Land*, 36.

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Shafter-Howard Tenant System

Neither Heydenfeldt nor Park was interested in the Point Reyes agricultural operations, which were overseen principally by the Shafters and Oscar L. Shafter's son-in-law, Charles Web Howard, who had married Emma Shafter in 1862. In 1865, both sold their shares, with Heydenfeldt selling his quarter interest to Howard for \$35,000 on January 17 and Park, after some negotiation, selling his quarter to the new partners for \$40,000 on May 13. According to his wife's diary, Howard received financial help from his father-in-law "under promise to make [ranching] his life's work."⁶⁰

The next decade would be the time of greatest growth of the dairies at Point Reyes, as the Shafters developed plans for their model system of tenant-operated dairies.⁶¹ They focused on butter production rather than cheese; milk was still too perishable to transport to San Francisco via schooner.⁶² Their tenant dairy ranching system consisted of a tightly organized system of multiple-ranch management that maximized the use of pasture by establishing a "home ranch" serving as the central locus to the satellite ranches leased by tenants.⁶³ The home ranch typically was built first on a relatively flat site in close proximity to grazing land and a spring or creek.⁶⁴

Largely due to Howard's stewardship, who spent a great deal of time in hands-on management of construction and dairy operation, the dairies at least doubled in number. The partners named each ranch after a letter of the alphabet. Starting at the tip of Point Reyes, with A Ranch, the letters advanced to the north until, at J Ranch, the line turned to the south at Pierce's ranch and continued until Z Ranch, a small dairy near the summit of Mt. Wittenberg. The ranches south of Bear Valley, used for beef cattle and replacement cows, went by names such as Wildcat and South End ranches.⁶⁶

In 1858, Oscar L. Shafter wrote, "We have leased some 20,000 or 25,000 acres to five different men. They are all of them men of capital—sober, industrious, enterprising, and have their families with them. We have been somewhat choice in the matter of character in selecting from the numerous applicants for the land, and have given the tenants good and encouraging contracts, deeming that the best policy in the long run." In this statement, Shafter set the stage for the tenant system that would last another 80 years at Point Reyes. However, the Shafters revised their future tenant system after these leases were written, and waited for these lessees to leave to put their final plans into action. In 1865, the ranches supported ten of the original lessees and six new tenants.⁶⁷

⁶⁰ Mason, *Point Reyes: The Solemn Land*, 37-38; Emma Shafter Howard, *Diary of Emma Shafter Howard*, entry of March 5, 1865, transcript on file at the Jack Mason Museum; Marin County Deeds, Book E, Page 358, on file at the Marin County Recorder's Office.

⁶¹ Marin County Leases Book A, Pages 17-37, on file at the Marin County Recorder's Office; Warren, *California Ranchos*, 199-206.

⁶² Residents of San Francisco purchased fresh milk from dairies within the city that operated in what became the Cow Hollow, Excelsior, and several other neighborhoods. These dairies were forced out in the 1880s due to health concerns; the invention of the milk bottle in 1884 and the refrigerated railroad car also allowed fluid milk to be transported over longer distances.

⁶³ Bright Eastman, "Guidelines for Documenting and Evaluating Historic Agricultural Properties on California's North and Central Coast," (Masters thesis, Sonoma State University, 1998), 292.

⁶⁴ *Ibid.*

⁶⁶ Numerous references are available to document the letter locations, including Geological Survey maps, deeds and leases, and Shafter records in the Jack Mason Museum at Inverness. Three letters of the alphabet—P, Q and X—were unaccounted for when Dewey wrote his history of the ranches in 1995. The ranches south of Bear Valley reportedly did not have the best conditions for dairy ranching.

⁶⁷ Letter from Oscar L. Shafter to his father, September 19, 1858, in Shafter, *Life, Diary*, 197; Warren, *California Ranchos*, 208; *Alta California*, December 25, 1865.

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The Shafters and Howard employed superintendents to oversee the tenant operations, to collect rents, and to improve the herds. The first superintendent was a cousin, John Shafter, who lived at Home Ranch during its initial construction and supervised the pioneer development of the system. Other superintendents included Hinrik Claussen, William Evans, William H. Abbott, who acted as Howard's superintendent for 22 years, and Latham Eastman, who worked for the Oscar L. Shafter Estate for almost 20 years and was the last of a long line of Shafter ranch superintendents.⁶⁸

Home Ranch is the oldest existing ranch complex on Point Reyes peninsula, containing the oldest known building in the historic district, and served as the headquarters for the Shafter dairy interests beginning in the mid-1850s. With Home Ranch at the central location on the Point Reyes peninsula, other "satellite" or secondary ranches were located around it. These included the alphabetized ranches and the Drakes Head, New Albion, Glenbrook, Muddy Hollow, Laguna, Sunnyside, Vision, Oporto, Glen, and Wildcat ranches. Home Ranch provided the surrounding ranches a butcher shop, blacksmith shop, and storehouse/grocery store. Following the land partition of 1869, Home Ranch no longer served as the headquarters; and by 1919, many of the ranches that were formerly a part of the satellite system were gone, with exception of the alphabetized ranches and Laguna Ranch.⁶⁹

The standard lease developed by the partners ran from one to three years. The tenant rented the cows, buildings, and land but provided his own furnishings, dairy and farm implements, horses, and pigs. In his 1882 book *The Commerce and Industries of the Pacific Coast of North America*, John Hittell described the Point Reyes tenant system:

All these farms are rented on the same general system. The cows belong to the land, and the tenant pays from \$20 to \$25 for each cow annually. The proprietor supplies the buildings; the tenant must have his own horses, wagons and implements, but is not allowed to keep any domestic animals on the land, save pigs and his work-horses; and is not allowed to sell anything from the land save pigs, calves and dairy produce. He must rear one-tenth of the calves, and deliver them to the proprietor; the other calves he can sell. He gets nearly 200 pounds of butter from each cow in a season, and he sells at prices ranging, of late years, from 20 to 40 cents a pound, making from \$40 to \$50 per cow.⁷⁰

According to Charles Nordhoff, "a tenant needs about two thousand dollars in money to undertake one of these dairy farms," and added, "the system seems to satisfy those who are now engaged in it." A typical Shafter or Howard lease involved a quarterly payment in gold coin, in advance, of a yearly rent from \$1,500 to \$3,000, in addition to a one-tenth cut of new stock raised on the ranch. Milkers, who were constantly in demand, and farm hands received from \$25 to \$30 per month in wages plus room and board. Overall, "everything is conducted with great care and cleanliness, the buildings being uncommonly good for this State, water abundant and many labor-saving contrivances used."⁷¹

⁶⁸ *Marin Journal*, May 25, 1899; Mason, *Point Reyes: The Solemn Land*, 61; Dewey Livingston interview with William Eastman while researching for "Ranching on the Point Reyes Peninsula."

⁶⁹ Livingston, "Ranching on the Point Reyes Peninsula," 361-396.

⁷⁰ John S. Hittell, *The Commerce and Industries of the Pacific Coast of North America* (San Francisco: A.L. Bancroft & Co., 1882), 266.

⁷¹ Charles Nordhoff, *Northern California, Oregon, and the Sandwich Islands* (New York: Harper & Brothers, 1874, reprint, Berkeley, California: Ten Speed Press, 1974), 181.

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Point Reyes tenants made good profits when butter prices held steady, although fluctuating prices created low times as well. The *Marin Journal* commented in 1875 of “the prosperous appearance of the dairymen of Point Reyes, the books and newspapers which are found in their homes, and the many comforts which their industry has procured, all speak of the profitable business in which they are engaged.”⁷² In hard times, the landlords appeared to act fairly towards their tenants. In 1885, butter prices fell to 18 cents, and tenants could not pay their rents. Howard wrote to his brother, “I shall have to lower the rents—reducing my income from the Ranch at least \$10,000 per annum. It makes me feel poor but I think I can get through some how.” Later, in 1891, Howard wrote, “the Ranch has done fairly well, the rents, \$17.50 per cow, are very low, but the tenants have paid their rents and have, I think, made a little something.” Decades later, during the depression of the 1930s, tenants on the Oscar L. Shafter estate could not pay rents but were not evicted from their ranches.⁷³

The 66,000 acres held by the Shafter and Howard comprised the largest set of family-owned dairies in California. Their tenant ranching model influenced the subsequent development of other large rancho parcels into “letter” tenant dairy ranches. These include the Novato Land Company’s development of Rancho Novato in 1893 into the Home Ranch and Ranches A through F and H and the former Sausalito Rancho subdivided by the Tamalpais Land and Water Company into Ranches A through Z and 1 through 8 in 1898. None of Novato Land Company’s ranches survive, and only three remaining dairies Ranches A/B, Ranch M (later known as Golden Gate Dairy), and Ranch U (present-day Slide Ranch) are extant within the Golden Gate National Recreation Area.⁷⁴

The Shafter tenant system was not universally popular, with the common complaint that a man could not get ahead as a renter. A contemporary writer noted that “the land is owned by one or two men, and hence there are no homes there. Renters stop awhile, and then go, making no improvements.” The correspondent was proven wrong on some points, however, as many families remained on the ranches for decades and realized profits from their business.⁷⁵ Others called for the breakup of large landholdings, such as the Point Reyes ranches, as a way to increase the state’s productivity. Statistics on tenant ranching were not systematically collected until the 1880 Federal Census, and then it was only at a statewide level without an analysis for each county. According to the 1880 census, approximately 25 percent of all farms in California were operated by tenants.⁷⁶ It is unknown if the dairy industry followed this ratio (i.e., 25 percent of all dairy ranches were tenant operated). However, people were aware of the consolidation of large swaths of land into single landowners, who either bought up former ranchos or acquired public land

⁷² *Marin County Journal*, December 16, 1875.

⁷³ Letter from Charles Webb Howard to Theron Howard, August 24, 1885, and November 20, 1891, on file at the Jack Mason Museum, Howard Family Collection; interviews with Andy Porter and William Eastman by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

⁷⁴ In 1828, Richardson acquired Rancho Sausalito and sold it to Throckmorton in 1856. In 1887, the bank acquires it. In 1889, the Tamalpais Land and Water Co. incorporates with the objective of earning money from land divisions and sales, acquires the property, and later divides. The ranches were operated by Portuguese dairyman, who arrived in a later wave of dairy laborers. May Rodgers Ungemach, *Novato Township: Land Grant to World War II* (Novato, California: Novato Historical Guild), 46-47; National Park Service, “Golden Gate Dairy (Lopes Brothers Dairy, Ranch M): Cultural Resource Reports and Site Treatment” (Golden Gate National Recreation Area, Division of Cultural Resources, June 10, 2013); National Park Service, “Tennessee Valley Stables (Cunha/Rapozo Ranch, Ranch A/B): Cultural Resource Reports and Site Treatment” (Golden Gate National Recreation Area, Division of Cultural Resources, June 10, 2013); Gus D. Avery and Charles H. Clapp, *Tamalpais Land and Water Co. Map No. 3 Showing Subdivisions of Farming and Grazing Lands, Sausalito Ranch* (Tamalpais Land and Water Company, 1982), map available at the David Rumsey Historical Map Collection.

⁷⁵ Munro-Fraser, *Marin County*, 303.

⁷⁶ U.S. Federal Agricultural Census, 1880.

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through dummy buyers. Some journalists were critical of this situation and argued that it stunted the economic growth and development of the state. An 1862 editorial in the *California Farmer* stated that “among the stock ranches, dairymen, and the beautiful hills and slopes, that we hope ere long to see divided up into prosperous farms of 50, 100, and 200 acres, but are now held as tracts of thousands, thus hindering the progress of the country.”⁷⁷

Lease terms changed little in the early twentieth century, and as modern advances in dairy cattle breeding and technology increased, so did tenant frustration at not being able to implement improvements on the rented ranches. Eventually all of the ranches were sold to operators, including Charles Webb Howard’s in 1919, James McMillan Shafter’s in 1929, and Oscar L. Shafter’s in 1939, allowing the new owners to improve their livestock and ranches according to their own wishes.⁷⁹

Ranch Demographics

The first wave of tenant dairy ranchers on the North and Central coast arrived within the two decades following the Gold Rush; they were largely from Denmark, Sweden, Germany, Ireland, Italy, Switzerland, and Portugal, as well as native-born Americans. According to Bright Eastman, Irish immigrants arrived first and worked in the gold fields and then the dairies. The Danes established dairies in both Humboldt and Marin counties. Many of the families identified as Swedes were actually Danes from Schleswig-Holstein; Hinrik Claussen, for example, a native of Denmark but of German extraction, was a resident of Sweden when he left for the United States. The Chinese found work as milkers on North Coast dairy ranches and noted for having “a way with the cows” but were barred from becoming tenants due to discrimination.⁸⁴ Many Chinese cooks and at least one Chinese butter maker were recorded as living on the Point. Coast Miwok laborers faced similar discrimination. Laborers of Coast Miwok descent were common on the dairies as well, although not always looked upon favorably by tenant dairymen.⁸⁶

Swiss and Portuguese immigrants dominated the Marin County dairies, although the neighboring ranches in Olema Valley became home to a higher concentration of Swiss Italians. Italian-speaking Swiss arrived in great numbers from the Maggia and Verzasca valleys in the southern Alps. Thousands of men left their overpopulated, poverty-stricken villages in Switzerland to come to Marin County, and more broadly California, and most stayed. These men were sponsored either by their villages or by a man who had already found success in the United States, and repaid their passage in labor; wives and family members soon followed. A similar situation occurred with Portuguese from the Azores, or Western Islands, located approximately 800 miles west of mainland Portugal. Beginning in the 1860s, Azorean laborers arrived having traveled for three and a half months by ship around Cape Horn to Hawaii, then to San Francisco. The immigrants brought religious and social customs to Point Reyes, including the religious festival, *Festa do Divino Espirito Santo* or Festival of the Holy Ghost.⁸⁷

⁷⁷ “Marin County—No. 1,” *California Farmer*, February 7, 1862.

⁷⁹ Livingston, “Ranching on the Point Reyes Peninsula,” 68-72.

⁸⁴ Mason, *Point Reyes: The Solemn Land*, 60.

⁸⁶ Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties,” 279-298; Nordhoff, *Northern California*, 181; Mason, *Point Reyes: The Solemn Land*, 60; Steele, “The Steele Brothers,” 265; U.S. Federal Census, 1860-1880.

⁸⁷ Livingston, “Ranching on the Point Reyes Peninsula,” 336.

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The Portuguese dairymen would construct an I.D.E.S. Hall (*Irmando do Divino Espirito Santo* or Brotherhood of the Divine Spirit) at N Ranch that would serve as an important gathering space.⁸⁸ The hall was located at the intersection of Sir Francis Drake Highway and Home Ranch Entry Road. I.D.E.S. was a Portuguese religious organization founded in Sausalito in 1889 and common in the dairy and farming regions of California. Portuguese immigrants brought with them traditions reflecting their devotion to the Holy Trinity and Pentecost. The Point Reyes I.D.E.S. Hall, built as early as the 1890s, served not only the Portuguese immigrants, but all Point Reyes residents as a polling place and meeting hall. In addition to regular church services, the hall hosted the annual Festival of the Holy Ghost and Chamarita, a religious rite, dance, and feast attended by Portuguese and others from all over Marin and Sonoma counties. Local ranchers “donated cows, chickens, canned goods and spaghetti, and under Ham Martins’ direction, juicy steaks and plump chickens were broiled over open fires.”⁸⁹

Many immigrants, especially the Portuguese, were criticized for working for cheap wages and then buying up productive land in Marin County. In an 1888 *Overland Monthly* article, R.G. Sneath wrote:

Most of these arrivals are young men about of age, and physically able to do any labor. Their experience in the home country, except that of milking a cow, is of little value to them here, and not being able to speak English, they are perforce compelled frequently to work for their board and a very few dollars per month.

This is true not only of the Swiss but of all foreigners, and is the principal reason why foreigners that employ many laborers, especially in the dairy and vegetable line, have become wealthy in a few years. They have thus been able to crowd our own people to the wall in many industries where labor is the chief factor, and their presence in the country is looked upon by many unfavorably.⁹⁰

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

His children are educated at the district school. He adorns his premises with trees and flowers and the sound of the piano and parlor organ is heard in the land. He pays his rent—be it \$22.50 or \$25 per cow—semi-annually, does his duty by his neighbor, and lives like what he is—an honest, intelligent country gentleman.⁹¹

Rise of Marin County's Dairy Industry

The rise of dairy production at Point Reyes and 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 Point Reyes Peninsula 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

⁸⁸ Rae Codoni, *The Corippians: A Retrospective View* (Riverbank, California: Baker Graphics, 1990), 17-21; Hallock F. Raup, “The Italian-Swiss in California,” *California Historical Quarterly*, December 1951, 308-309; August Mark Vaz, *The Portuguese in California* (Oakland: I.D.E.S. Supreme Council, 1965), 53-57; Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties.”

⁸⁹ Jack Mason, *Point Reyes Historian*, vols. 1-8 (Inverness, California: North Shore Books, 1976-1984), 543.

⁹⁰ R.G. Sneath, “Dairying in California,” *Overland Monthly* (January-June, 1888), 389.

⁹¹ *San Francisco Chronicle*, October 30, 1886.

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cattle and sheep ranching regarded as the dominant forces in agriculture in the 1850s, with the dairy industry recalled as a footnote.⁹²

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, as they had 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, 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.⁹⁴

Agriculture in California began as subsistence farming, such as providing food at a small-scale for miners, but by the late 1850s, it was “as a commercial endeavor in its own right.”⁹⁵ 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 people.⁹⁶ 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.⁹⁷

Agricultural development was also well under way in Marin County as the Shafters were acquiring the Point Reyes ranches and signing the first series of leases. Among the most notable is the Sweetser and DeLong orchard near Novato, which reportedly 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, 200-300 plum trees, 250-300 quince trees, and 150 pear, apricot, fig, and almond trees. It also had 11,000 grape vines. They maintained a herd of 1,000 cattle, 300 horses, and 1,700 sheep 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.⁹⁸

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; there was an early concentration of dairy ranches 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, though packed

⁹² See Jelinek, *Harvest Empire*, Chapter 4, Gold Rush Agriculture: 1848-1872, 23-28.

⁹⁴ Jelinek, *Harvest Empire*, 20.

⁹⁵ Liebman, *California Farmland*, 13.

⁹⁶ Robert Glass Cleland and Osgood Hardy, *March of Industry* (San Francisco: Powell Publishing Co., 1929), 36.

⁹⁷ Warren, *California Ranches and Farms*, ix-xx.

⁹⁸ “Trip to the Country,” *California Farmer*, January 17, 1862.

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for long-term storage, was of poor quality. Firkins of butter were packed in barrels filled with brine, allowing them to survive long voyages without spoiling.⁹⁹

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.”¹⁰⁰ 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.”¹⁰¹

By 1860, the dairy industry in California had matured in a permanent industry with butter as one of the chief exports.¹⁰² Sonoma proved to be the city’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.¹⁰³ An 1861 article cites the Steele brothers, Mr. Ramsay, and Solomon Pierce as outstanding dairymen who could command a higher price at market because they produced a superior product.¹⁰⁴

In 1869, California dairies shipped 6 million pounds of butter, and the figures continued to grow during the next decades. Marin County was the highest producer at 1.5 million pounds; of that, the Shafters’ 3,500 cows on 17 dairies produced 700,000 pounds in 1868, almost half the county total. Point Reyes produced almost half a million pounds the following year. All of the Point Reyes butter was shipped via sea or rail to San Francisco commission houses, where the dairyman received a pre-arranged price and the commission merchant distributed the product.¹⁰⁵

In 1870, the wholesale price of butter in San Francisco averaged 70 cents per pound in late November. From March through May, the price dropped to a low of 30 to 35 cents, then advanced in June back to the 70 to 75 cents level where it generally stayed until November. When the price hit 40 cents, the dairyman typically started packing it in brine and waiting for a better market. Also in 1870, some 25,389 firkins were shipped by steamer to the East Coast, Japan, China and Pacific Islands, and 5,098 firkins and 3,154 kegs by railroad to the eastern states.¹⁰⁶

⁹⁹ 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.

¹⁰⁰ “Sonoma News,” *Daily Alta California*, September 9, 1852.

¹⁰¹ Advertisement, *Daily Alta California*, October 3, 1855.

¹⁰² Warren, *California Ranchos and Farms*, 29.

¹⁰³ “City Intelligence,” *Sacramento Daily Union*, April 22, 1861.

¹⁰⁴ “The Secret of Getting Good Prices for the Crop,” *California Farmer*, October 18, 1861.

¹⁰⁵ Titus Fey Cronise, *The Natural Wealth of California* (San Francisco: H.H. Bancroft & Co., 1868), 162-163; “Partial Schedules for California, Vol. 2,” Agricultural Recapitulations for California, Marin County, U.S. Federal Census Bureau, 9th Census, 1870.

¹⁰⁶ Henry DeGroot, “Dairies and Dairying,” *Overland Monthly* 4 (April 1870): 359-60.

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Partitioning the Ranches

After Heydenfeldt and Park sold their interests in the Point Reyes ranches, Oscar L. Shafter, James McMillan Shafter, and Charles Webb Howard formed a three-way partnership. In 1868, they began working on a plan to divide the ownership of the ranch lands, finally reaching an agreement the following year. They divided the land six ways, with each obtaining two large parcels containing multiple letter ranches. On July 14, 1869, Charles Webb Howard and James McMillan Shafter gave Oscar L. Shafter \$7,500 and one-third of the Point Reyes property. One year later Howard and James McMillan Shafter divided their remaining two-thirds, with Howard giving Shafter \$6,500 in the transaction on July 19, 1870. Each ended up with approximately 18,000 acres of Point Reyes land. They also held joint interest in the newly-defined Berry Ranch (Rancho Tomales y Baulines) located to the southeast of Point Reyes Peninsula and occupying much of Bolinas Ridge, Lagunitas Canyon, and the north side of Mt. Tamalpais, which they intended to sell.¹⁰⁷

Oscar L. Shafter's portions took up the northernmost and southernmost parcels on the peninsula, including 11,135 acres comprised of the H through N ranches to the north and 6,712-acres comprised of the Lake and South End ranches to the south near Bolinas. The southern section contained large fir forests and brushy areas, leaving only two locations on the coast suitable for dairying. James McMillan Shafter took two central parcels central; the first was comprised of 13,660 acres overlooking Limantour Bay and including the headquarters, or Home Ranch, with its surrounding dairies O through T (usually referred to by names such as New Albion and Muddy Hollow Ranches). It second included a 5,257-acre wooded parcel south of Bear Valley containing Wildcat and Glen ranches near the coast and extending eastward to the village of Olema.¹⁰⁸

Charles Webb Howard took the rich pastures of the peninsula headlands, including 9,647 acres containing the A through G ranches, and the spectacular 7,739-acre Bear Valley Ranch stretching from Drakes Bay to Olema, containing U, W, Y, and Z ranches.¹⁰⁹ W Ranch served as Howard's showcase "home ranch," and featured a two-story house, dairy house, and barns in the 1860s. A substantial milking barn was added in the late 1870s or 1880s. While he attended to business in San Francisco, Howard entrusted the ranch operation to several superintendents, starting with a man with the last name Crendell (perhaps Thomas Crendell or a relative), followed by William H. Abbott in 1877 through his retirement in 1899. Abbott may have been the first to acquire a Fay cream separator among the Point Reyes dairies. Upon Abbott's retirement, Charles and Emma Howard's son Frederick Paxon Howard lived at W Ranch as a "gentlemen rancher."¹¹⁰

Despite the partition, the Shafter/Howard ranches continued to be the largest dairy operation in the state for decades. In 1870, the number of dairy cows in the eight central coast counties that constituted the chief dairying region of California was about 25,000; Shafter and Howard owned almost one sixth of these.¹¹¹

¹⁰⁷ The historic district boundary primarily includes Oscar L. Shafter and Charles Webb Howard's northern parcels and a small portion of James McMillan Shafter's northern parcel. The dairies to the south are not extant. Mason, *Point Reyes*, 50-51; Marin County Deeds Book G, Pages 529-531, and Book I, Page 204, on file at the Marin County Recorder's Office.

¹⁰⁸ Livingston, "Ranching on the Point Reyes Peninsula," 33-35.

¹⁰⁹ As stated previously, Garcia's adobe was recently confirmed on a historic map as being located near the parking lot south of the large red barn at the former W Ranch, now the Point Reyes National Seashore headquarters.

¹¹⁰ Livingston, "Ranching on the Point Reyes Peninsula," 214-217.

¹¹¹ *Ibid.*, 35.

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The tide continued to turn. By 1866, the Point Reyes dairies led the field in production, and the owners pursued their goal of providing the best butter in great quantities to San Francisco. At the time, a great deal of butter continued to be imported from South America and the East Coast. In 1866, the partners expected to be milking 4,000 cows by the end of the decade. By the time of the partition, they were the top producers in the state. The *Agricultural Review* reported in January 1870:

In point of magnitude, some of our California dairies probably surpass those in any other part of the world. The largest in the state—that of Shafter & Howard, in Marin County—contains 3,600 milch cows, not including a large number of cattle, kept on another portion of their ranch, which latter embraces a tract of 66,000 acres, upon which they have constructed eighty miles of post and board fence.¹¹²

By 1870, Point Reyes supported 20 Shafter-Howard dairies, each with 150 to 170 cows, mostly Devon and Durham, belonging to the owners. Experimentation proved that the best milkers were crosses of Devon and common American cows. That summer the partners planned to add six or seven other dairies, at sites that had been developed by lessees and replace the lessee's cows with their own stock. It was estimated that the Shafter and Howard put about half a million dollars into the ranch since purchasing it 12 years before, and that it could bring up to two million dollars on the market.¹¹³

In 1872, Marin County produced 4,387,500 pounds of butter, most of which came from Point Reyes. Sonoma County's butter production fell behind to 762,300 pounds. In cheese production, Monterey County led the field in cheese with 1,282,300 pounds, while Marin ranked fifth in the state with 132,600 pounds produced.¹¹⁴ The high quality and reputation of Point Reyes butter, in the words of a contemporary journalist, resulted from the "evident enterprise and liberality of the owners 'of the land in improvements, and the wide-awake spirit of the tenants in efforts to out-vie each other in the quality of their products.'"¹¹⁵ The local press reflected on the improvements at Point Reyes in 1875:

Four years ago there were fourteen thousand acres without fences. Now this tract is cut up into twenty fields requiring forty miles of fence and employing an average force of forty men. In order to get in the fencing material it was necessary to build forty miles of private road through many rough places and over mountains. Another work which is now being vigorously prosecuted, is the reclamation of the salt marshes which lie within the limits of the estates, and the work will result in the securing of thousands of acres of rich bottom lands.¹¹⁶

Gilt-Edge Butter

Despite the increased dairy production in California toward the end of the 1850s, imports to the state remained high; there was grumbling that the butter was not as high quality as the imports: "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 Ayrshire, or an Alderney from a California cow!" There was a perceived lack of knowledge for producing high quality butter and for

¹¹² *Agricultural Review*, January 1870.

¹¹³ DeGroot, "Dairies and Dairying," 356; *Commercial Herald and Market Review*, January 1870.

¹¹⁴ 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.

¹¹⁵ *Marin County Journal*, December 16, 1875.

¹¹⁶ *Ibid.*

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properly raising dairy stock.¹¹⁷ 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.”¹¹⁸

This was not the case with Point Reyes butter, which was known for its high quality and commanded higher prices than that from other areas in California. The agricultural press took notice and often featured the Shafter-Howard ranches in various publications, often describing it as “gilt-edge” butter. For example, an 1876 newspaper article praises the “fine quality” of Point Reyes butter: “If Mr. Willard should visit Point Reyes today, he would see butter factories which for convenience of plan, excellence of apparatus, and intelligent, thoughtful workmen, are unsurpassed in any dairy region in the country.”¹²⁰

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.¹²¹

The question arises, was Point Reyes butter overrated, with the help of the Shafters’ 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 brings up the fact that Point Reyes climate and soils were indeed different, both with increased moisture and entirely different soil conditions on the west side of the San Andreas Fault that increased production and quality.¹²²

By the early 1880s, Point Reyes butter retained its gilt-edge status and was being counterfeited by dairies around the San Francisco Bay Area. Empty Point Reyes butter boxes left in San Francisco by commission merchants or retailers would be repacked with “common” butter and sold at the higher price. This prompted James McMillan Shafter and Charles Webb Howard to trademark the butter stamps that identified their product as genuine Point Reyes butter. 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 bottles 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,

¹¹⁷ Warren, *California Ranchos and Farms*, 29.

¹¹⁸ *Ibid.*, 30.

¹²⁰ The butter ranches were described as factories, due to the incorporation of electricity and technology, such as cream separators, and the systematic and large-scale production of quality butter. “The Dairy East and West,” *Pacific Rural Press*, July 8, 1876.

¹²¹ *Marin County Journal*, March 20, 1879.

¹²² The *Marin Journal* rebuttal the *San Francisco Merchant’s* editorial: “We think it is an open question whether Point Reyes dairymen do obtain higher prices than others in this county. We know butter men in Olema, Nicasio, Marshall and Tomales, who claim that their product, placed side by side with Point Reyes, sells first, and at the same price; and they are reliable men. Point Reyes has become a synonym for gilt-edge butter, and deservedly so, but we are not clear that it ranks other places in this county” *Marin County Journal*, March 20, 1879.

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including dairy.¹²³ In 1883, James McMillan Shafter and Charles Webb Howard filed the butter stamp trademark consisting of the letters “P.R.” enclosed in a diamond with the Secretary of the State. In 1891, Charles Webb Howard filed a subsequent trademark application for the phrase “Point Reyes Creamery,” and in 1896 for the “Lighthouse Brand” milk and cream, which he had been using for the past year in conjunction with milk and cream bottled by the Point Reyes Creamery.¹²⁴ In 1883, Charles Webb Howard, James McMillan Shafter, and the heirs of Oscar L. Shafter rented newspaper space to announce a trademark aimed at protecting the authenticity of Point Reyes butter.¹²⁵

Our butter has acquired a fine reputation, derived from the care with which it is manufactured and the exceptionally excellent character of the grasses consumed by our cows. This fact has excited the cupidity of others, who have sought to avail themselves of advantages which belong to us alone.

To enable such of the public as desire to purchase the genuine Point Reyes butter, we have duly secured as a trademark the letters P. R. inclosed in a diamond border. This trademark will hereafter be stamped upon each roll or package of butter made upon our ranches. The boxes . . . will have Punta de los Reyes painted upon their lids, with the above trademark underneath. We will furnish each consignee of our butter in San Francisco with a certificate of his being such consignee.

Marin County butter was also compared favorably to butter from the East Coast. An 1866 Vermont newspaper notes rise of Marin County as competition East Coast dairies.¹²⁶ In 1873, journalist Charles Nordhoff stated that Marin County butter was shipped to the East Coast and competes with dairies in New York and Boston.¹²⁷ He goes on to state that California dairy ranchers have a “singular genius for doing things on a large scale which in other States are done by retail,” and that they manage their ranches and butter production in a way that would surprise the farmers of Orange County, New York.¹²⁸ Goshen

¹²³ L.K. Baldwin, who operated a dairy in Santa Cruz, appears to have filed the first dairy trademark in 1875 to use to stamp his butter rolls. 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/>.

¹²⁴ 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>.

¹²⁵ Advertisement, *Marin County Journal*, August 9, 1883.

¹²⁶ Paul Sadin, “Managing a Land in Motion: An Administrative History of the Point Reyes National Seashore,” prepared by Historical Resource Associates, prepared for the National Park Service, Point Reyes National Seashore (October 2007), 22.

¹²⁷ Charles Nordhoff, “Northern California,” *Harper’s New Monthly Magazine* 48, no. 283 (December 1873): 36.

¹²⁸ *Ibid.*, 37.

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(Orange County), New York was a legendary butter producer around this time, with “Goshen butter” a valuable moniker.¹²⁹

Sale of the Shafter and Howard Ranches, 1919 to 1939

Members of the Shafter family owned major portions of Point Reyes from 1857 to 1939, or just over eight decades. During this time the operation of the ranches changed little, save for modernization in technology and transportation. The eventual sale of the ranches, in three transactions spaced 10 years apart, brought new life to the Point Reyes dairies.

The first Point Reyes ranches to leave the Shafter family were those of Charles Webb Howard, administered by his widow Emma Shafter Howard until her death in 1916. After Mrs. Howard’s death, the couple’s four children, Fred, Maud, Harold, and Oscar Howard, disagreed on how to share the estate. After months of hearings in San Rafael the land was partitioned along the historic ranch boundaries, then each part was sold separately to John G. Rapp of San Francisco between November 18 and December 11, 1919. Rapp, having recently sold his family’s large and successful brewing business, already owned the Pierce Ranch on the north end of Point Reyes.¹³⁰

Almost immediately, Rapp sold the dairies, either to the existing tenants, or to other local dairymen, an arrangement reportedly set up by Rapp’s real estate agent August Lang. He sold A and B ranches to Joseph V. Mendoza, already a tenant at Pierce Point; C Ranch went to tenants Joe Nunes and Joe Avila; and D Ranch to Hamilton Martins (a Mendoza relative) and Trajano Machado. Lindo Berri, a member of a pioneering Tomales Bay dairying family, and Leo Bartolotti purchased the well-developed E Ranch; tenant John G. Gallagher bought F Ranch; and long-time tenant James McClure purchased G Ranch. Rapp no doubt made a tremendous profit, but the Point was now owned by its workers, all immigrants from the Azores, Switzerland, and Ireland, fulfilling Rapp’s belief that a man should own the land that he worked.¹³¹

Rapp leased the small dairies within the larger Bear Valley Ranch after a failed attempt to subdivide and sell them, and created perhaps the first Point Reyes dairy with cows certified to be free of tuberculosis at W Ranch. Rapp’s dairy shipped fresh milk by truck to San Francisco hospitals and restaurants where it was considered to be among the best available. His family summered in a new house built overlooking Bear Valley, with the four Rapp children having run of the vast and beautiful ranch.¹³²

The ranches of James McMillan Shafter were the next to be sold in 1929. On his death in 1892, Shafter left a shocking amount of debt for his heirs to clear. Bad investments, the largest in the North Pacific Coast Railroad, coupled with Shafter’s generosity and unwillingness to leave a friend in need, led to an empty purse and embarrassing headlines in the San Francisco papers. Shafter’s daughter Julia Shafter

¹²⁹ Ralph Selitzer, *The Dairy Industry in America* (New York: Dairy Field & Ice Cream and Books for Industry, 1976), 16.

¹³⁰ Mason, *Point Reyes: The Solemn Land*, 93-95; Marin County Deeds Book 192, Page 383; Book 209, Pages 435-441, Marin County Recorder’s Office; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

¹³¹ Marin County Deeds Books 208, 311, 373, 407, 409, Book 209, Page 491, Book 210, Page 257, Book 211, Page 226, on file at the Marin County Recorder’s Office; Jerome E. White, letter to Jack Mason, dated March 3, 1968, on file at the Jack Mason Museum; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

¹³² Mason, *Point Reyes*, 94-95; Joan Rapp Mayhew, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

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Hamilton served as administrator of the estate and spent the rest of her life settling its debts. In 1893, she attempted to sell the ranches of the Point Reyes tract, publishing a booklet outlining the attractions of the properties but none sold. In a new attempt to salvage the family fortune, Julia Shafter Hamilton and her brother James McMillan Shafter formed the Point Reyes Land and Dairy Company in 1898. Ranch leases were written under this name and property put up for sale, but again to no avail. Julia Shafter Hamilton did sell the Glen Ranch in 1910 to her land agent, John Bondeson, but made little progress overall. In a letter to her husband, she spelled out her woes with the ranches: "So many repairs are needed and lumber is so high that my heart sinks within me. It is nothing but pay out money all the time and nothing to show for it—until I am sick at heart and frightened and worried."¹³³

The burden of the ranches finally overtook Julia Shafter Hamilton in the days following the stock market crash in 1929 when, after defaulting on a large bank loan, she sold the Point Reyes tract to real estate specialist Leland S. Murphy. Murphy found the ranches in poor condition, with the tenants importing liquor rather than tending their dairies. Murphy phased out the dairies and promoted beef ranching and vegetable farming on his ranches. Mrs. Hamilton died in her hotel room in 1936, having failed to recover the family fortune.¹³⁴

The last lands to leave the Shafter family were those of Oscar L. Shafter's estate, consisting of H through N ranches and the South End and Lake ranches near Bolinas. After Shafter's death in 1873, these lands had been administered by the O.L. Shafter Estate Company, under the control of Charles Webb Howard until his death. In 1939, the holding company sold I Ranch to Jim McClure and J Ranch to Jim Kehoe. In August, real estate promoter Leonard David of San Francisco bought the remaining ranches for \$300,000 and immediately offered them to the existing tenants or to other Marin County dairymen.¹³⁵

Domingo Grossi, a successful dairyman with an established business in Novato, purchased H and M ranches, and then divided M Ranch for another dairy and placed two sons and a daughter on the dairies to expand the family business. A milk company headed by Sayles Turney and James Lundgren bought K Ranch, Swiss dairyman Ernest Ghisletta bought L Ranch, and German immigrants Edward and Hildegard Heims purchased N Ranch. All embarked on improvement programs for their dairies and herds, eventually obtaining Grade A certification. The southern tracts were sold to cattleman William Tevis, Jr. for \$20 per acre and to San Francisco socialite Alma de Brettville Spreckels Awl in trade for a hotel in Santa Barbara worth \$80,000.¹³⁶

¹³³ Marin County Leases, Book E, Pages 63-82, on file at the Marin County Recorder's Office; Mason, *Point Reyes: The Solemn Land*, 85-86, 96-98.

¹³⁴ Mason, *Point Reyes: The Solemn Land*, 100; Leland Murphy, interview by Diana Skiles, June 15, 1977, transcription on file at the Point Reyes National Seashore Archives. Murphy's purchase included the Home, Drakes Head, New Albion, Glenbrook, Muddy Hollow, Laguna, Sunnyside, Vision, and Oporto ranches.

¹³⁵ Mason, *Point Reyes: The Solemn Land*, 104-105; *San Rafael Independent*, August 3, 1939; Marin County Official Records Book 377, Page 379, and Book 383, Page 405, on file at the Marin County Recorder's Office.

¹³⁶ Marin County Official Records Book 382, Page 406, Book 383, Page 408, Book 385, Page 46, Book 392, Page 78, Book 414, Page 498, and Book 429, Page 470, on file at the Marin County Recorder's Office; Mason, *Point Reyes: The Solemn Land*, 105; Bernice Scharlach, *Big Alma* (San Francisco: Scottwall Associates, 1990), 229.

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Transition to Grade A Dairies

The Point Reyes Peninsula ranches continued to produce butter and cheese through the early twentieth century, although other counties took the lead in quantity as the dairy industry spread along the coastline, north to Humboldt County and south to the Central Coast in the 1890s. In addition to increased competition, the Point Reyes Peninsula 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.¹³⁷ 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 Bureau, which was made permanent in 1897.¹⁴⁰ 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.¹⁴²

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.¹⁴³ 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

¹³⁷ 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. Sneath, "Dairying in California," 394-395.

¹⁴⁰ California Department of Food and Agriculture, "Milk and Dairy Foods Control Branch History," accessed June 11, 2017, http://www.cdfa.ca.gov/ahfss/pdfs/MDFCB_History.PDF.

¹⁴² Livingston, "Ranching on the Point Reyes Peninsula," 65-68.

¹⁴³ California State Dairy Bureau, *Laws of California Relative to the Production and Standard of Dairy Products* (Sacramento: California State Printing Office, 1915), 27-34.

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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.¹⁴⁴

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.¹⁴⁵ 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.¹⁴⁶

Grade A dairies required a milking barn with concrete floor and walls with specific drainage and sanitary conditions. Although some of the Point Reyes Peninsula 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.¹⁴⁷

Within the Point Reyes Peninsula, these improvements did not begin to appear until the mid-1930s, and by the late 1950s, practically every dairy had been upgraded to Grade A. Around 1936, the Molseed family built the first Grade A dairy barn on the peninsula at E Ranch. C Ranch was the last to upgrade when Jim Spaletta built a Grade A milking barn, fences and corrals, holding pond, and improved the pasturage shortly after leasing the ranch in 1955. Grade B dairies operated under less strict sanitary standards and produced cream for processing into butter. During World War II, Grade B dairymen who could pass a sanitary inspection could sell liquid milk, called emergency milk, as a contribution to the war effort.¹⁴⁸

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

¹⁴⁴ *Marin Journal*, February 22, 1906; Mason, *Point Reyes Historian*, 736-37; and 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."

¹⁴⁵ 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.

¹⁴⁶ 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 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.

¹⁴⁷ 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.

¹⁴⁸ Joseph (Joe) Mendoza interview; Ron McClure, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula."

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than it exported.¹⁴⁹ 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 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.¹⁵⁰

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.¹⁵¹

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. Three Point Reyes dairies, A, B, and J ranches, constructed free-stall barns, or loafing barns, large open-walled structures with clean resting stalls for cows; these barns are labor-intensive, with necessary cleaning schedules but protect cows from the rigors of the elements. On many of the Point Reyes dairies, feed types and amounts and subsequent milk production are monitored by computers that keep files on each individual cow. Despite these challenges, six ranches within the historic district (A, B, C, I, J, and L ranches) endure as Grade A dairies and continue the 150 year legacy of dairy ranching on the Point Reyes Peninsula.

Criterion C: Physical Development and Operation of the Point Reyes Peninsula Dairy Ranches

The Steele brothers and other pioneering dairymen on the Point Reyes Peninsula chose a reasonably flat, sheltered site, central to adjacent pasture lands and in proximity to a spring, which provided water for both domestic and agricultural purposes. These dairymen, who became the Shafters’ first lessees, constructed their own buildings, although little is known of the character of their ranch infrastructure.

When the Shafters took ownership of the peninsula in 1857, they selected a site with similar characteristics for the development of Home Ranch, which would serve as a prototype for the infrastructure constructed at the tenant ranches. Besides developing standard plans for ranch buildings, the Shafters experimented with different breeds of milk cows and placed the offspring on the tenant dairies. Construction of the tenant dairies likely began in the early 1860s and culminated about 1872, although at least two of the Howard dairies within the Bear Valley Ranch were constructed after 1875 and at least one dairy ranch (Glenbrook) was constructed as late as 1884.¹⁵³

¹⁴⁹ 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.

¹⁵⁰ Ibid., 7-10.

¹⁵¹ Livingston, “Ranching on the Point Reyes Peninsula,” 54.

¹⁵³ Mason, *Point Reyes: The Solemn Land*, 57; Payne Shafter, *Diary of Payne Shafter*, entry of December 5, 1884, on file at the Jack Mason Museum, the diary entry notes “new ranch Glenbrook;” Nordhoff, *Northern California*, 179; Hittell, *Commerce and Industries*, 266.

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Dairy Production

The evolution of how cows were milked and how milk was processed impacted the physical landscape at the Point Reyes Peninsula dairy ranches. Laborers at the Point Reyes dairies milked the cows by hand until the 1920s and 1930s, when milking machines became popular. Milking was usually done outdoors, in a well-drained central corral reserved for the purpose. Each milker took charge of a “string” of cows, usually 20-25, and 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. According to an account of methods employed at the Pierce Ranch published in 1880:

The milkers use an ordinary flared tin pail, holding about sixteen quarts, and have their milking stools adjusted to them with straps. When the pail is full the milker steps into the strainer room [on many Shafter dairies an outdoor platform on a wall of the creamery] and passes the milk into a sort of double hopper with a strainer in each section. From this the milk passes through a tin pipe to a vat which holds one hundred and thirty gallons.¹⁵⁴

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. Near the turn of the twentieth century, many milking barns were improved with concrete floors, although this did not occur at Point Reyes until the 1920s and 1930s. A few Point Reyes dairies continued to milk outdoors until constructing milking barns in the early 1920s. Milking machines, invented in the 1870s but popular until the 1920s, decreased the number of milkers required and improved sanitation in the milking process.¹⁵⁵

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

From [the 130-gallon vat] it is drawn off into strainer pails which hold five gallons each, and which have a large scoop shaped nozzle, from which it is poured into the pans. It will thus be seen that the milk passes through three strainers before it is panned. The pans are made of pressed tin and hold twelve quarts each, and are placed in racks, one above the other, before the milk is poured into them In the center of each room, there is a skimming apparatus which consists of a table about five feet long and two feet wide, placed upon a square pedestal, in either end of which there is a semi-circular notch, under each of which there is placed a can and holding ten gallons for the reception of the cream. In the center of the table is a hopper for the reception of the sour milk, from which it is carried off through pipes. Skimming is performed twice a day, morning and evening, and milk is ordinarily allowed to stand thirty-six hours before it is skimmed, but in very warm weather it is only kept twenty-four hours. This work is begun at three o'clock in the morning, and usually requires an hour and a half to complete it. Two men work at a table, one at each end. The skimmer consists of a wooden knife with a thin blade shaped much like a butter or farrier's knife. This is dexterously and rapidly passed around the rim of the pan, leaving the cream floating free upon the surface of the milk. The pan is then tilted slightly and the cream glides quickly over the rim into the can below. The milk is then emptied into the hopper and conducted to the hog-pen. This arrangement is so compete and compact that the pan is scarcely

¹⁵⁴ Munro-Fraser, *Marin County*, 298.

¹⁵⁵ Sneath, “Dairying in California,” 391; Joseph (Joe) Mendoza, interview by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula.”

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moved from time it is placed upon the skimming table till the milk is emptied from it and no time is lost except in passing the pans from the rack to the table. An expert skimmer can handle two hundred pans an hour. In some dairies where the rooms are larger the skimming table is placed upon castors and can be trundled from place to place as convenience requires, and a hose is attached to the hopper leading to the waste pipes.¹⁵⁶

The pan method described above required vigilance and carefully controlled environmental conditions to avoid spoilage.¹⁵⁷ The lack of hot weather aided the Point Reyes dairyman in some ways, but new methods were sought to reduce the time needed for old-fashioned separating. Some complained that the “volatile and delicate flavoring oils” essential to the best butter production were lost in the pan method. Experimentation on the East Coast led to the invention by Dr. Karl Gustaf Patrik De Laval of the continuous discharge centrifugal cream separator, described in a contemporary journal:

The machine is practically a large bowl which revolves at a rate of from six to eight thousand revolutions a minute. A simple contrivance forces the milk to follow the rotation of the vessel. The milk and cream being of different specific gravities, separate almost immediately upon being put into the machine. The milk being the heavier, passes to the circumference, and is forced up and out through a small delivery tube. The cream collects at the center, and rising up, overflows through the outlet at the top.¹⁵⁸

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

The separated cream next advanced to the butter maker. Each ranch employed a butter maker, who was often started as a milker and learned the skills on the job. The butter maker reigned over the dairy house, and his responsibility to the tenant and the owners was substantial. Again, the 1880 account:

The cream is then placed in the churn, which consists of a rectangular box in the shape of a parallelepipedon, the sides of which are two and five feet respectively on the inside. It works on a pivot at the center of the ends, and is driven by a one-horse tread power. The desired result is attained by the breaking of the cream over the sharp angles of the churn, and the operation requires from twenty to forty minutes. The usual yield of a churning is two hundred pounds, although as much as three hundred and forty-seven pounds have been churned at once. The buttermilk is then drawn off and the butter is washed with two waters, when it is ready to have the salt worked into it. It is now weighted and one ounce of salt is allowed for each pound of butter. The worker is a very simple device and is known as the Allen patent, it having been invented by Captain Oliver Allen, of Sonoma county, and consists of two circular tables, one above the other

¹⁵⁶ Munro-Fraser, *Marin County*, 298.

¹⁵⁷ Dairymen also experimented with deep pans and with producing butter from whole milk rather than from cream; Claussen’s deep pan method was featured in “The Dairymen’s Association—No. 6: Butter Making—Continued,” *Pacific Rural Press*, November 18, 1876. Another article states that Sweetser and DeLong experimented with making butter directly from milk rather than cream. It was thought to be more productive, because dairymen did not have to wait for the cream to rise and had less pans to wash. The process was adopted at dairies in the East Coast but less so in California. “Butter Direct From Milk,” *Pacific Rural Press*, February 3, 1872.

¹⁵⁸ Francis E. Sheldon, “Dairying in California. I.,” *Overland Monthly* 17, no. 100 (April 1891): 343-344; De Laval Separator Company, “The De Laval Handbook of Milking” (Poughkeepsie, New York: De Laval Separator Company, [ca. 1960s]), 15.

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and about four inches apart. The bottom one is stationary and dressed out so that all milk or water falling on it is carried off into a bucket. The upper dice is on a pivot, so that in the process of working all portions of the butter may be easily brought under the flattened lever used for working it. After the salt has been thoroughly incorporated the butter is separated into square blocks about the requisite size for two-pound rolls. The mould is also a patent device originated by Captain Allen, and consists of a matrix, composed of two wooden pieces shaped so as to press the butter into a roll, which are fastened to an extended shear handle, with the joint about midway from the matrix to the end of the handle. The operator opens the matrix, and passes it on either side of one of the squares of butter and then closes it firmly. The ends of the roll are then cut off even with the mould, and the roll is complete. Thin white cotton cloth is placed around each roll, and the stamp of the dairy is applied to one end of it, when it is ready for the market. The rolls are accounted to weigh two pounds each, but they fall short of that weight about two per cent or two pounds to fifty rolls.¹⁵⁹

The fresh, packaged butter was then stored in a cool cellar, awaiting shipment to San Francisco. Some butter was saved for the “dry” season in winter, when fresh butter was in demand. This surplus butter made into two-pound rolls, covered with light muslin wraps, then packed in salt brine in firkins or tight barrels. Timing was everything in the sale of this off-season “pickled butter,” as the prices fluctuated day-by-day in the fall and winter. The majority of Point Reyes butter, however, was shipped within days to market.¹⁶⁰

Dairy Architecture and Landscape Features

In all, the Shafter-Howard dairy ranches numbered approximately 31 and followed the same general plan of layout and design. The ranches had segregated areas based on function: living area, work area, corrals, cultivated fields, and pastures. The typical dairy ranch consisted of a similar style and sized dwelling, milking corral, creamery, horse barn, calf shed, pig pens, and any necessary outbuildings. The horse barn stored hay as well.¹⁶¹ Water is important for domestic consumption, for flushing away dairy waste, and for irrigating pastures and silage crops. In the mid- to late nineteenth century, milking barns were typically situated near creeks so that the waste would be easily washed away. Many of the dairies at Point Reyes also installed water pipes to convey water from nearby creeks to the creameries and other buildings.¹⁶²

Some of the larger ranches were practically self-contained, with a blacksmith shop, storehouse, and laundries.¹⁶³ The Point Reyes Peninsula dairy ranches also notably lacked 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 feed supplemental food in order to increase their milk supply. The dairymen also did not need ice houses to keep milk cool during warm months, nor they did need dairy barns for milking until they became the dominant trend.

¹⁵⁹ Munro-Fraser, *Marin County*, 298.

¹⁶⁰ Munro-Fraser, *Marin County*, 299; Sneath, “Dairying in California,” 390; *San Francisco Chronicle*, October 30, 1886.

¹⁶¹ *Marin Journal*, July 10, 1890.

¹⁶² Eastman, “Guidelines for Documenting and Evaluating Historic Agricultural Properties,” 315.

¹⁶³ The Pierce Ranch, situated in an isolated area on the point, and independently owned, was notable among these.

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The Shafers' Point Reyes ranches became renown as examples of well-organized, clean, and successful dairies producing the highest quality products. Writers like Charles Nordhoff and numerous newspaper correspondents singled out the Shafter-Howard enterprise as a trendsetter, and worthy of detailed examination and praise.¹⁶⁴ The landlords paid for all improvements necessary to the function of the ranch, except for maintenance on the tenant's personal property. For instance, when the house at I Ranch burned in 1925, the O.L. Shafter Estate replaced the house with a modern farmhouse. The owners reportedly financed the construction of the milking barns added during the 1880s and 1890s.

Charles Webb Howard hired Hinrik Claussen, a Swedish carpenter and dairyman to oversee construction of the buildings at his ranches and, apparently, the operation of the dairies. According to descendants, Claussen managed the construction of the buildings at ranches A through G between 1869 and 1872, before dying from complications from an insect bite. After Claussen's death, a Mr. Randall, possibly William Randall, son of the pioneering Olema Valley family, assumed Claussen's responsibilities and finished the construction projects.¹⁶⁵ An excellent description of a typical Howard dairy appeared in Nordhoff's publication, *Northern California, Oregon and the Sandwich Islands*, published in 1875:

[Charles Webb Howard] fences each farm, making proper subdivisions of large fields; he opens springs, and leads water through iron pipes to the proper places, and also to the dwelling, milk-house, and corral. He builds the houses, which consist of a substantial dwelling, twenty-eight by thirty-two feet, a story and a half high, and containing nine rooms, all lathed and plastered; a thoroughly well-arranged milk-house, twenty-five by fifty feet, having a milk-room in the center twenty-five feet square, with a churning-room, store-room, wash-room, etc.; a barn, forty by fifty feet, to contain hay for the farm-horses; also a calf-shed, a corral, or enclosure for the cows, a well-arranged pig-pen; and all these buildings are put up in the best manner, well painted, and neat.¹⁶⁶

The larger wood milking barns, which later became used as and referred to as hay barns, were built during expansion of the dairies in the 1880s and 1890s and were not original to the complexes. 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. Andrew Howe, an Olema carpenter, built many on the peninsula during the 1880s, all of a similar design. The barns averaged 100' in length and held up to 130 cows at a milking; each had two vent cupolas with the letter designation of the ranch on the most visible sides. Constructed with mortise-and-tenon joints in the superstructure and nailed boards and planks in the framing and sheathing, the barns contained milking galleries with wood stanchions, with central feed bunks and lofts for hay storage. Large entrance doors typically stood centrally on the long side of the barns, often under gabled additions off the main roofline. Among the last dairies to build these barns were A and B ranches, which did not build milking barns until about 1920, after the ranches had been sold to tenants.¹⁶⁷

¹⁶⁴ The Point Reyes Peninsula dairy ranches were well documented in agricultural publications, local newspapers, and travel writing.

¹⁶⁵ Randall later leased the privately owned Pierce Ranch on the north end of the peninsula, and the L Ranch from the Oscar L. Shafter Estate. Mason, *Point Reyes: The Solemn Land*, 61, and *Point Reyes Historian*, 98.

¹⁶⁶ Nordhoff, *Northern California*, 179-180.

¹⁶⁷ Joseph (Joe) Mendoza, interview by Dewey Livingston while preparing "Ranching on the Point Reyes Peninsula.

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The creameries were well described in period publications as they were the heart of the operation. The construction material of the ranch buildings also responded 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 lack insulation and weatherproofing, such as double wall, lathe and plaster, or concrete walls, found in creameries located on farms with harsh winters.¹⁷⁰ Based on extant examples, the Point Reyes creameries were small wood frame structures with gable roofs with no eave overhang and wood board cladding.

Within decades, almost all of the ranchers planted trees as windbreaks in the ranch cores, typically in a straight line or an L-shape. The windbreaks protected the buildings from the winds that blew off the Pacific Ocean across the peninsula. 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. Most of the Point Reyes dairies had stands of eucalyptus but after the turn of the twentieth century, these were gradually replaced or augmented by the coniferous Monterey cypress, a closed-cone California native with a rapid growing rate.¹⁷²

The establishment of concrete Grade A dairies changed the appearance of the Point Reyes Peninsula dairies. The Grade A barn became the center of activity at the ranch, and the cleaning of the barn and disposal of dairy wastes became more extensive. The obsolete late nineteenth century wood milking barns often were converted to feed storage facilities. Local dairies ceased to truck their own milk, as larger creameries provided pickup service to the Point Reyes Peninsula and Olema Valley dairies. The days of 10-gallon cans of milk or cream gave way to the stainless steel storage tank and tanker truck.

Residential Architecture

The extant homes at Home, B, C, D, and L ranches and historic photographs of several other ranches are the best sources to glean patterns in the original design of the main ranch residences. The extant main residences constructed from 1857 to 1889 are variations on the gabled cottage vernacular form.¹⁷³ The Home Ranch residence was constructed first. Although it has been regarded as an archetypal house, its design is slightly different from subsequent homes. Distinctive characteristics include board-and-batten cladding, one-and-one-half story height with a lower massing, and wide overhanging eaves with cornice returns. Based on historic photographs, the non-extant F Ranch house was similar to the Home Ranch residence as they both had cornice returns, a nod to Colonial Revival style architecture.

The A, D, E, and H ranch houses are similar in form and style as they were constructed by Henrik Claussen from 1869 through his death in 1872. These residences are open gabled cottages with three windows in the upper story of the gables. The B, C, and L Ranch houses are similar gabled cottages but with two windows in the upper story of the gables and either one or two gabled wall dormers. The C Ranch house is similar to the B and L ranch houses but lacks the double gable dormer on one façade.

¹⁷⁰ Eastman, "Guidelines for Documenting and Evaluating Historic Agricultural Properties," 314-315.

¹⁷² Kenneth M. Johnson, "Eucalyptus," *Out West*, 6 (October 1971), 41-49; Philip A. Munz, *A California Flora* (Berkeley: University of California Press, 1959), 61.

¹⁷³ See Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, 2009) and Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

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The D Ranch residence is a plain box with a gable roof and eave overhang. The proportions differ such that it is taller with more headspace under the gable. It lacks the characteristic gabled wall dormers and has a hipped roof porch across the front façade. Based on historic photographs, the non-extant A Ranch house appears to be similar and indicates that that original entrance to the D Ranch house may have been on the gable end. The A Ranch residence had a full-width front porch and a large bay window, almost forming a small room with a hipped roof, on the side façade.

The B, C, and L ranch home are both similar in form, with minor differences in the roof orientation and number of gabled dormers. Both the B and L ranch houses have gable roofs with gabled dormers on one side. The primary difference is the location of the entrance, with the primary entrance on the B Ranch house located on the shorter gabled end and the entrance on the L Ranch located centrally on the longer sidewall within a small gabled porch. The C Ranch house has a side-gable roof, one gabled dormer centered over the main entrance, and a canted bay window on the first story.

As the main homes were replaced in the early to mid-twentieth century, they took the form of modest examples of bungalows and ranch houses reflecting the predominant vernacular residential type of the era.¹⁷⁴ 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.¹⁷⁵ 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. E Ranch contains an excellent example of a small bungalow. Although its exact construction date is unknown, it was likely constructed in the 1920s following the sale of the ranch by John Rapp. The one-story house features a low-pitched, front-gable roof with a wide eave overhang and decorative brackets, a gabled porch on the front façade, and stucco cladding.

Extant examples of the Spanish Revival architectural style include the replacement residence at A Ranch dating to 1945. This style was prevalent in the United States from 1915 to 1940, particularly in states such as California, Arizona, Texas, and. The style spread in part due to the 1915 Panama-California Exposition in San Diego, California, which “emphasized the richness of Spanish Colonial precedents seen in the major buildings of the other countries.”¹⁷⁶ Over the next several decades, many residences were constructed throughout California before falling out of favor prior to World War II. The hallmark characteristics of this architectural style include stucco cladding, a low-pitched or flat roof with red clay tile covering, and prominent arches at porch entries, doors, and windows. More elaborate Spanish Revival style buildings feature towers, balconies, window grilles, spiral columns and pilasters, intricately carved doors, and decorative tiling.¹⁷⁷ The two-story residence at A Ranch has a hipped roof, stucco cladding, and round-arch picture window and porch openings on the primary façade.

¹⁷⁴ The houses seem to lack the Italianate style, which takes a robust form in the adjacent Olema Valley Dairy Ranches Historic District where individual owners made decisions regarding building forms and styles.

¹⁷⁵ Gottfried and Jennings, *American Vernacular*, 187-188.

¹⁷⁶ McAlester, *A Field Guide to American Houses*, 521-523.

¹⁷⁷ *Ibid.*, 521-534.

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The Ranch style house evolved in the 1940s as another distinctively Californian building type that emphasized an informal lifestyle and connection with the outdoors, except that they were oriented parallel to the street giving a long, horizontal profile.¹⁷⁸ The replacement residence at I Ranch constructed in 1952 is an example of Ranch style residences that were popular of that era. The one-story-over-basement residence has a low-pitched, hipped roof with a wide eave overhang, an attached two-car garage, and a brick veneer water table across the east and north façades. The residence is oriented parallel toward the main access road, emphasizing its long, horizontal profile. Other examples of Ranch style houses are located at B Ranch (built from 1950-1951), H Ranch (built in 1858), and M Ranch (built in 1962).

In contrast to the main residences, the original bunkhouses for employees are small, modest structures. Besides their monthly salary, milkers were provided housing and board. During the 1870s, approximately 150 milkers and laborers were employed during the season. During the dry season, the milkers either found other work on the ranches or relocated to the cities for the duration.¹⁷⁹ The extant bunkhouses at Point Reyes are small, vernacular wood frame structures with gabled or hipped roofs, small entry porches, and no exterior ornamentation. Modern workers housing on the ranches typically consists of pre-fabricated homes and trailers.

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.”¹⁸⁰ 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 \$40.¹⁸¹

The Shafters stocked the Home Ranch with Durham and Devon cows, but experience proved that crossbreeding increased a cow’s value as a milker. The brothers concentrated on experiments at the Home Ranch, where a fine herd of cattle had been developed through breeding of the partners’ first imports. In 1859, two Durham bulls arrived at the ranch from Vermont by steamer, later to be joined by a Durham heifer that cost \$500.¹⁸² In addition, sheep, grazing on land south of Home Ranch, played an important part in the early plans. In 1861, the ranch supported 2,500 crossbred sheep, from which the Shafters intended to produce both wool and mutton.¹⁸³

¹⁷⁸ Gottfried and Jennings, *American Vernacular*, 207-208.

¹⁷⁹ Joseph (Joe) Mendoza and Ron McClure, interviews by Dewey Livingston while preparing “Ranching on the Point Reyes Peninsula,” Sheldon, “Dairying in California,” 343.

¹⁸⁰ Warren, *California Ranchos and Farms*, 25.

¹⁸¹ 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; DeGroot, “Dairies and Dairying,” 360; Abbott, *North Bay Dairylands*, 34.

¹⁸² Shafter, *Life, Diary*, 200-202.

¹⁸³ Warren, *California Ranchos and Farms*, 203.

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In the early spring of 1866, the Shafters and Howard purchased about 600 head of dairy cows from a ranch in Humboldt County and drove the herd some 250 miles to the Point Reyes ranch. Within the year, the value of the cows had doubled. The partners also traded away their huge herd of sheep for 335 head of beef cattle and about \$8,000. Wild animals and exposure had taken their toll on the sheep, and wool prices were dropping. Howard expressed gladness at their departure: "Point Reyes is entirely cleaned of sheep. Not a Bah!! is heard to break the silence occasioned by the removal of the Nine Thousand that once made night hideous with their bleatings."¹⁸⁴

By 1870, approximately 500 heifer cows were raised every year on Point Reyes as part of each tenant's lease, with most sent to other stock-raisers or to market in San Francisco. Up to 300 cows and beef-steers were sold during the late 1860s, as well as more than 100 horses. Hogs, a staple of the dairyman's enterprise, were fattened in the ranch pigpens on skim milk left from the separating process and grains, then shipped live or dressed to market on the schooner or train; 2,000 hogs were shipped out of Shafter-Howard dairies in 1870. Livestock from Point Reyes was typically high quality, boosting the prominence of California as a stock-raising region. In 1887, the Secretary of State reported, "few countries produce cattle that are superior in any respect to those now being raised in California, notwithstanding her youthful existence." Popular beef cattle included Hereford, Poll-Angus, and Galloway.¹⁸⁵

Pastures

An important component of successful dairying is high quality feed, which the Point Reyes Peninsula had in abundance. A correspondent writing in 1875 noted "the fine natural pasture clear from evil growths, and, where the tenants have been true to their contracts, it is covered with a perfect carpet of rich grasses."¹⁸⁶ On the eastern side of the peninsula in the Olema Valley, clearing of brush and forests was painstakingly producing additional grazing land. Ranch managers also introduced non-native grasses: "In places where improper cultivation has admitted a growth of sorrel," the correspondent wrote, "the land is being put in with Australian rye grass, seeding being thirty pounds to the acre." Largely as a result of over-grazing, however, these non-native annual grasses eventually spread over the peninsula, shortening the feeding season and encouraging growth of brush and invasive plants like thistle and broom.¹⁸⁷

The natural perennial bunch grasses extended the grazing season by months, but dairy cows still went dry for a short period each year. The Point Reyes milking season lasted from December through August. The best milk was obtained in the spring and early summer, after which the cows gradually dried up. In the 1860s, a butter maker averaged 175 pounds of butter per cow per season.¹⁸⁸ In order to optimize milk output, dairymen experimented with supplemental feed, at times providing combinations of hay and cultivated ground feeds like corn, barley, wheat, oats and grasses. Experiments with sugar and mangel wurzel beets, carrots, potatoes, and squash failed. In 1870, the Shafters tried raising beets and carrots for feed at the Home Ranch but found the cost of labor too high. Until the 1940s, most dairy ranches on the peninsula cultivated hay fields, which provided the needed supplementary feed. Around the turn of the twentieth century, scientists found that cows fed alfalfa produced more than double the butterfat than

¹⁸⁴ Charles Webb Howard, letter to Theron Howard, December 27, 1866, on file at the Jack Mason Museum, Howard Family Collection.

¹⁸⁵ DeGroot, "Dairies and Dairying," 358; Sneath, "Dairying in California," 387-388.

¹⁸⁶ *Marin County Journal*, December 16, 1875.

¹⁸⁷ Evens, *The Natural History of the Point Reyes Peninsula*, 55-59.

¹⁸⁸ DeGroot, "Dairies and Dairying," 359.

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those fed entirely grass from the range. The advent of cheap feed brought on trucks from the Central Valley led practically all of the dairymen to abandon their fields.¹⁸⁹

Circulation and Transportation

The development of the dairy ranch industry on the Point Reyes Peninsula affected the evolution of the peninsula's system of transportation. Circulation during the period of significance primarily functioned as it does today: to connect the ranch core and its associated grazing lands and to provide ranchers with access to goods, services, and markets for their dairy products. In the early stages of the dairy industry's development, ocean travel was the only method of transportation to the San Francisco market. Some ranches established connections to the coast and erected schooner landings. With improvements to overland transportation, roads became more important. Wagons, and then cars and trucks, made the journey between the ranches and Point Reyes Station and Olema. The transportation system that developed by the early nineteenth century to support the dairy industry established the primary circulation routes that exist today. The roads were improved and altered during the period of significance and several road segments have been abandoned in response to changes in the functional needs of the ranchers. However, the location and general alignment of the major roads of the early system, including Sir Francis Drake and Pierce Point Road, still exist.

The earliest circulation routes on the Point Reyes Peninsula were developed first by the Coast Miwok and, later redefined by the Mexican land grantees beginning in the 1830s. By the mid-1850s, there was one main road into Point Reyes from San Rafael, the destination of small steam ferries from San Francisco. The road accessed the peninsula from the edge of the marsh at the head of Tomales Bay and Grasier's Gulch, later called Haggerty Gulch. The road crossed the gulch and proceeded over Inverness Ridge to the site of Laguna Ranch, and then continued north past Muddy Hollow to the upper end of Drakes Estero. From the upper end of Drake's Estero, the road continued south to Point Reyes bisecting that section of the peninsula. Other roads existed during this time, including one from Schooner Bay towards Tomales Bay and others were located north of Bolinas that provided access into the southern portion of the peninsula.

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. The railroad operated between Tomales and Sausalito, where company owned ferries completed the trip to San Francisco. Point Reyes residents made use of a number of stops along the line, including Hamlet, Marshall, and Point Reyes Station. Operators of Pierce Ranch brought their butter over to Hamlet on a skiff. Occupants of J, K, and L ranches did the same, sending their products to Marshall. Two years later, a road was constructed across the marsh at the head of Tomales Bay to provide the ranchers on Point Reyes with a more direct connection the rail depot at Point Reyes Station.

As the dairy industry continued to develop, an extensive system of roads was built throughout the Point Reyes Peninsula. In particular, the development of the Shafter family system of ranches between 1857 and 1877 resulted in approximately thirty-two individual tenant farms and a network of roads serving the peninsula and the ranching community. This system was added to in 1870 by the U.S. Government when the Chimney Rock Road to the Point Reyes Light Station was built for commerce between the landing at Drakes Bay and the light station.

¹⁸⁹ Sneath, "Dairying in California," 391; DeGroot, "Dairies and Dairying," 357; Arthur R. Briggs, "Dairy Industry of California," in *California: Its Products, Resources, Industries, and Attractions*, ed. T.G. Daniells (Sacramento: State Printing Office, 1904), 134.

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In 1874, a new road was constructed from the head of Tomales Bay to Point Reyes to enhance access to the peninsula by avoiding the steep terrain of Haggerty Gulch. The road extended northwest along Tomales Bay and then west to Drakes Estero (today's Sir Francis Drake Boulevard from Inverness to Drakes Estero) and primarily served the northern ranches on the peninsula. The old road from Olema to Muddy Hollow continued to serve the Shafter ranches in the Limantour Estero area.

By the turn of the twentieth century, the peninsula was crossed with a complex network of well-graded dirt roads. The roads were located to provide easy and direct access to the ranches and the wharves, often bisecting the property and the ranch complex itself. Circulation within the ranches served the functional needs of an operating ranch and was consistent among the ranches on the peninsula, given that a majority of the farm complexes followed the same general plan of layout and design.

The 1915 Pure Milk Law heightened the need for good roads. The law established government regulations that ended commercial production of butter on the ranches. As a result, dairy ranchers had to transport cream for butter, cheese, and condensed milk to a creamery for processing. This need, combined with the arrival of the automobile age, resulted in improvements to the road conditions on Point Reyes. In 1930, Sir Frances Drake Boulevard was completed and opened. The paved highway was built in response to the U.S. Coast Guard's desire for better roads and the county's desire to provide the ranchers with improved access to nearby cities. The highway followed the existing road system, in particular the 1874 route from Inverness to Point Reyes. The improved road system provided a more efficient method of transporting products to market and to the local creamery at Point Reyes Station. At the same time, trucking began to replace the railroad as the major means of transporting goods to and from the peninsula. With improved roads and trucks, the use of the railroad declined, resulting in the abandonment of the Point Reyes line in 1933.

Changes in circulation made in the 1940s and 1950s accommodated ongoing ranching activity, but also responded to new recreational uses and development interests on the peninsula. In 1942, Pierce Point Road was constructed replacing the old ridge route through K Ranch to Tomales Point. In the early 1940s, Marin County established the Drakes Beach County Park. To provide access to the area, the county acquired a right-of-way through D Ranch (west of the farm cluster) and built a new road in 1955. During this time, a number of ranch roads were paved including the roads to New Albion Ranch, Wildcat Ranch, and Lake Ranch (located outside the historic district boundary). In addition, residential developers added the road to Limantour Estero and secondary roads to support a planned subdivision. Concern over this and other potential development served as a catalyst for the creation of the national seashore in 1962.

Following the authorization of the Point Reyes National Seashore in 1962, and the subsequent acquisition of land on the peninsula, vehicular circulation was limited to specific areas in the park (principally the "pastoral zone"). Within these areas, additions to the circulation patterns were made. In the early 1960s, as part of the Mission 66 park development, Limantour Road was constructed between Olema and Haggerty Gulch and two roads to the west of the Sir Francis Drake Boulevard were constructed to provide access to the Pacific Ocean shoreline. In addition, a new access road to Drakes Beach was constructed. The original plan for Limantour Road extended all the way to the lighthouse. However, public concern regarding the extent of planned recreational development and a change in park's philosophy towards development resulted in the new road ending at Haggerty Gulch.¹⁹⁰

¹⁹⁰ National Park Service, "Point Reyes Peninsula Dairy Ranches Historic District Cultural Landscape Inventory" (Point Reyes National Seashore, Marin County, California, 2016), 63-65.

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Additional Historic Context Information

National Park Service Acquisition, 1963-1988

On September 13, 1962, President John F. Kennedy signed Public Law 87-657 (S.476), authorizing the acquisition of 64,000 acres of land for the creation of a national seashore at Point Reyes. The State of California subsequently granted 11,416 acres of tidelands to the park, and the County of Marin deeded Drakes Bay and McClures Beach County Parks to the Point Reyes National Seashore. After a number of initial land purchases, including the Bear Valley Ranch and C and N ranches, the National Park Service expended the \$14 million dollars allotted for purchase of the lands.

With park-designated lands slated for upscale housing developments 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 increase the money for land acquisition to \$57.7 million. Most of the 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 carry out the purposes of the Authorizing Act of 1962 and its revision of 1969. Three subsequent acts of Congress added acreage to the National Seashore: 448 acres in the Inverness Ridge and Bear Valley areas in 1974 (Public Law 93- 550), about 2,000 acres in the Bolinas area in 1978 (Public Law 95-625), and in 1980 when legislation incorporated more than 2,100 acres of state and private lands and authorized any acquisition by donation of lands in Inverness and the Inverness park area (Public Law 96- 199).¹⁹¹

¹⁹¹ Point Reyes National Seashore, “Statement for Management” (National Park Service, 1990), 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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HISTORIC PHOTOGRAPHS

A Ranch



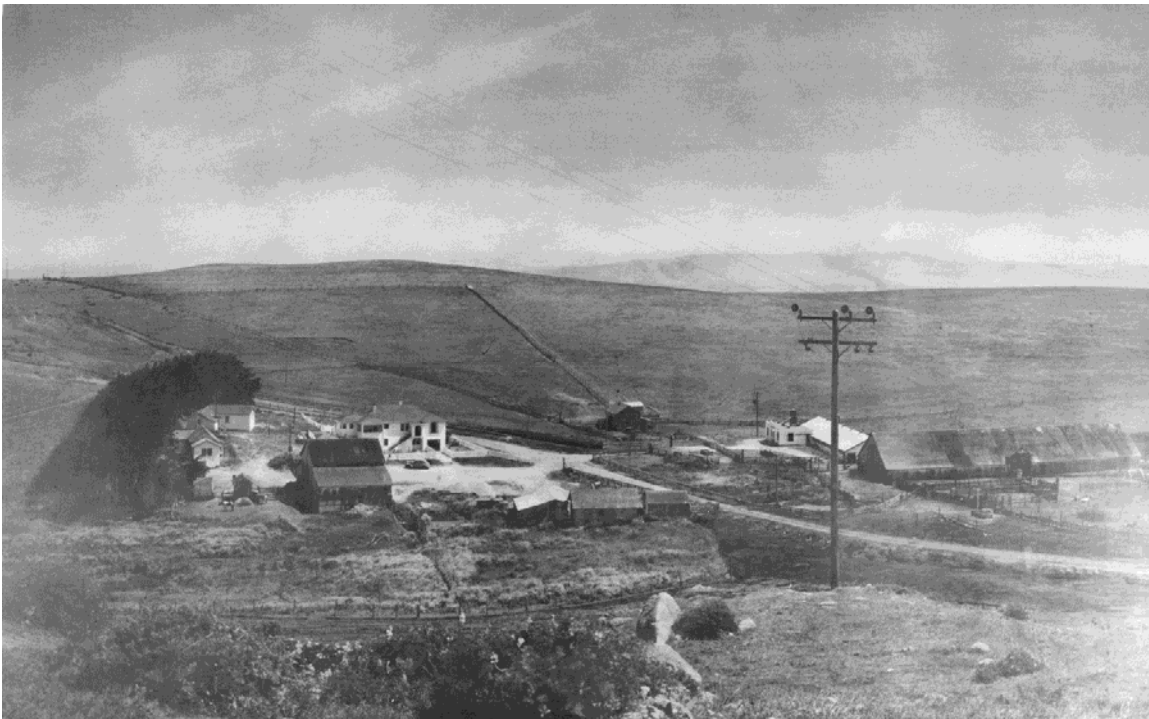
Aerial photograph of the A Ranch core dated 1943 (Point Reyes National Seashore Archives, Catalog Number 53920)



Ca. 1902 photograph depicting a picket fence around the initial main residence and yard. Monterey cypress and low growing vegetation within the yard distinguishes the residential area from the working area of the ranch (Point Reyes National Seashore Archives, Catalog No. 53490)

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Ca. 1950 aerial photograph showing the A Ranch core buildings situated within the rolling hills at the southwest end of the peninsula (Nunes Family Collection, Point Reyes National Seashore Archives, Catalog No. 53930)

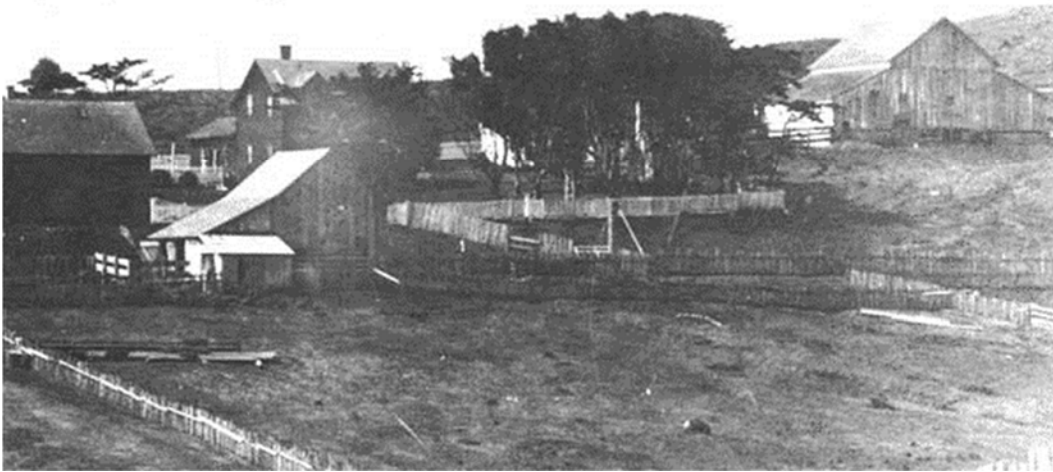


Detail of a ca. 1950 aerial photograph, showing the cluster of residential buildings within the ranch core (Nunes Family Collection, Point Reyes National Seashore Archives, Catalog No. 53930)

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B Ranch



Photograph, taken ca. 1900, showing the line of trees (center, right) behind the original main residence (center left) (From Livingston, Ranching on the Point Reyes Peninsula, p. 119)



Photograph of typical ornamental vegetation during the period of significance (Point Reyes National Seashore Archives, Catalog No. 54070)

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Photograph depicting typical ornamental vegetation during the period of significance (Jack Mason Museum of West Marin History. Copy from Point Reyes National Seashore Archives, Catalog No. 54060)



Photograph, dated ca. 1951, showing vegetation growing in the yard of the original main residence, surrounded by a picket fence. Note the rock wall and lawn of the 1951 main residence in the lower right hand corner (Williams Woodbridge Collection, Point Reyes National Seashore Archives, Catalog No. 55910)

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C Ranch



Photograph of C Ranch, no date (Point Reyes National Seashore Archives, Catalog No. 42230)



Photograph of ornamental plantings and lawn in front of the house (Point Reyes National Seashore Archives, Catalog Number 42240)

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Ca. 1960s photograph of C Ranch (From Livingston, Ranching on the Point Reyes Peninsula, p. 138)



Photograph of the main house used in the 1963 NPS Appraisal of C Ranch. The historic windbreak is visible behind the house. (Point Reyes National Seashore Archives, Catalog No. 54490)

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D Ranch



Ca. 1940 photograph of Vivian Horick showing a pasture in the foreground and the windbreak and ranch core in the background. (Vivian Hall Collection, Point Reyes National Seashore Archives, Catalog No. 58350)

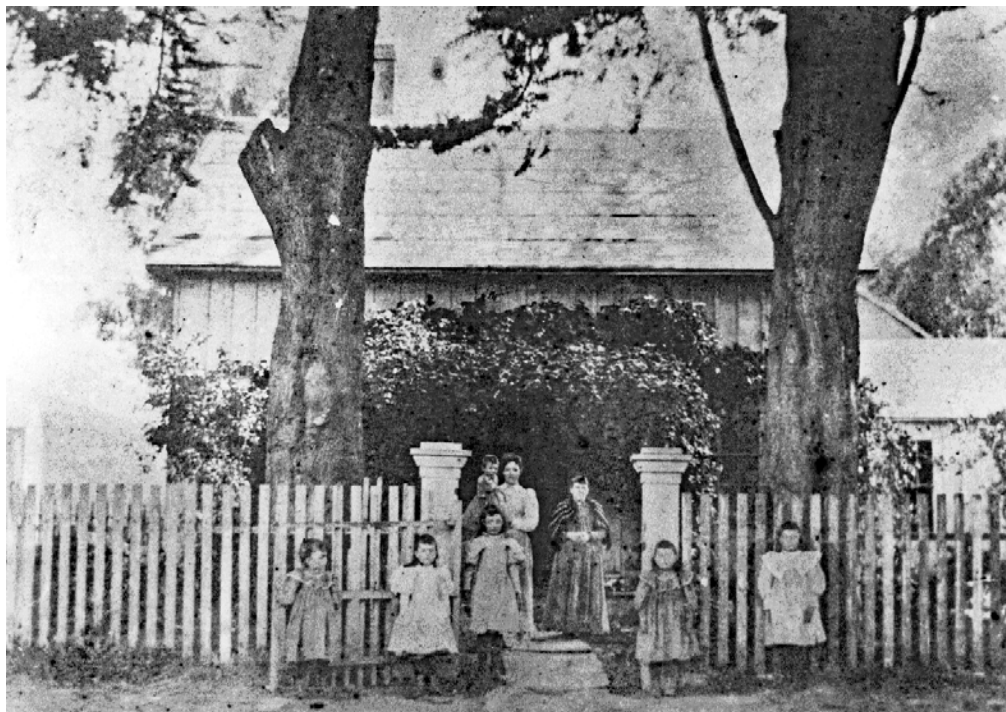


Photograph depicting a gathering outside the main residence, with the main residence and historic windbreak in the background, no date (Point Reyes National Seashore Archives, Catalog No. 58300)

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Home Ranch



A ca. 1897 photograph of the DeFraga Family at the Home Ranch yard. A white picket fence, common at many of the ranches, divides the ornamental vegetation and domestic area from the utilitarian aspect of the ranch (DeFraga Family Collection, Point Reyes National Seashore Archives, Catalog No. 52900)



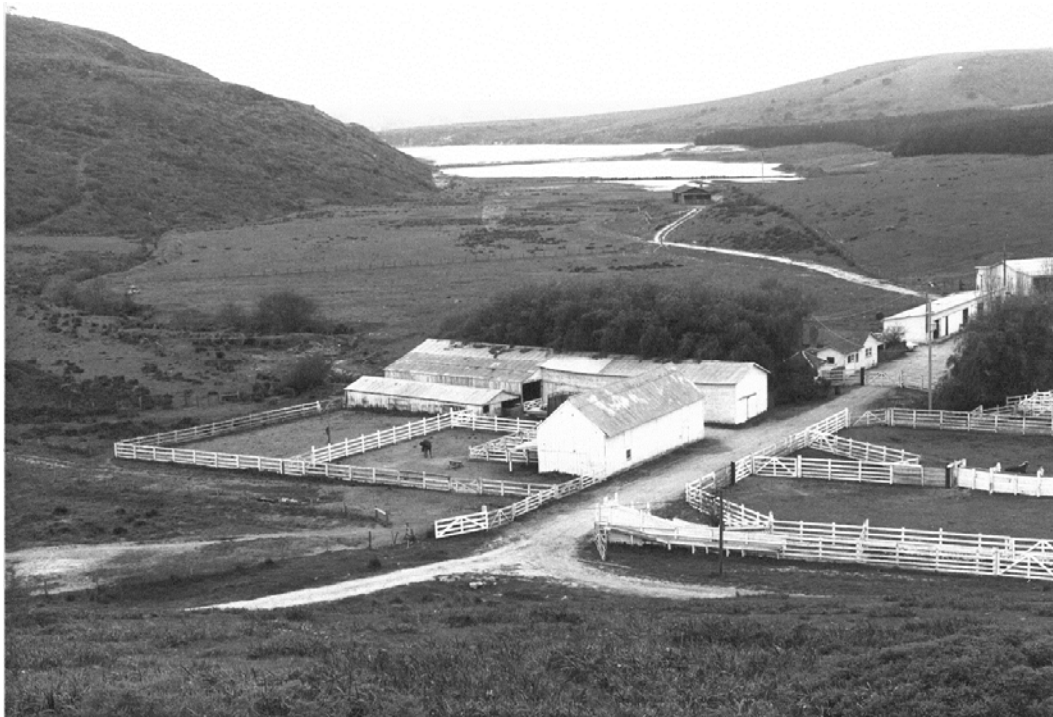
Historic photograph showing the ranch core in the early 1920s (Point Reyes National Seashore Archives, catalog number unavailable at time of nomination)

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View of the ranch core, 1925 (Bancroft Library. Copy from Point Reyes National Seashore Archives, Catalog No. 52960)



Photograph taken in the mid-1940s showing the system of corrals and cattle enclosures at Home Ranch (Point Reyes National Seashore Archives, Catalog No. 38900)

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I Ranch



Photograph of the I Ranch core, no date (Ron McClure Collection, Point Reyes National Seashore Archives, Catalog No. 58430)



Photograph of the I Ranch core, no date (Point Reyes National Seashore Archives, Catalog No. 55840)

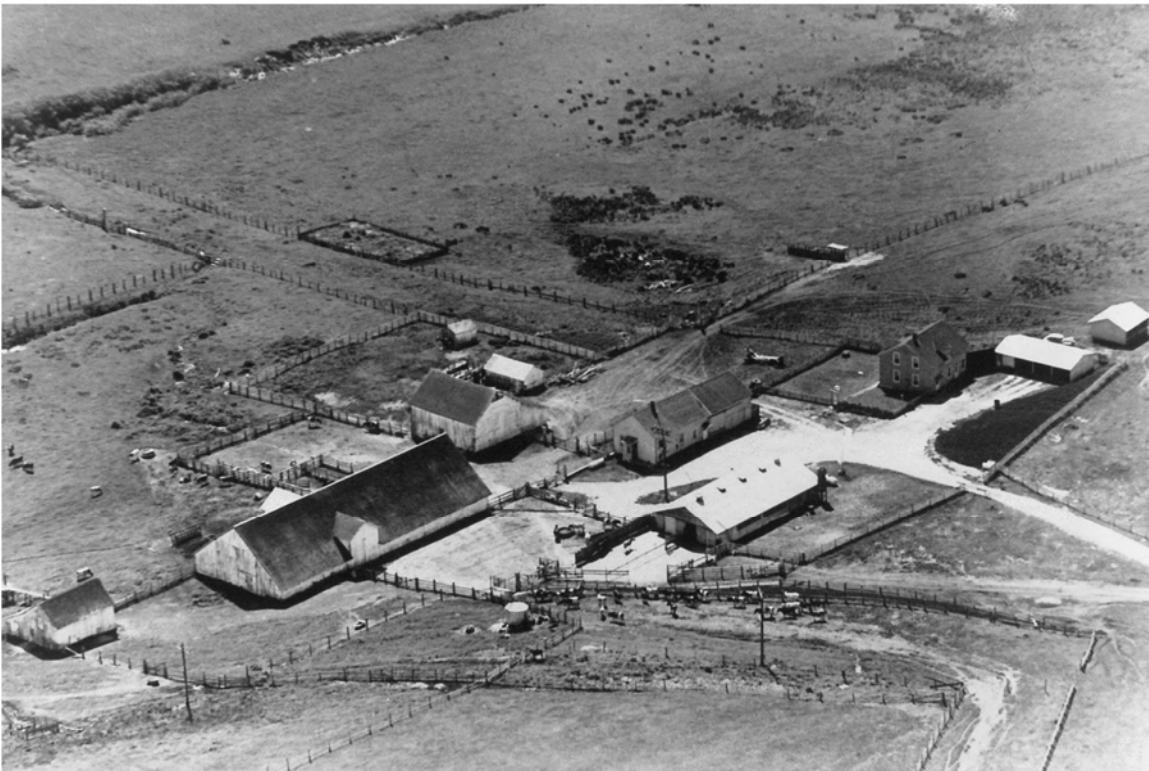
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L Ranch



Photograph of the L Ranch core, no date (Point Reyes National Seashore Archives, Catalog No. 38810)



Ca. 1960 aerial photograph of L Ranch showing a portion of the developed core area (Vivian Hall Collection, Point Reyes National Seashore Archives, Catalog No. 58290)

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M Ranch

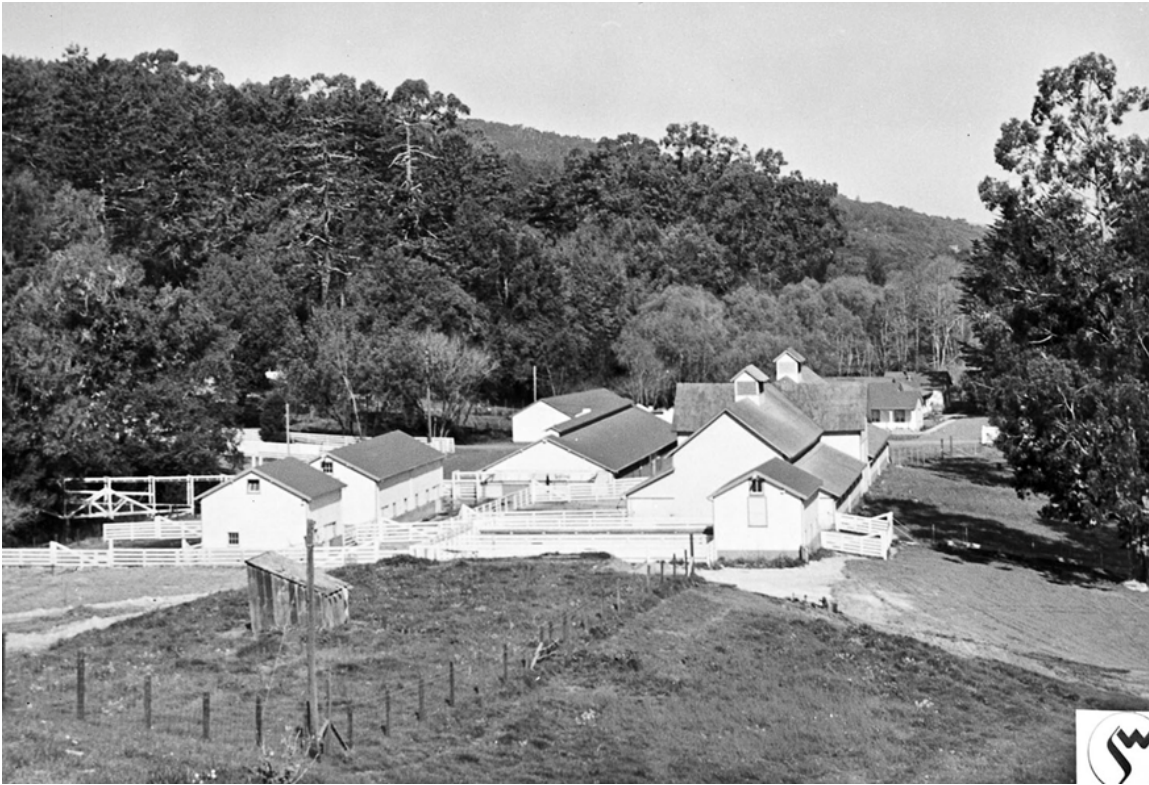


*Photograph showing the M Ranch core and surrounding pastures, ca. 1947 (Jack Mason
Museum of West Marin County)*

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W Ranch



W Ranch as it appeared ca. 1948, view south (Point Reyes National Seashore Archives, Catalog No. 56180)



Original W Ranch house, ca. 1920s, demolished (Point Reyes National Seashore Archives, Catalog No. 52020)

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Grade A Dairy building and two silos constructed by Rapp in the 1920s as photographed by M.B. Boissevain, demolished (Point Reyes National Seashore Archives, Catalog No. 52210)



Rapp House after it was constructed in 1923 (Point Reyes National Seashore Archives, Catalog No. 52010)

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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 [April 1995, Determination of Eligibility, Point Reyes Ranches Historic District]
 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 repositories: Point Reyes National Seashore Archives; Jack Mason Museum, 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 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): _____

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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10. Geographical Data

Acreeage of Property Approximately 22,237 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: 37.993244 | Longitude: -123.017194 |
| 2. Latitude: 38.129011 | Longitude: -122.956409 |
| 3. Latitude: 38.174576 | Longitude: -122.953658 |
| 4. Latitude: 38.179702 | Longitude: -122.926857 |
| 5. Latitude: 38.156688 | Longitude: -122.906026 |
| 6. Latitude: 38.110024 | Longitude: -122.884977 |
| 7. Latitude: 38.074083 | Longitude: -122.891940 |
| 8. Latitude: 38.032933 | Longitude: -122.913707 |
| 9. Latitude: 37.989422 | Longitude: -122.962555 |
| 10. Latitude: 38.096701 | Longitude: -122.905098 |
| 11. Latitude: 38.020193 | Longitude: -122.972641 |
| 12. Latitude: 38.045246 | Longitude: -122.805656 |
| 13. Latitude: 38.046642 | Longitude: -122.799380 |
| 14. Latitude: 38.038882 | Longitude: -122.793793 |
| 15. Latitude: 38.034242 | Longitude: -122.801684 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

| Zone | Easting | Northing |
|------|---------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

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Verbal Boundary Description

The district boundary incorporates the ranch lands associated with 16 contiguous ranches and one discontinuous ranch located on the Point Reyes Peninsula. Progressing clockwise, the historic district boundary comprised of the 16 contiguous ranches (A, B, C, D, E, F, G, H, I, J, K, L, M, N, Home, and Rogers ranches) begins at a point on the northeast end of the historic district at the intersection of Sir Francis Drake Highway and Pierce Point Road; from there, the boundary extends southwest, parallel to the west side of Sir Francis Drake Highway to a point just north of the intersection of Sir Francis Drake Highway and Muddy Hollow Road; from this point, the boundary line progresses southeast along the east perimeters of N Ranch and Home Ranch to a point northeast of the Home Ranch building complex; then the boundary line meanders southwest, following south along the western shoreline of Estero de Limantour to a point along the shoreline of the Pacific Ocean; the boundary line then progresses along the shoreline of the Point Reyes Peninsula, around Kenneth C. Patrick Visitor Center, around Chimney Rock, and then following the north boundary of the marine Wilderness Area and around the Point Reyes Lighthouse; the boundary line then progresses northeast along the shore side of the marine Wilderness Area boundary, past the public beaches (North Beach and South Beach) to a point north of Kehoe Beach, from there eastward along the terrestrial Wilderness Area boundary to the shore of Tomales Bay just south of Pelican Point; the boundary line then progresses southeast along the Tomales Bay shoreline to the northern tip of Tomales Bay State Park, where the boundary line traces along the western edge of the park and terminates at the point of beginning, at the intersection of Sir Francis Drake Highway and Pierce Point Road.

The boundary of the discontinuous portion of the historic district (W Ranch) begins at the a point at the northwest corner of the maintenance yard, then progresses east to Bear Valley Road where it turns south along the west side of Bear Valley Road; the boundary then extends west and south as it follows a series of fence lines that terminate at the eastern edge of the Wilderness Area; the boundary line progresses north along the eastern edge of the Wilderness Area to the windbreak; the boundary extends east along the northern edge of the windbreak and then north along the western edge of the maintenance yard; it terminates at the point of beginning at the northwest corner of the maintenance yard.

Boundary Justification

The Point Reyes Peninsula Dairy Ranches Historic District boundary encompasses the 17 Shafter-Howard dairy ranches that possess integrity. Approximately two-thirds of the land originally developed as tenant dairies by the Shafters and Howards is excluded, because it has been converted to wilderness and natural areas and no longer conveys the legacy of ranching in western Marin County.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

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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: October 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.)

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: | Point Reyes Peninsula Dairy Ranches Historic District |
| City or Vicinity: | Inverness, Olema, Point Reyes Station |
| County: | Marin County |
| State: | California |
| Name of Photographer: | Debra Olson Suarez, National Park Service: all ranches excluding W Ranch Architectural Resources Group: W Ranch |
| Date of Photographs: | All ranches excluding W Ranch: March 2017 W Ranch: August 2016 |
| Location of Original Digital Files: | Point Reyes National Seashore Museum, 1 Bear Valley Road, Point Reyes Station, CA 94956 |

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0001
View of A Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0002
View of A Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0003
View of A Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0004
View of A Ranch residential buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0005
View of A Ranch core, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0006
View of B Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0007
View of B Ranch residential buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0008
View of B Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0009
View of B Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0010
View of C Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0011
View of C Ranch entry road, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0012
View of C Ranch dairy buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0013
View of C Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0014
View of C Ranch entry road, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0015
View of C Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0016
View of D Ranch residential buildings, camera facing west.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0017
View of D Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0018
View of D Ranch core, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0019
View of D Ranch entry road, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0020
View of D Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0021
View of E Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0022
View of E Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0023
View of E Ranch entry road, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0024
View of E Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0025
View of F Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0026
View of F Ranch entry road, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0027
View of F Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0028
View of F Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0029
View of G Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0030
View of G Ranch entry road, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0031
View of G Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0032
View of G Ranch dairy buildings, camera facing northeast.

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
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CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0033
View of G Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0034
View of H Ranch dairy buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0035
View of H Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0036
View of H Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0037
View of Home Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0038
View of Home Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0039
View of Home Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0040
View of Home Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0041
View of Home Ranch dairy buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0042
View of I Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0043
View of I Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0044
View of I Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0045
View of I Ranch residential buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0046
View of I Ranch core, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0047
View of I Ranch entry road, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0048
View of J Ranch residential buildings, camera facing northeast.

Point Reyes Peninsula Dairy Ranches Historic District
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CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0049
View of J Ranch dairy buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0050
View of J Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0051
View of J Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0052
View of K Ranch core, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0053
View of K Ranch core, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0054
View of L Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0055
View of L Ranch dairy buildings, camera facing southeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0056
View of L Ranch core, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0057
View of L Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0058
View of L Ranch core, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0059
View of M Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0060
View of M Ranch dairy buildings, camera facing northeast.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0061
View of M Ranch core, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0062
View of M Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0063
View of M Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0064
View of N Ranch core, camera facing southwest.

Point Reyes Peninsula Dairy Ranches Historic District
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CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0065
View of N Ranch entry road, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0066
View of Rogers Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0067
View of Rogers Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0068
View of Rogers Ranch residential buildings, camera facing southwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0069
View of Rogers Ranch entry road, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0070
View of W Ranch dairy buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0071
View of W Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0072
View of W Ranch residential buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0073
View of W Ranch dairy buildings, camera facing south.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0074
View of W Ranch residential buildings, camera facing west.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0075
View of W Ranch facility buildings, camera facing north.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0076
View of W Ranch residential buildings, camera facing northwest.

CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0077
View of W Ranch dairy buildings, camera facing south.

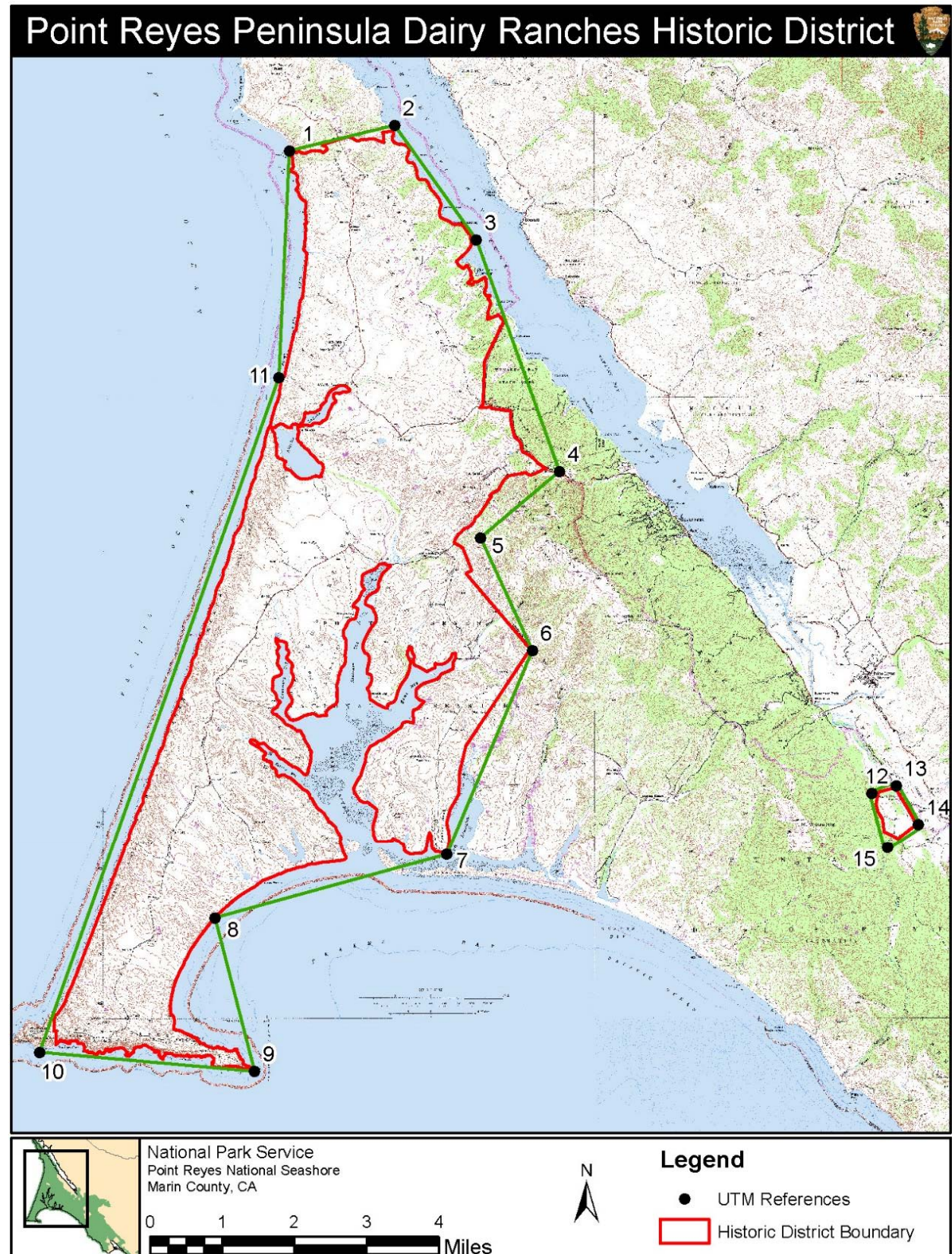
CA_Marin County_Point Reyes Peninsula Dairy Ranches Historic District_0078
View of W Ranch pasture, camera facing southeast.

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.

Point Reyes Peninsula Dairy Ranches Historic District
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Point Reyes Peninsula Dairy Ranches Historic District National Park Service
Point Reyes National Seashore U.S. Department of the Interior

Point Reyes Peninsula Dairy Ranches Historic District
Ranch Boundaries



 National Park Service
Point Reyes National Seashore
Marin County, CA

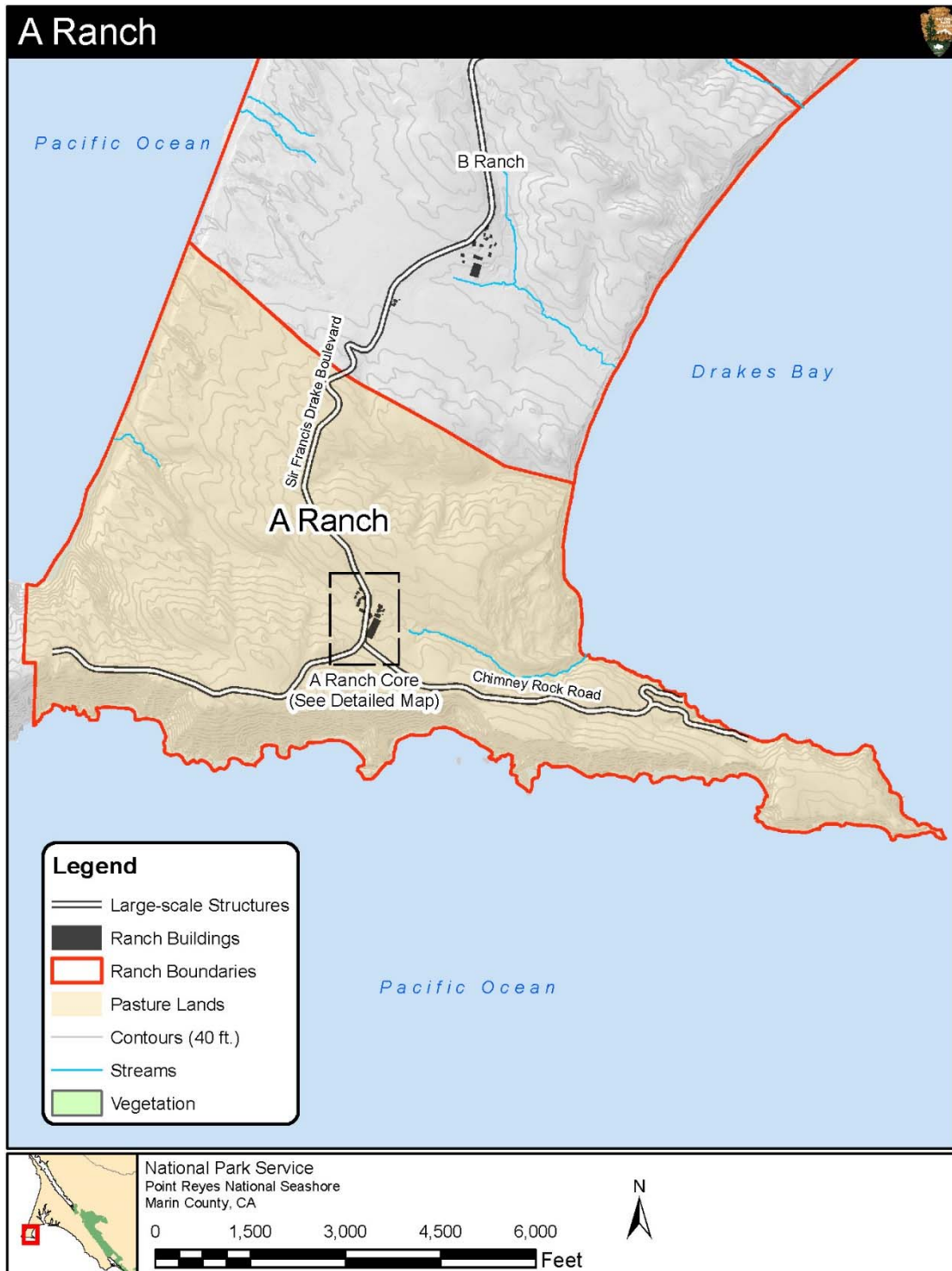
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Miles

N

Legend
 Ranch Boundary
 Historic District Boundary

Point Reyes Peninsula Dairy Ranches Historic District
Name of Property

Marin County, CA
County and State



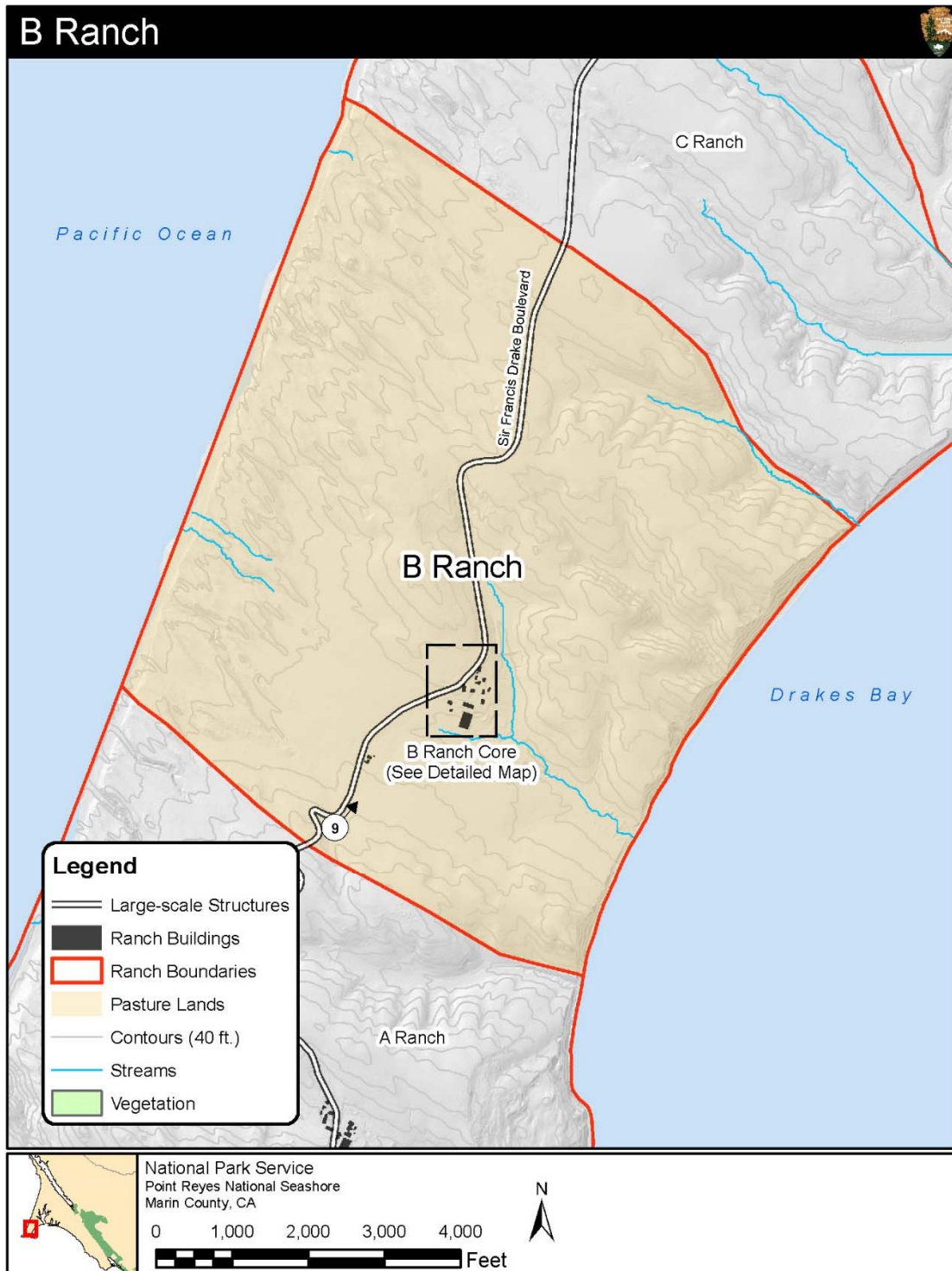
Point Reyes Peninsula Dairy Ranches Historic District
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County and State



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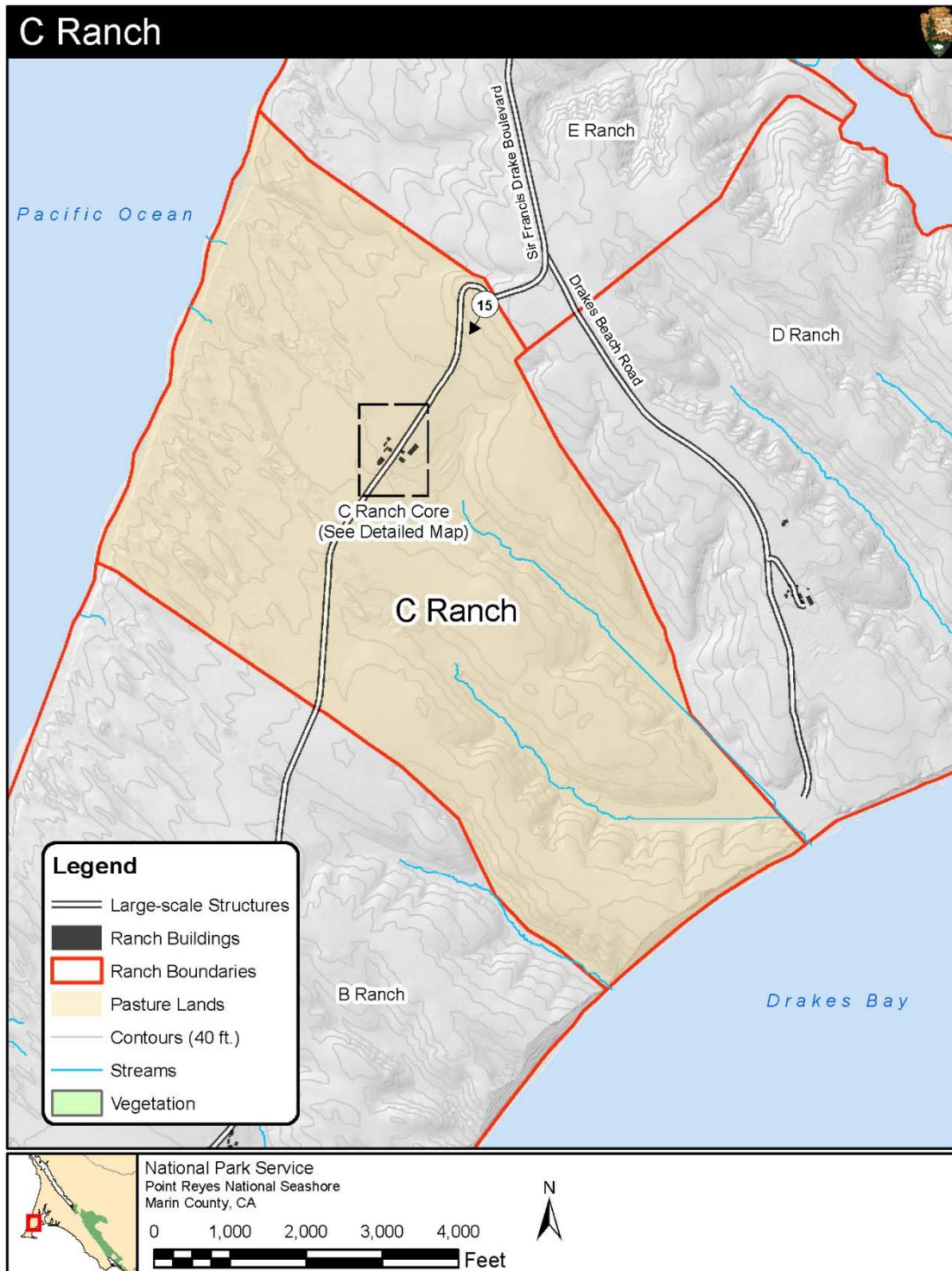
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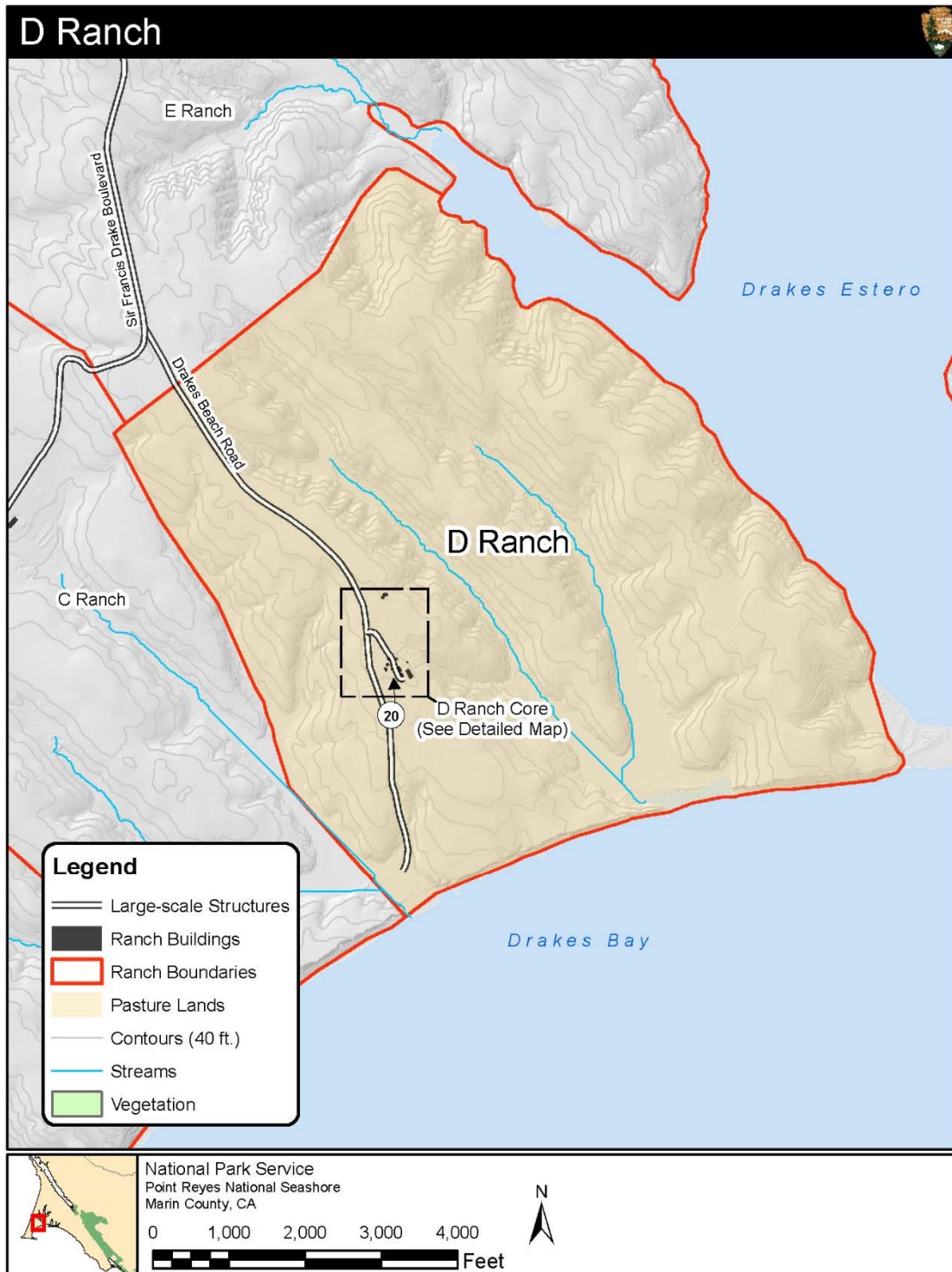
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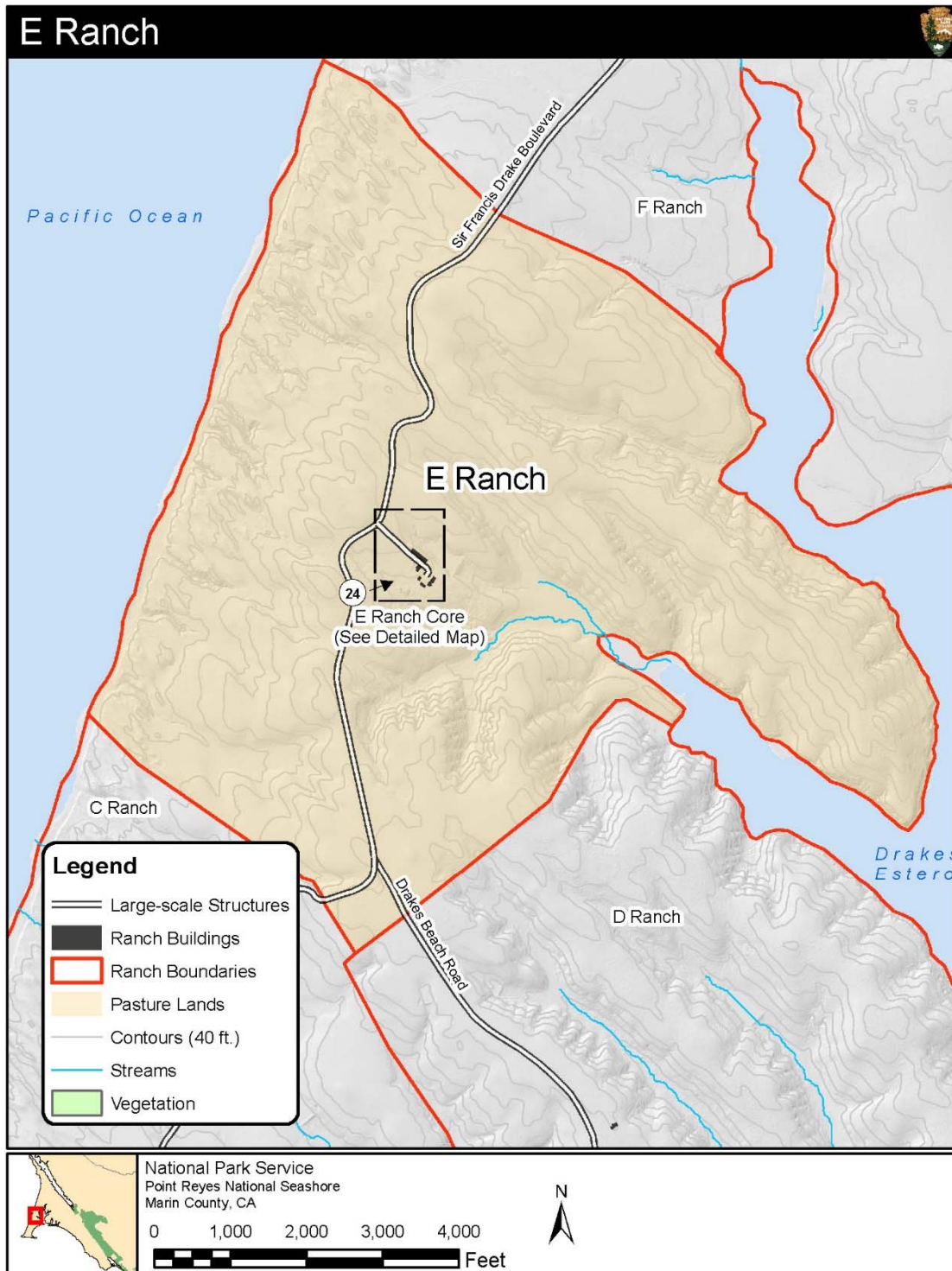
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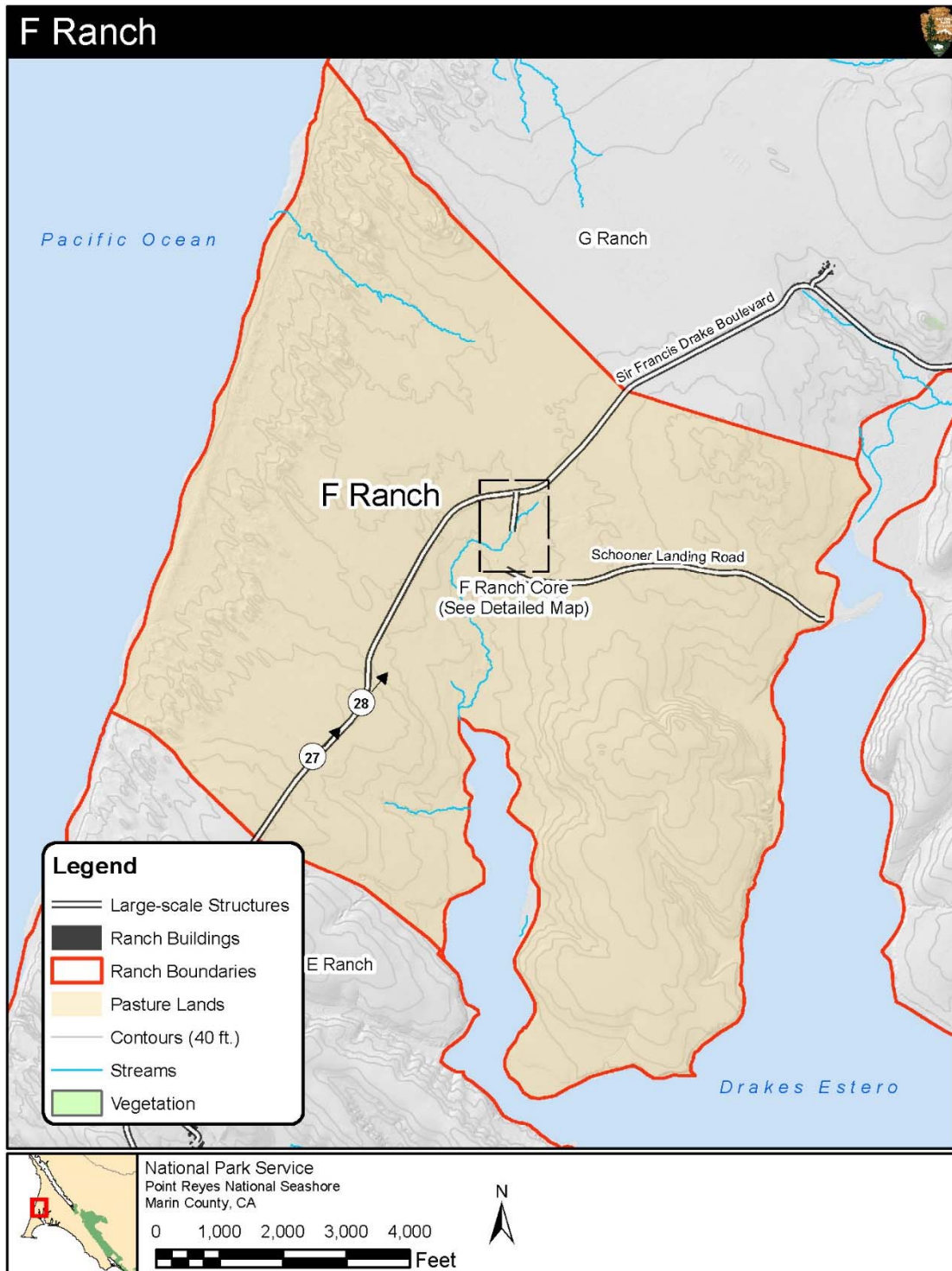
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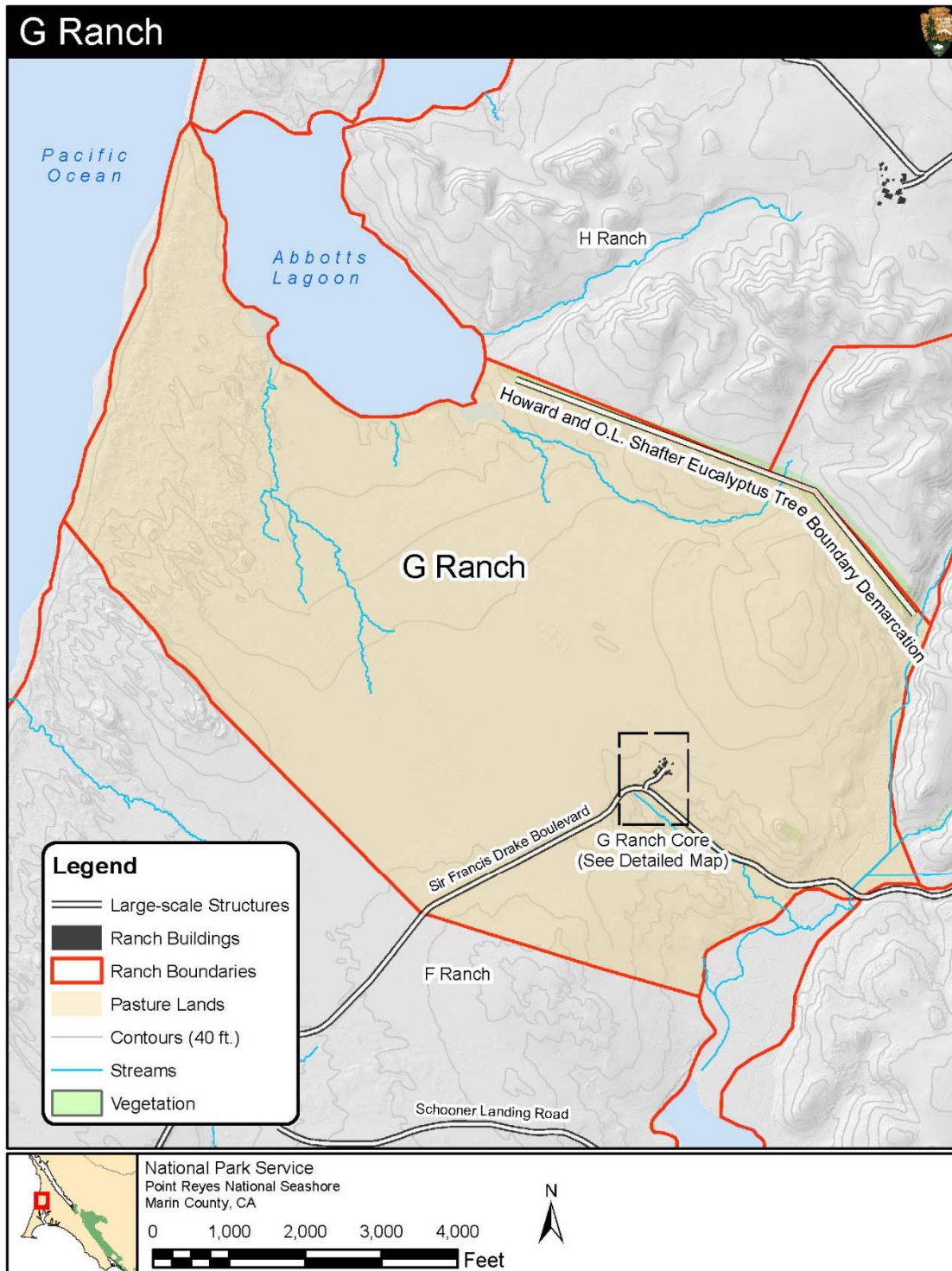
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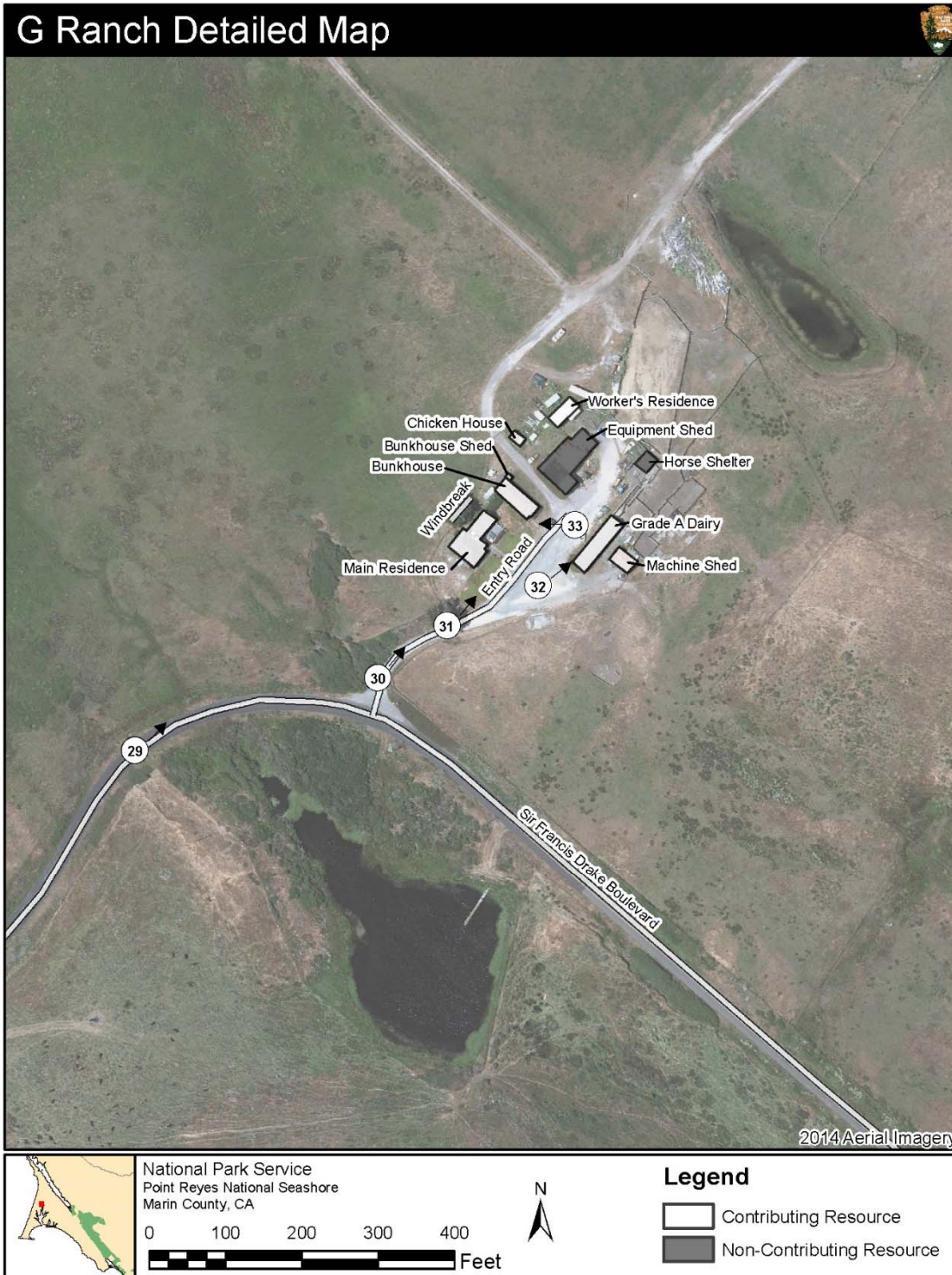
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Marin County, CA
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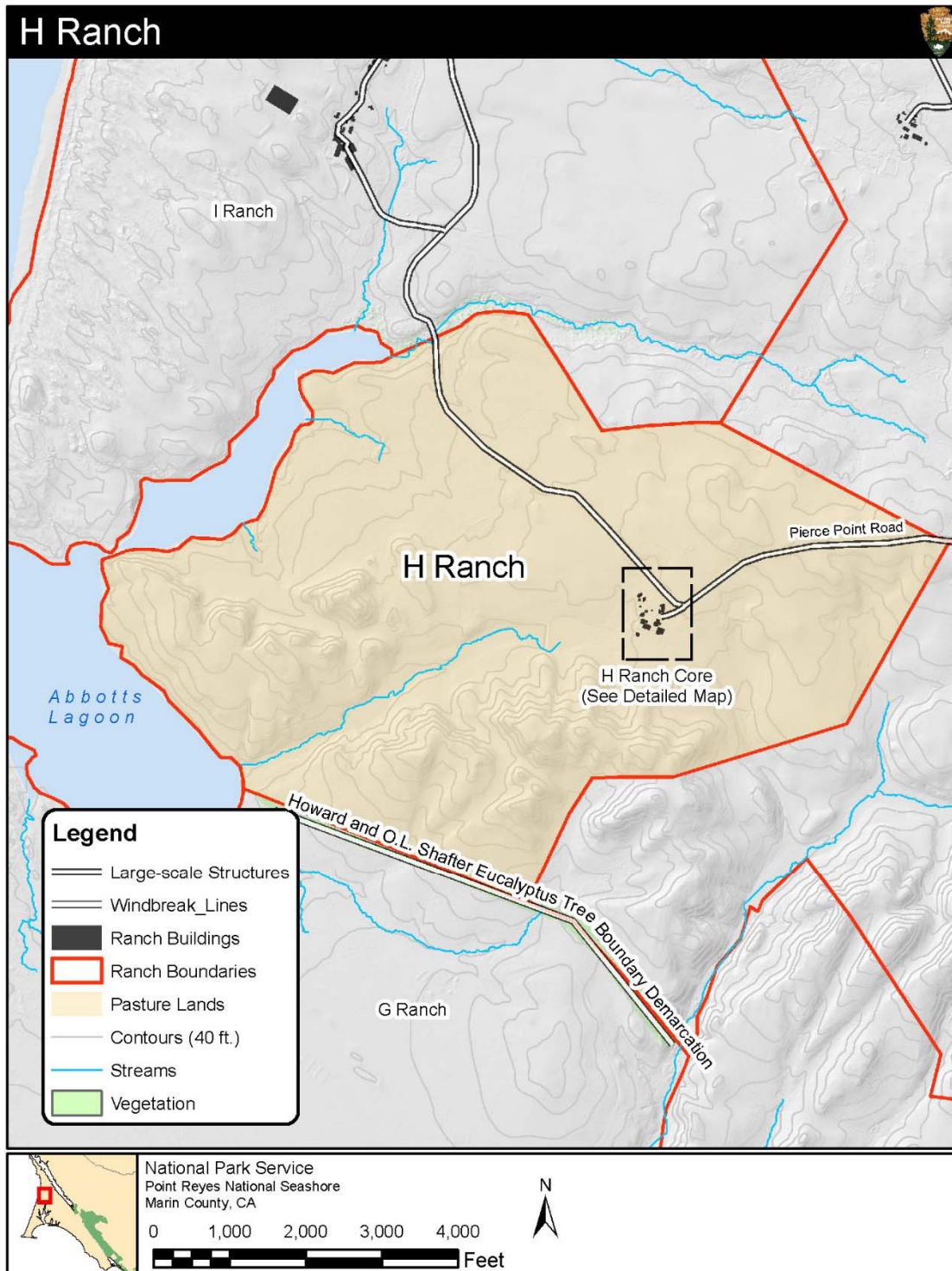
Point Reyes Peninsula Dairy Ranches Historic District
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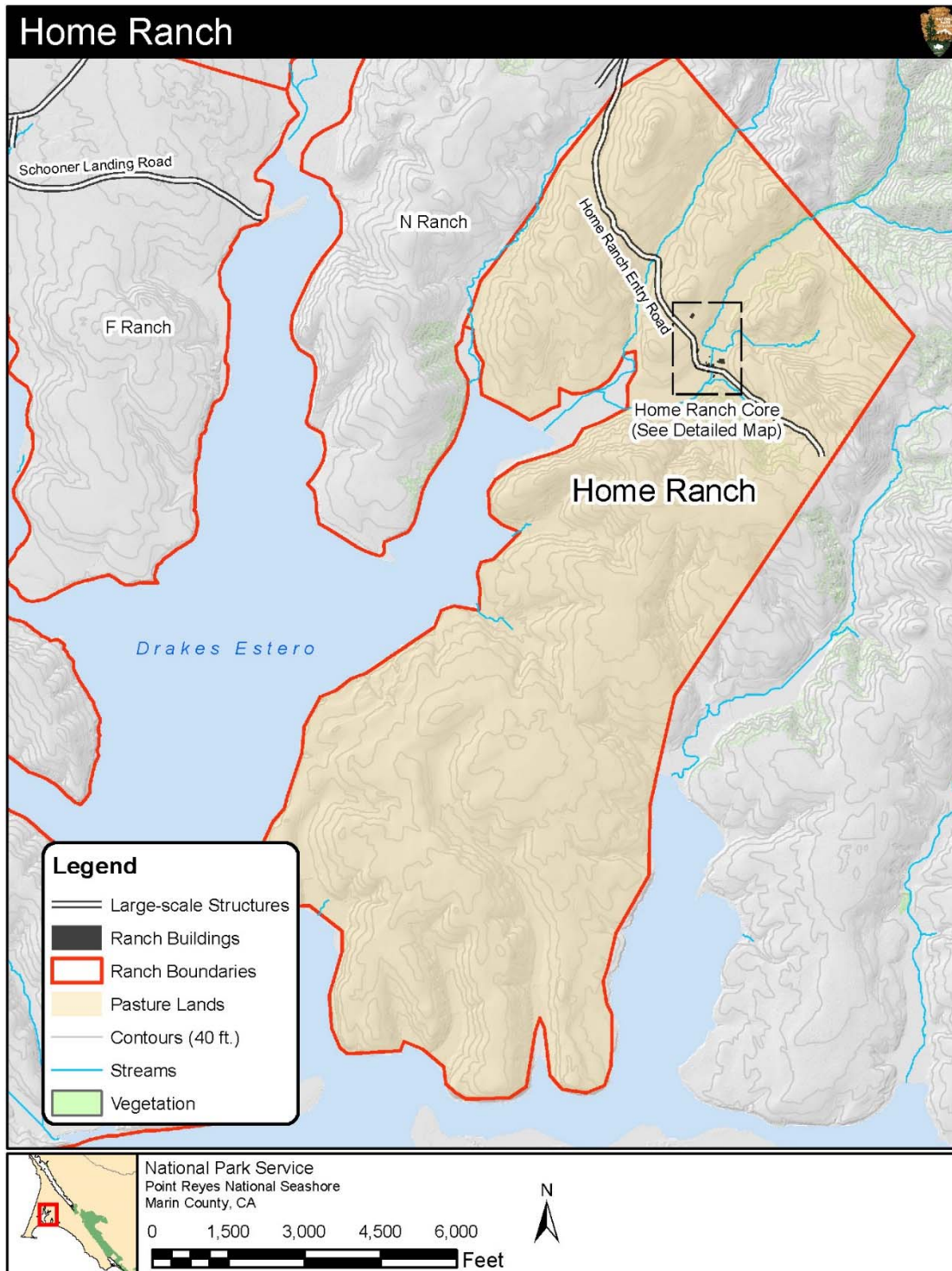
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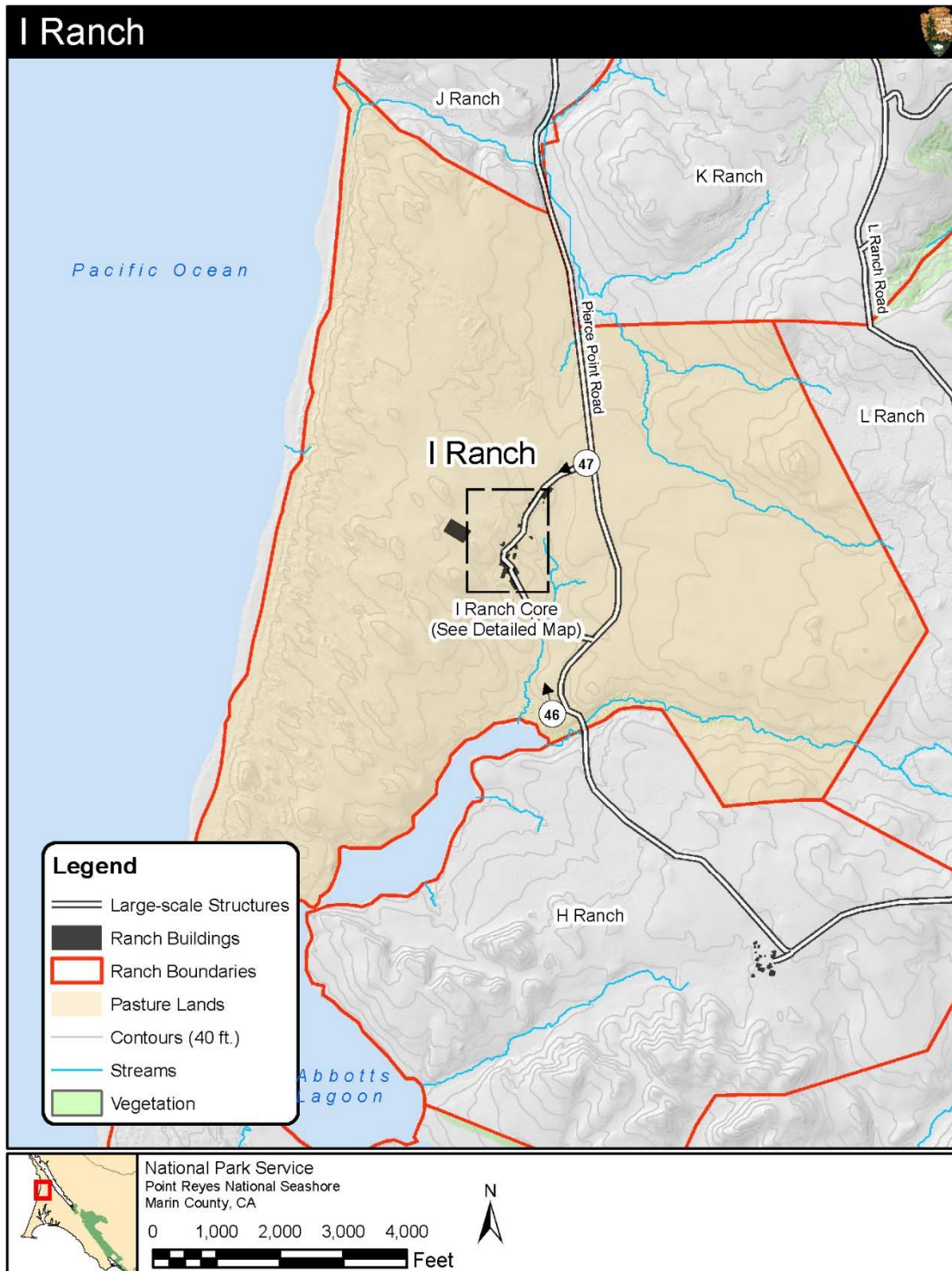
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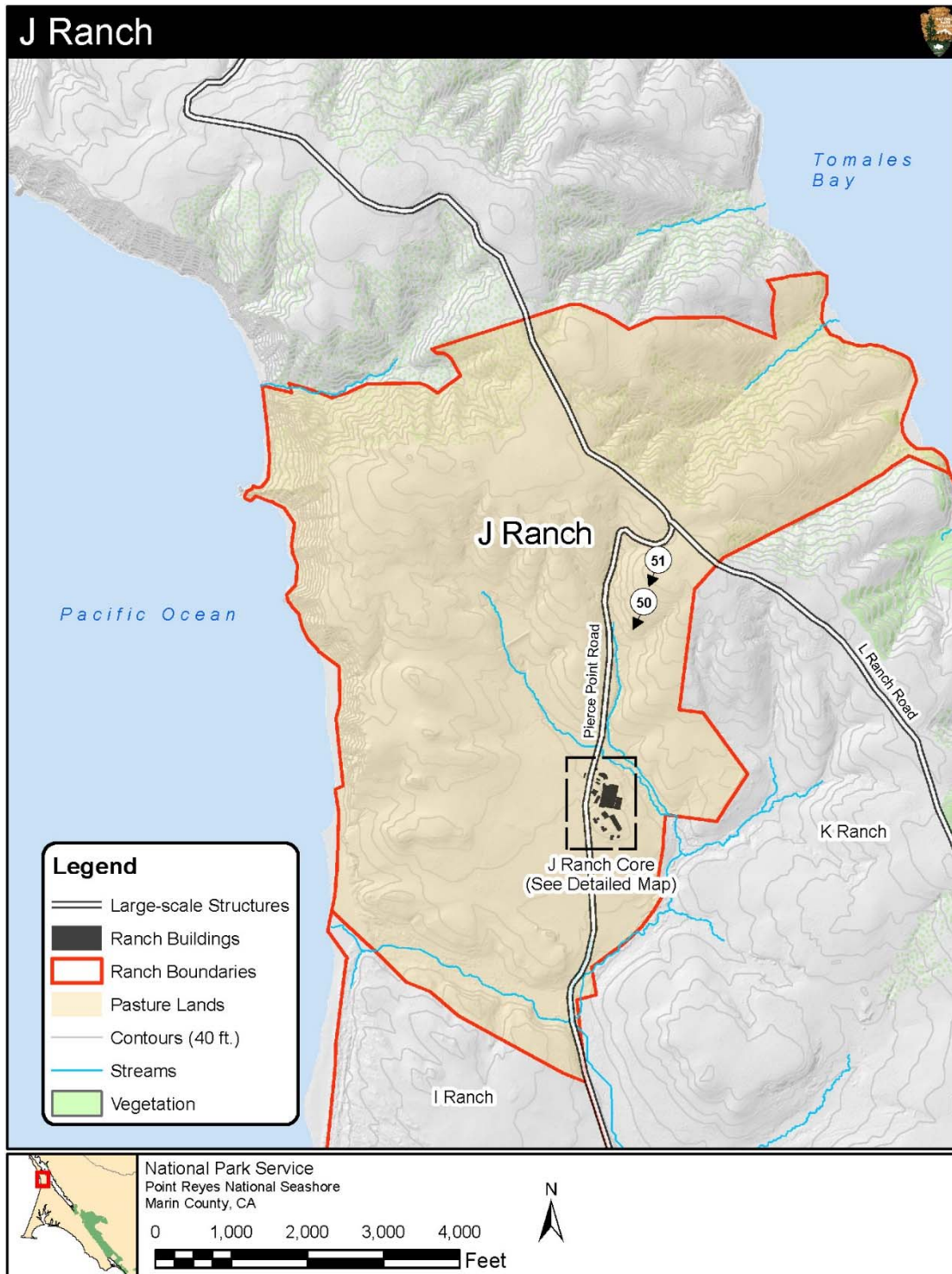
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Name of Property

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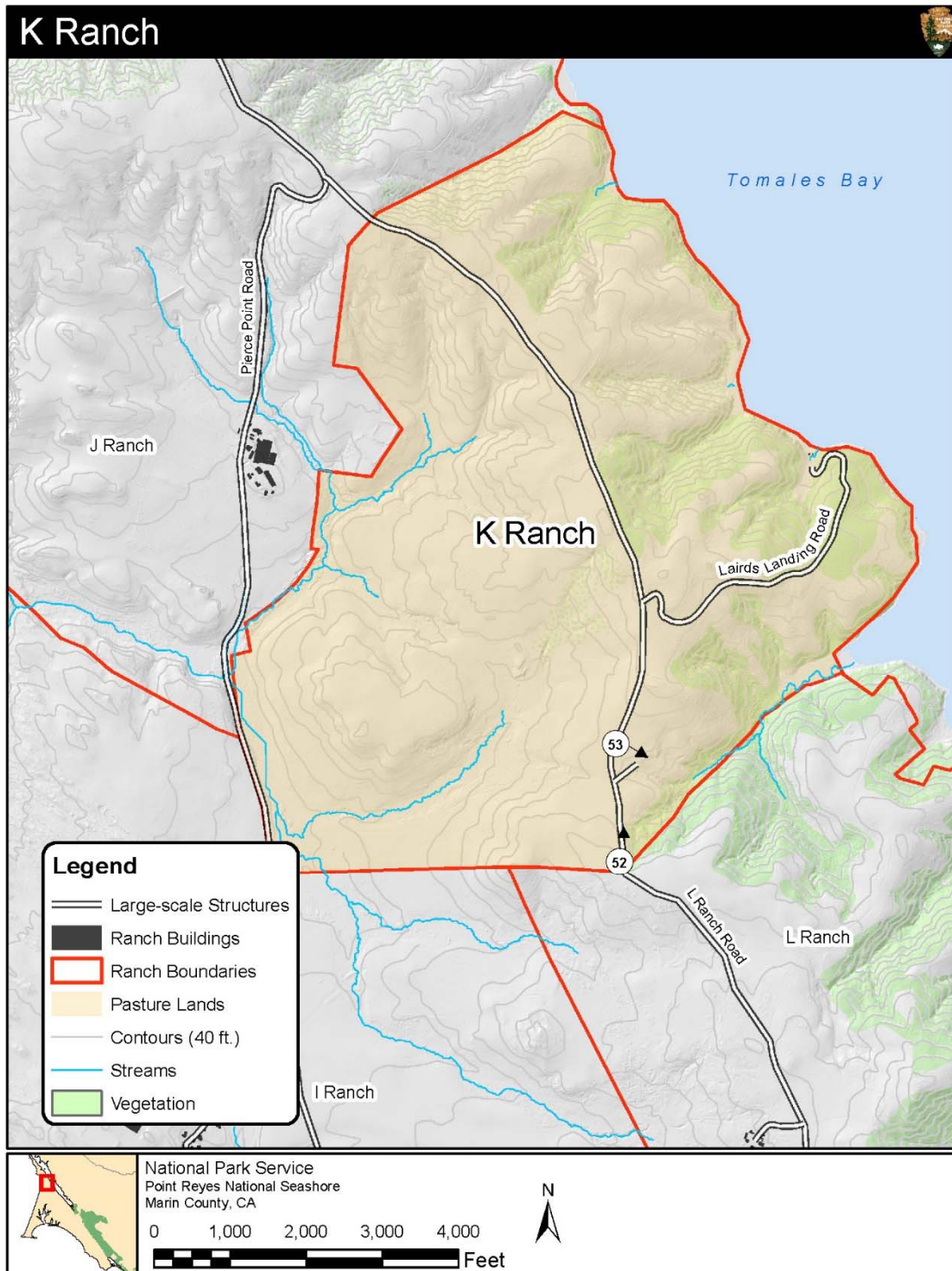
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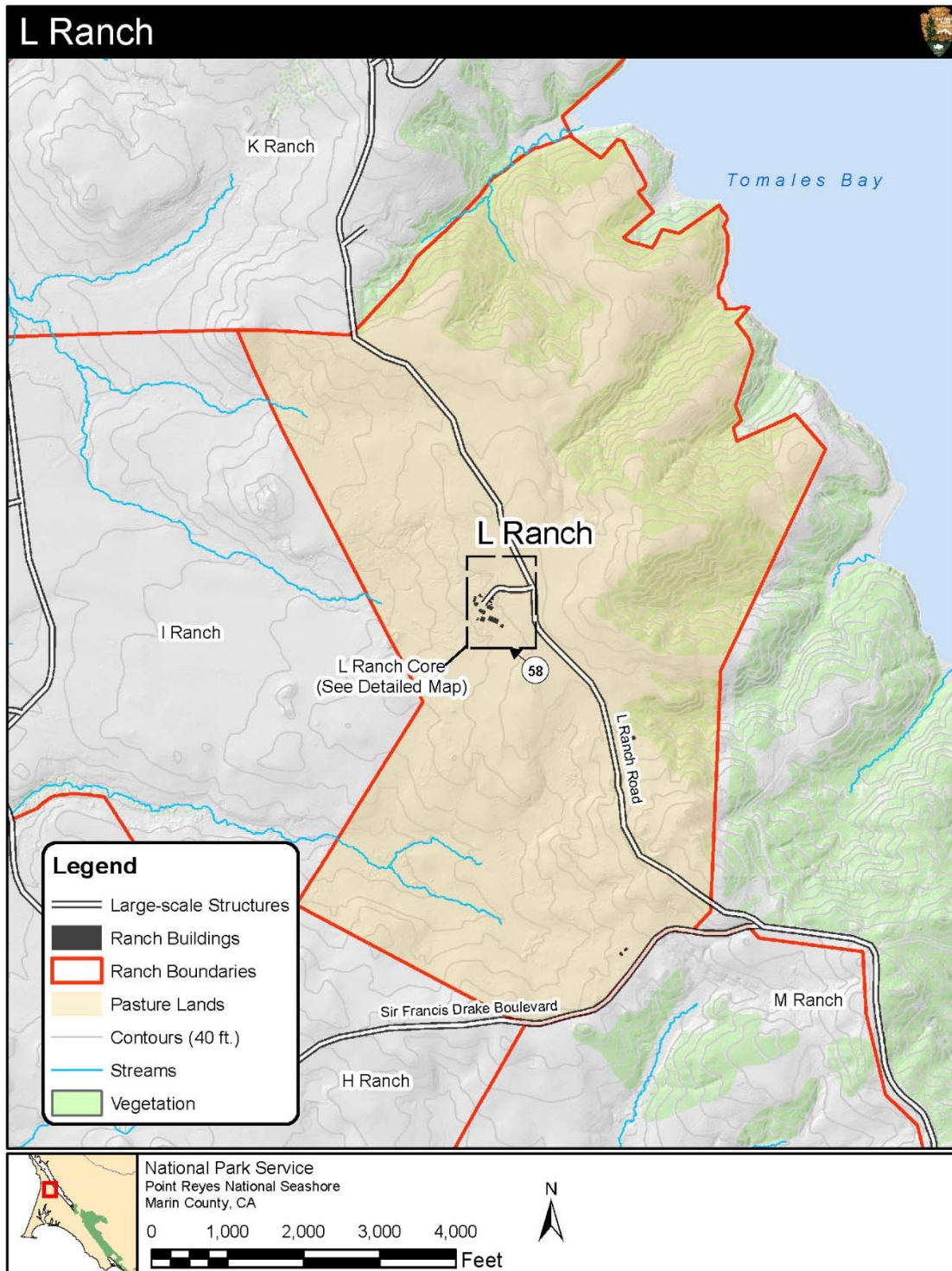
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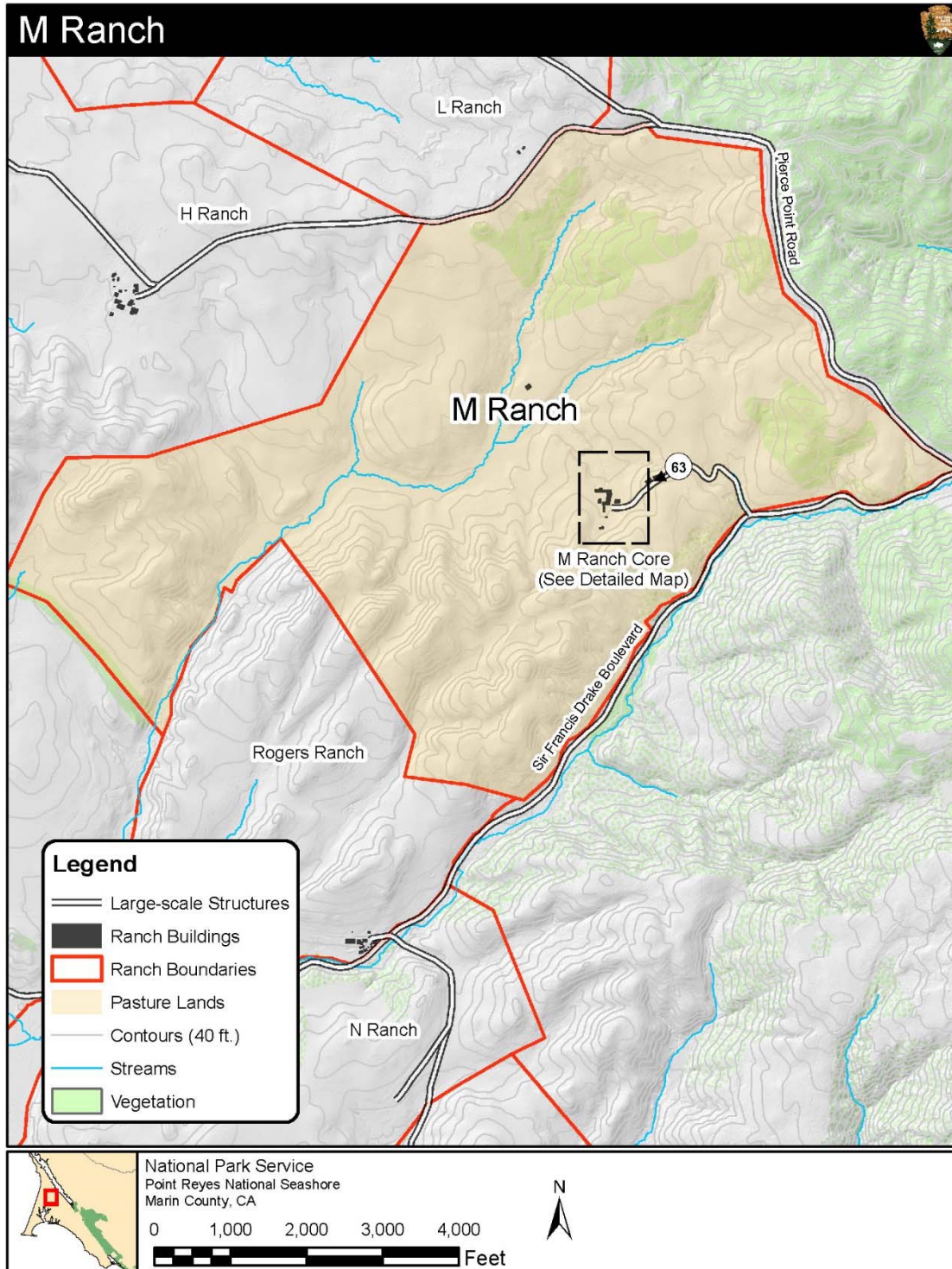
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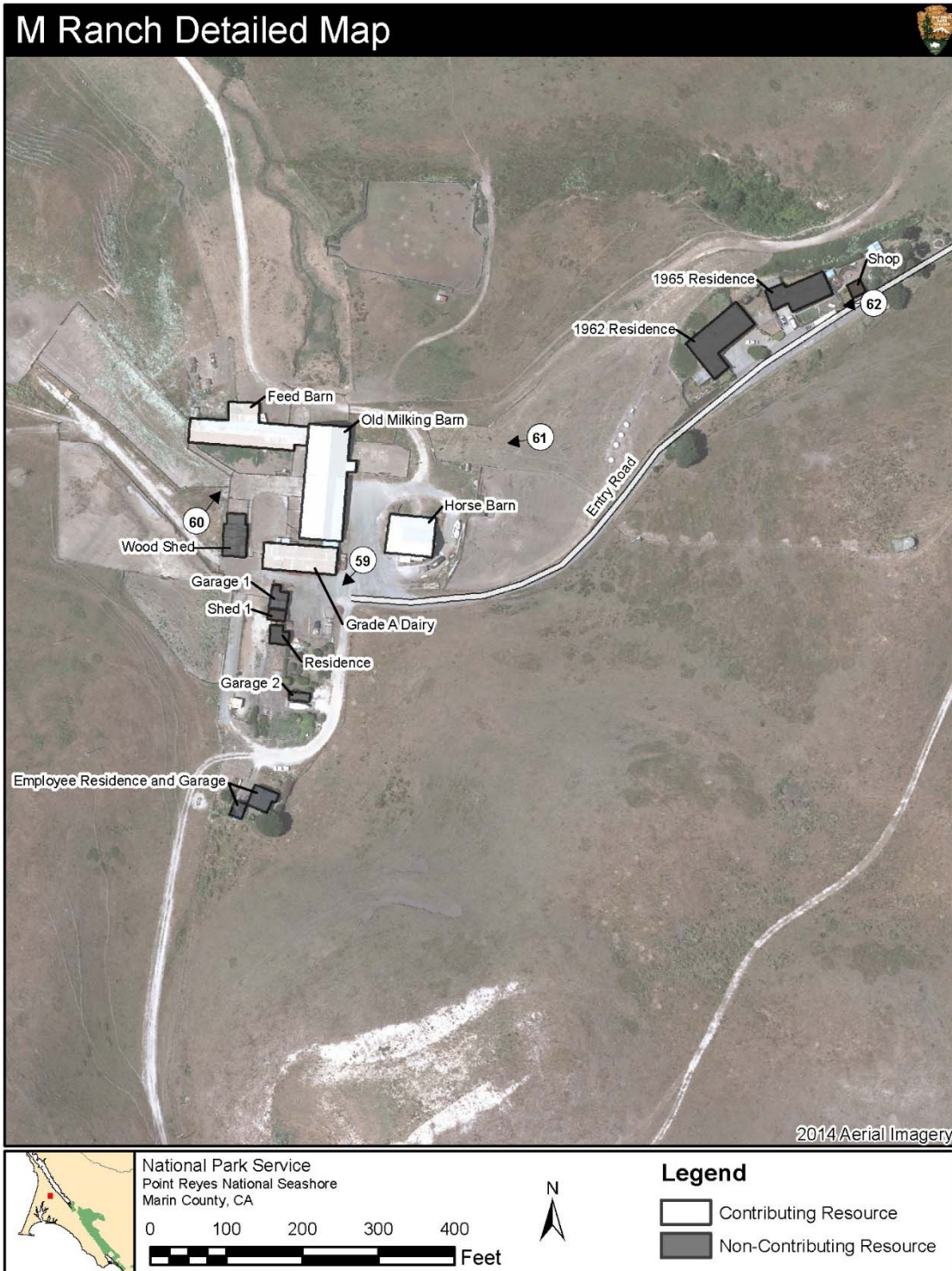
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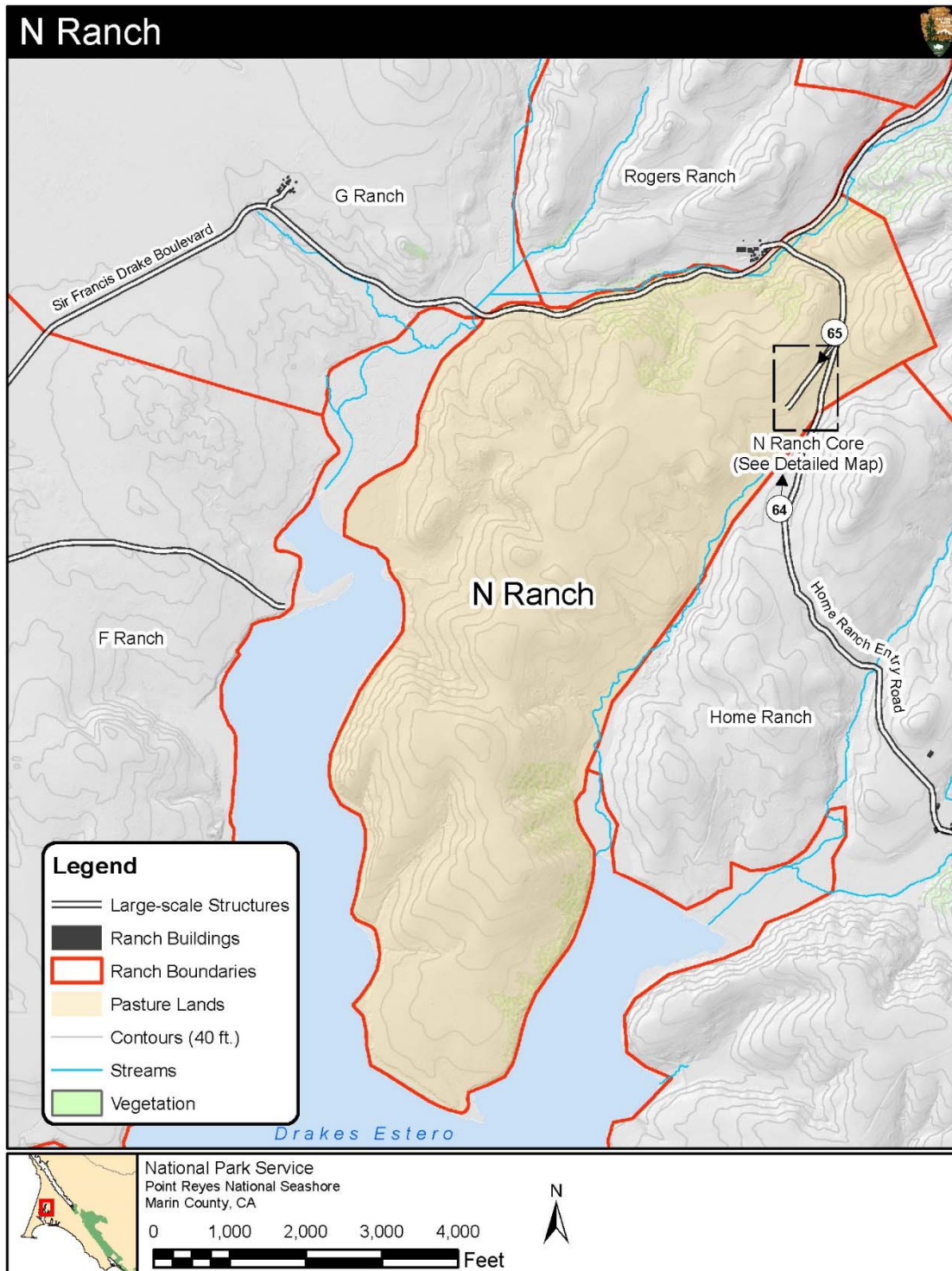
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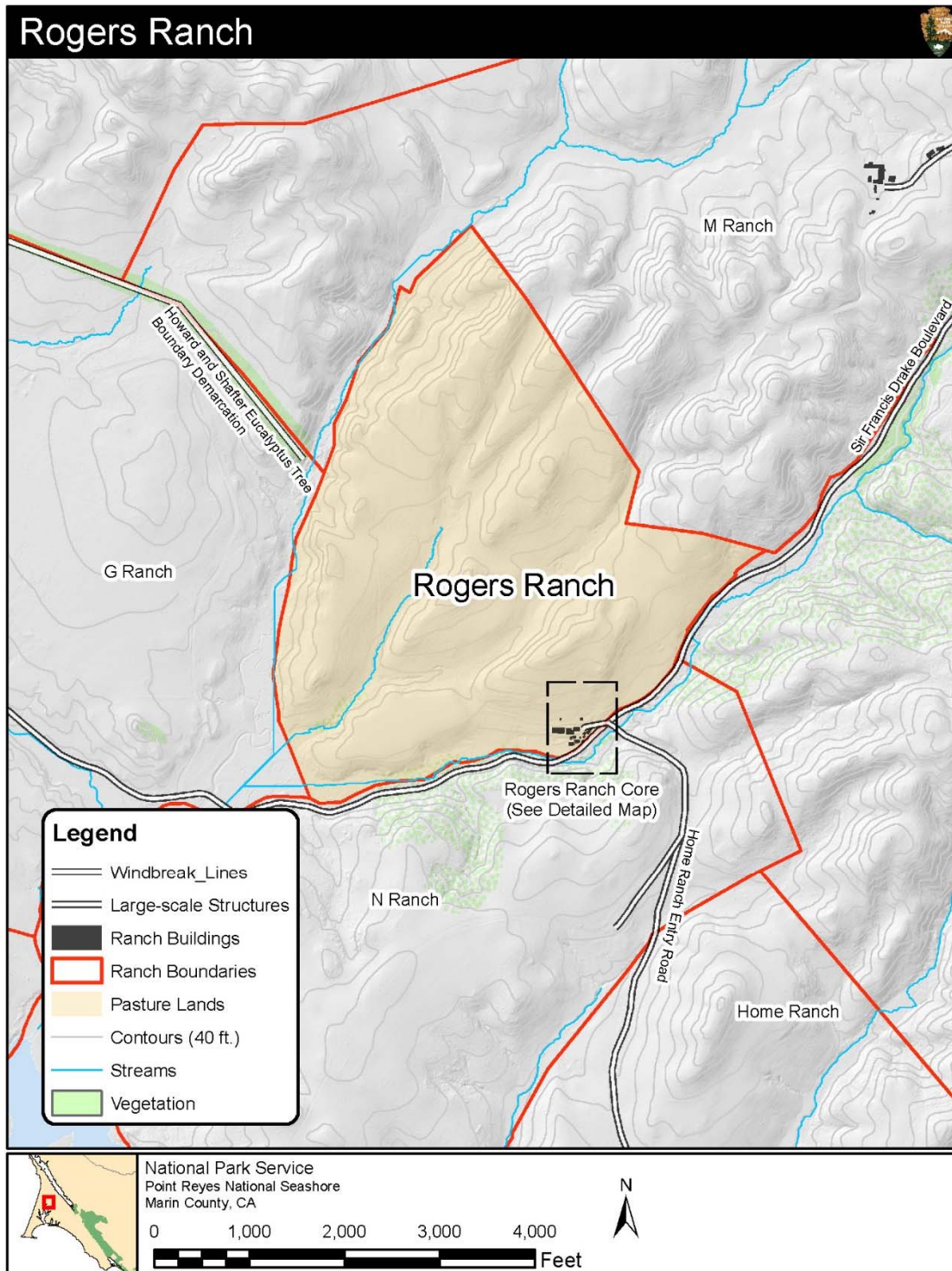
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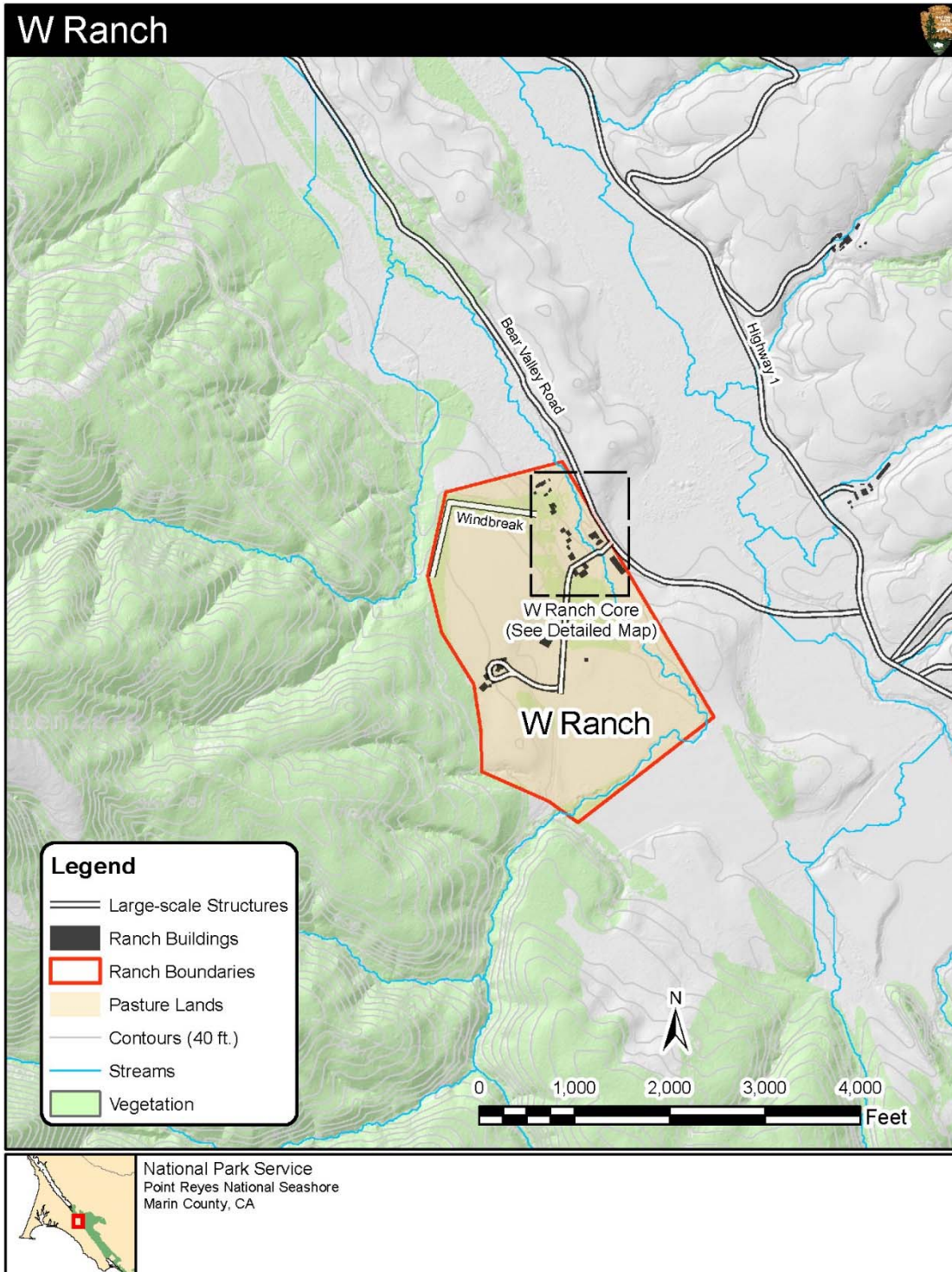
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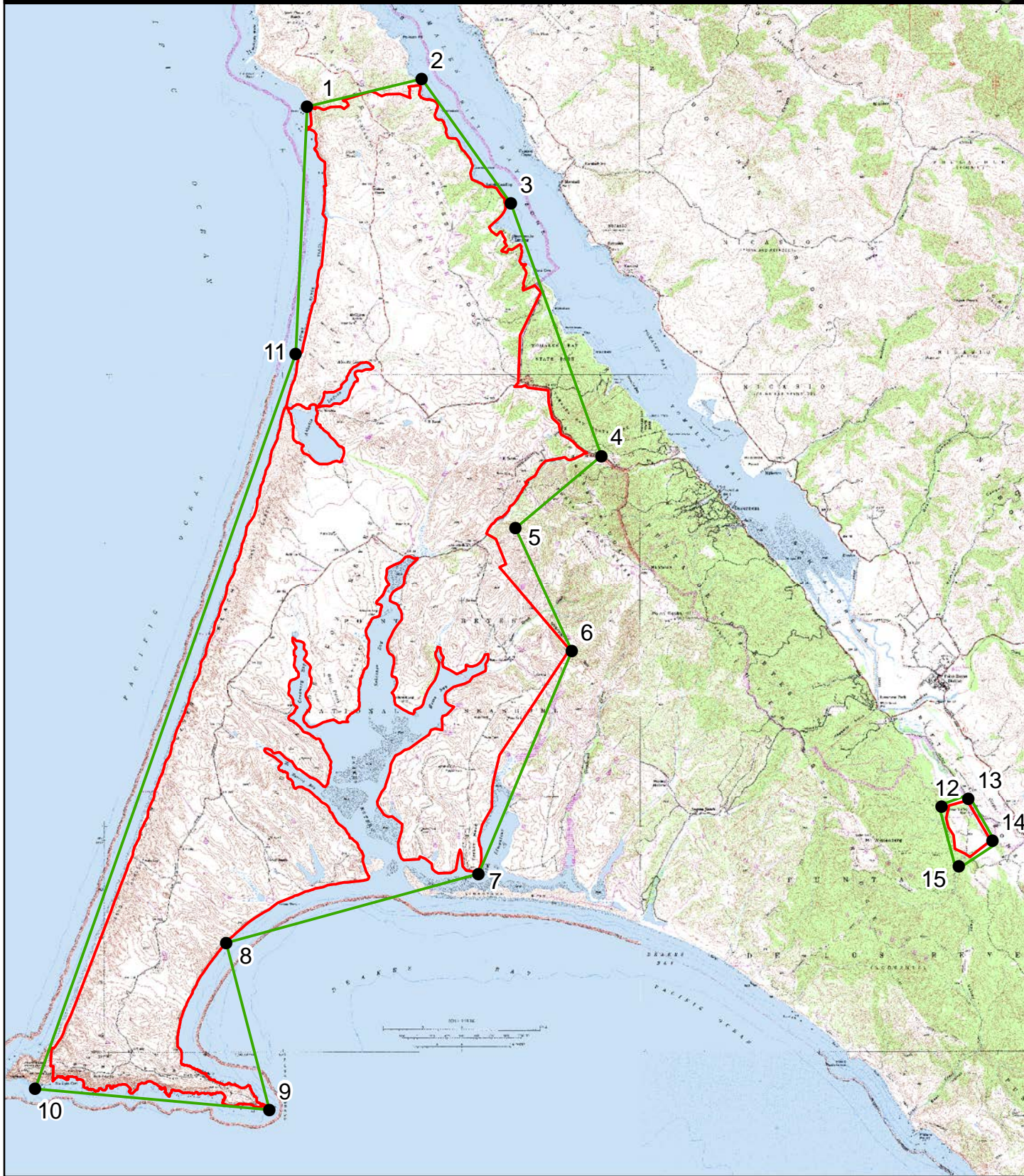


Point Reyes Peninsula Dairy Ranches Historic District
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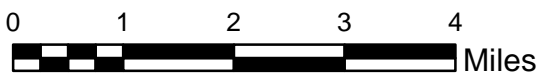
Marin County, CA
 County and State



Point Reyes Peninsula Dairy Ranches Historic District



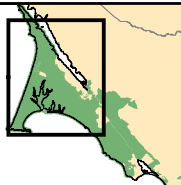
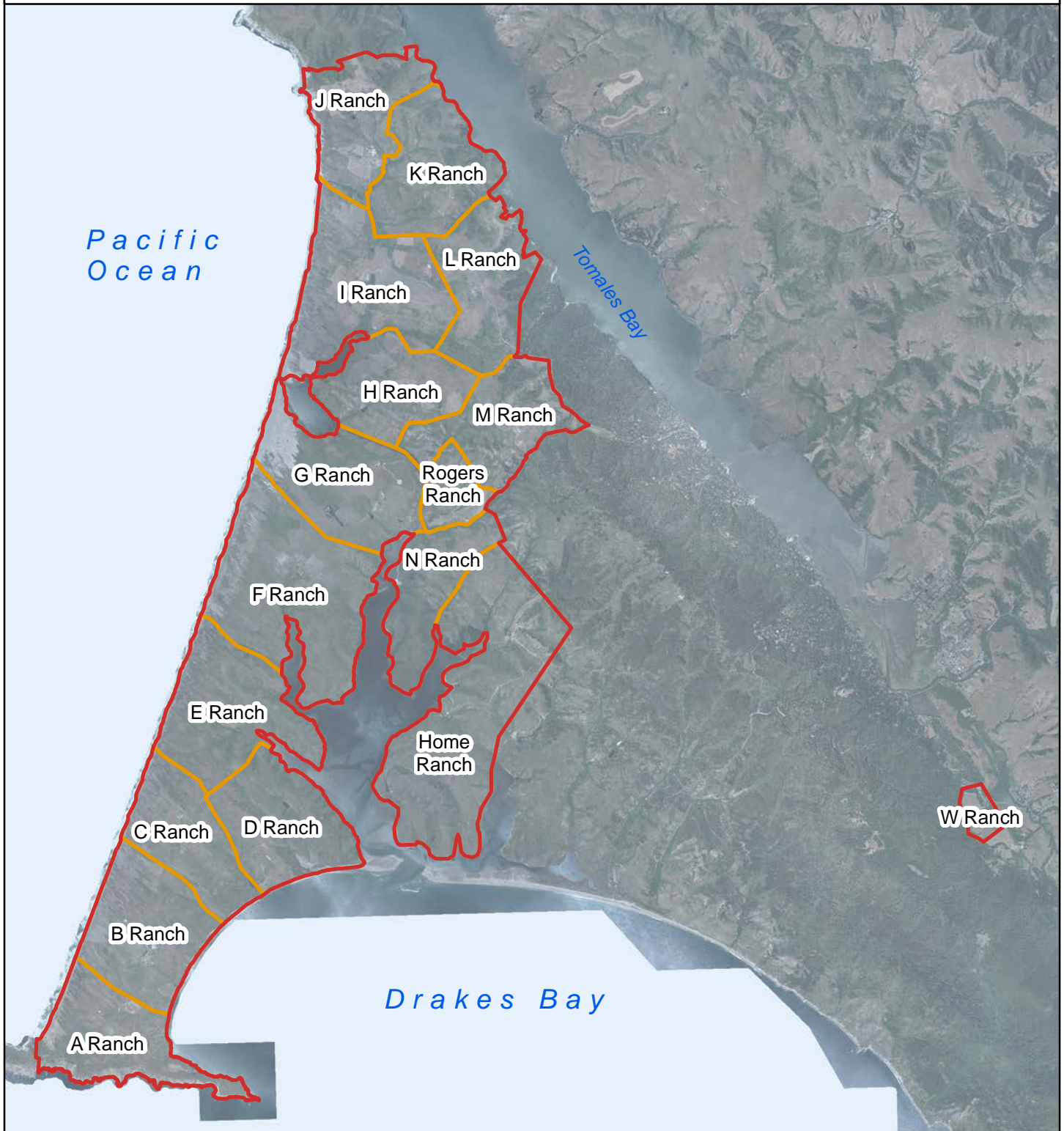
National Park Service
Point Reyes National Seashore
Marin County, CA



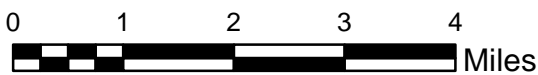
Legend

- UTM References
- Historic District Boundary



Point Reyes Peninsula Dairy Ranches Historic District
Ranch Boundaries



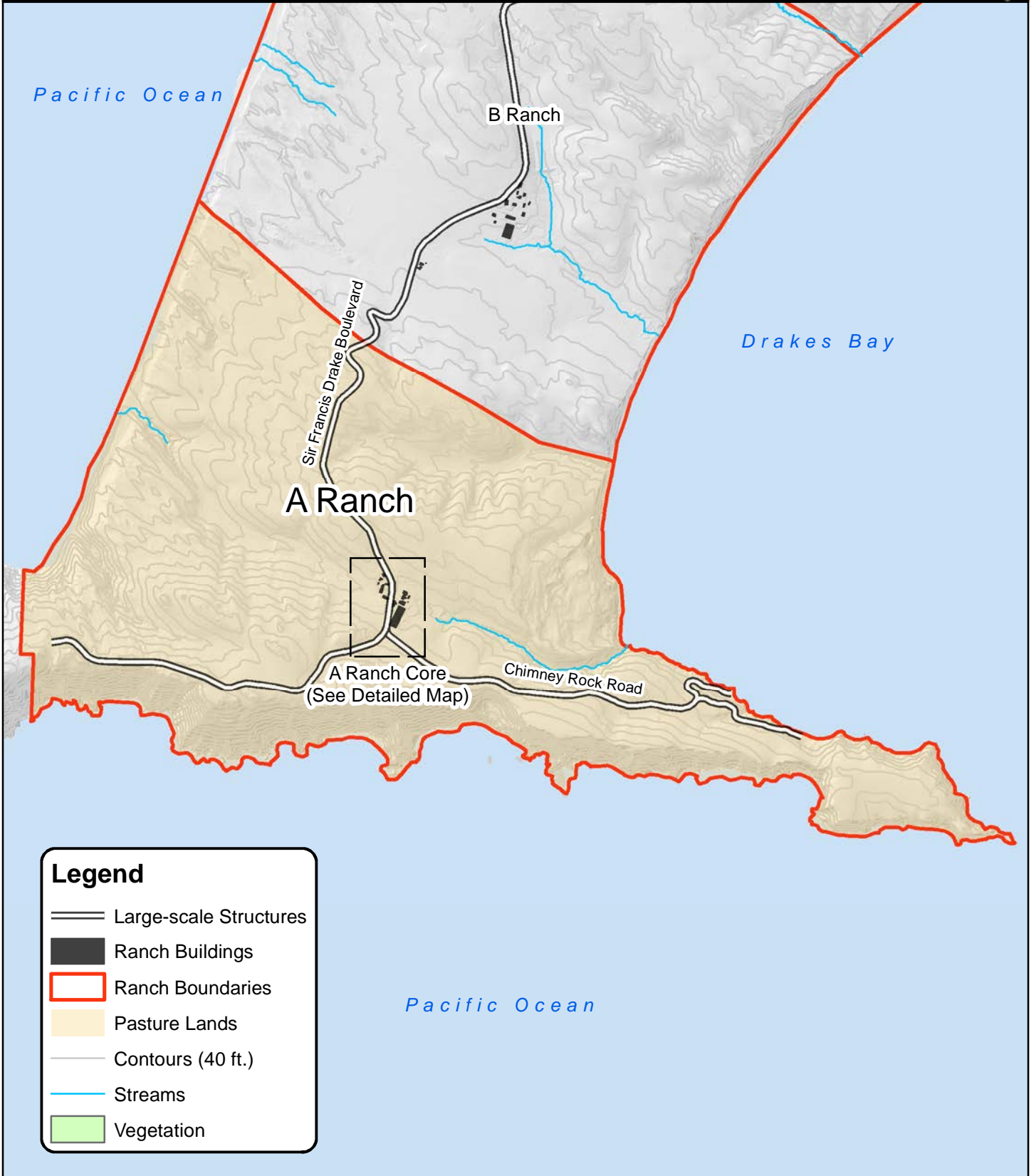
National Park Service
Point Reyes National Seashore
Marin County, CA



Legend

-  Ranch Boundary
-  Historic District Boundary

A Ranch

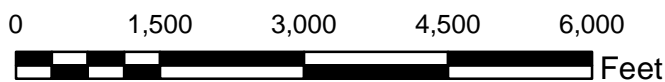


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



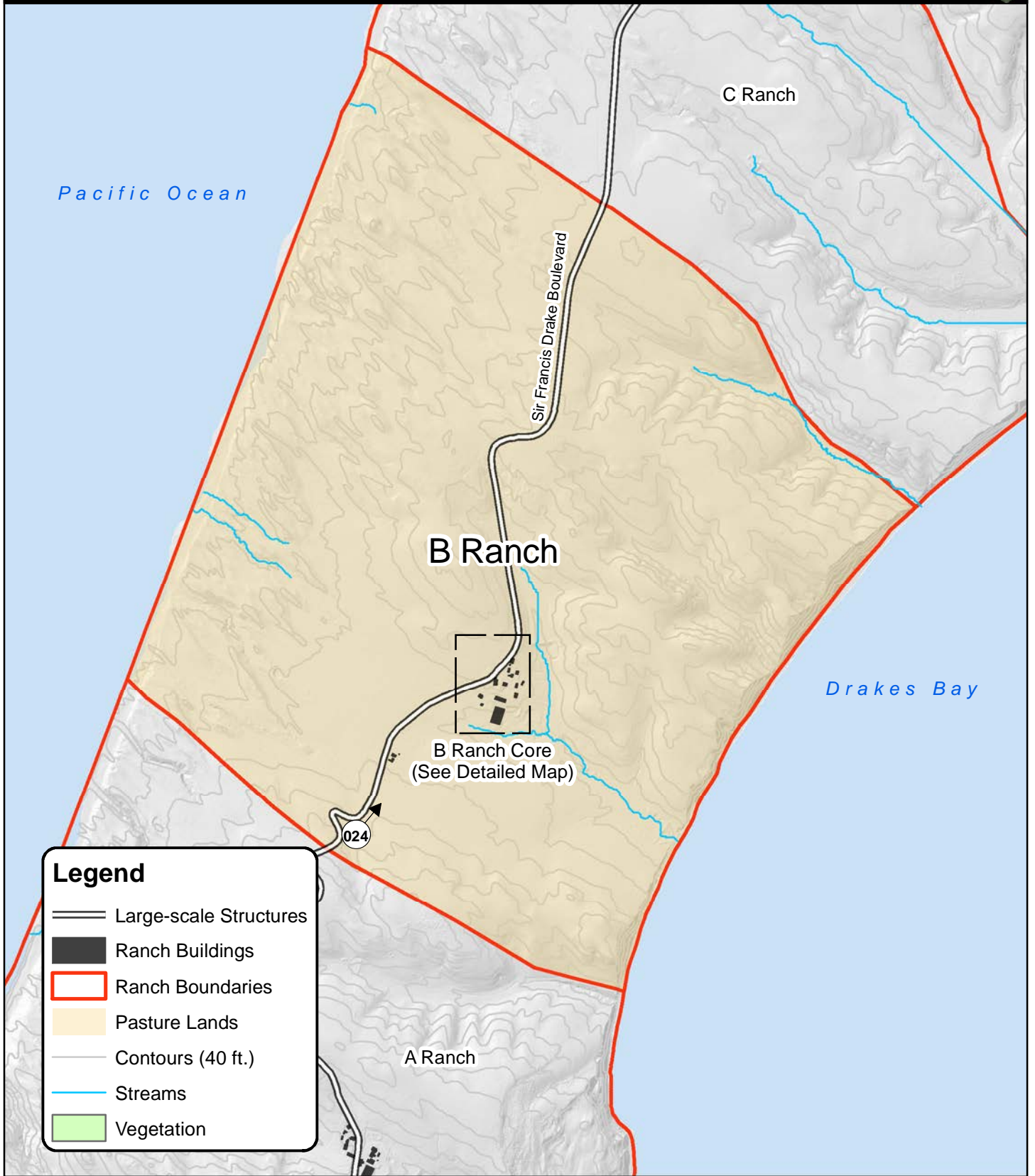
A Ranch Detailed Map



2014 Aerial Imagery

| | | |
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| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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B Ranch

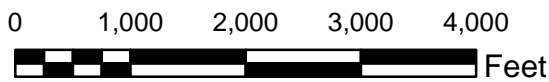


Legend

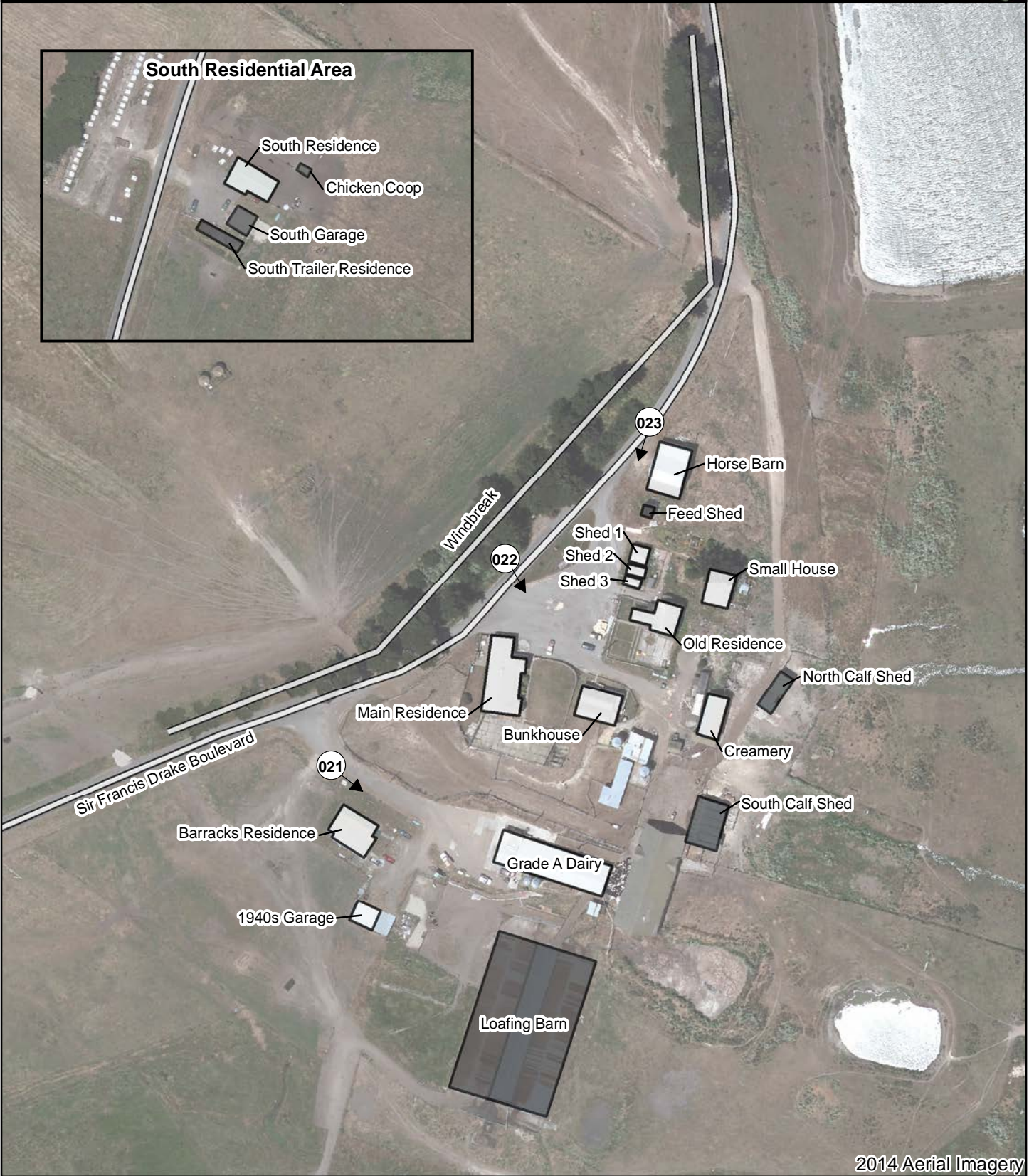
- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



B Ranch Detailed Map



2014 Aerial Imagery

National Park Service
Point Reyes National Seashore
Marin County, CA

N

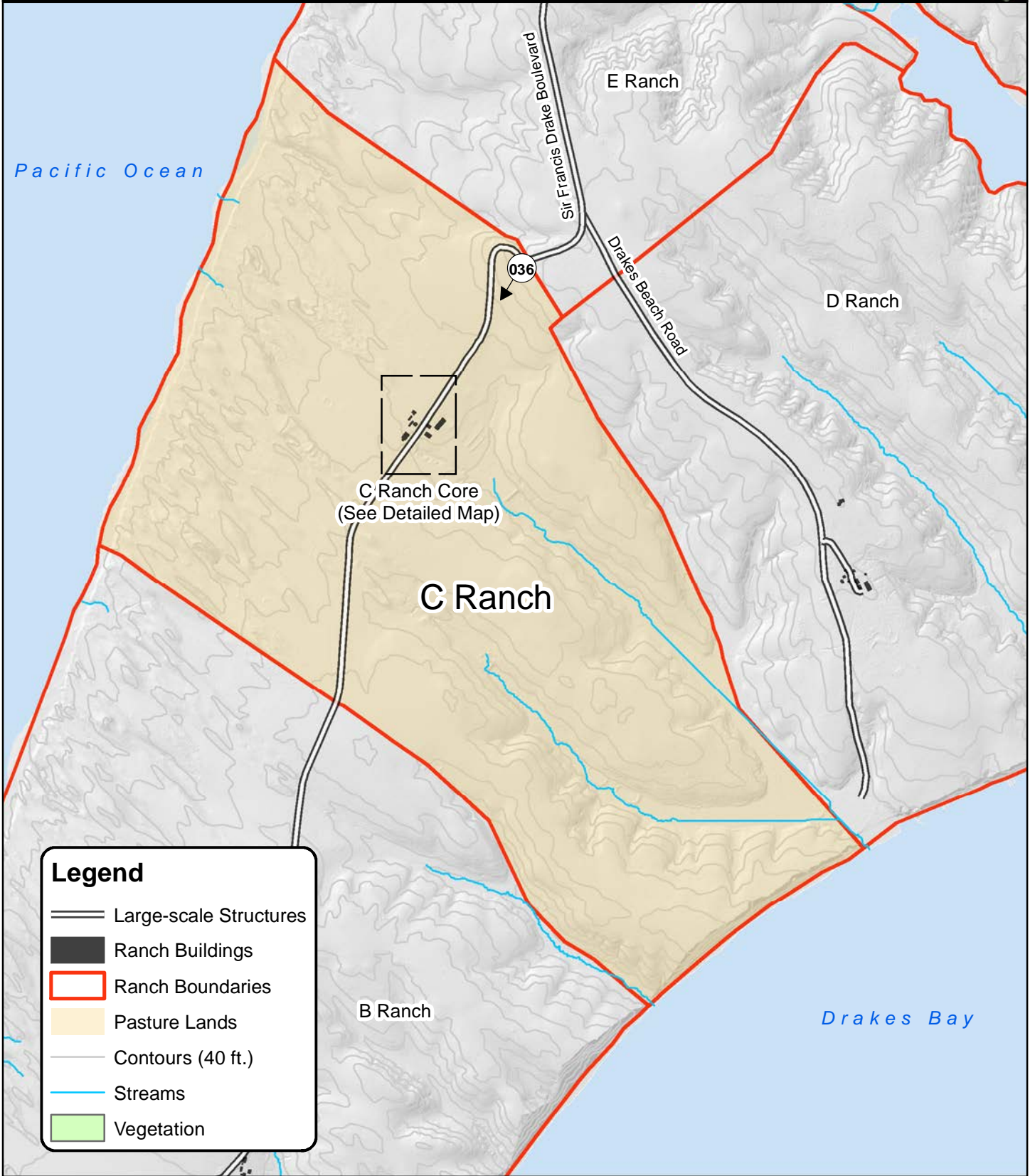
Legend

- Contributing Resource
- Non-Contributing Resource

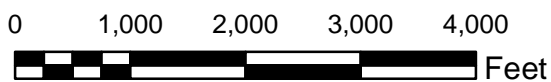
0 100 200 300 400

Feet

C Ranch





National Park Service
Point Reyes National Seashore
Marin County, CA



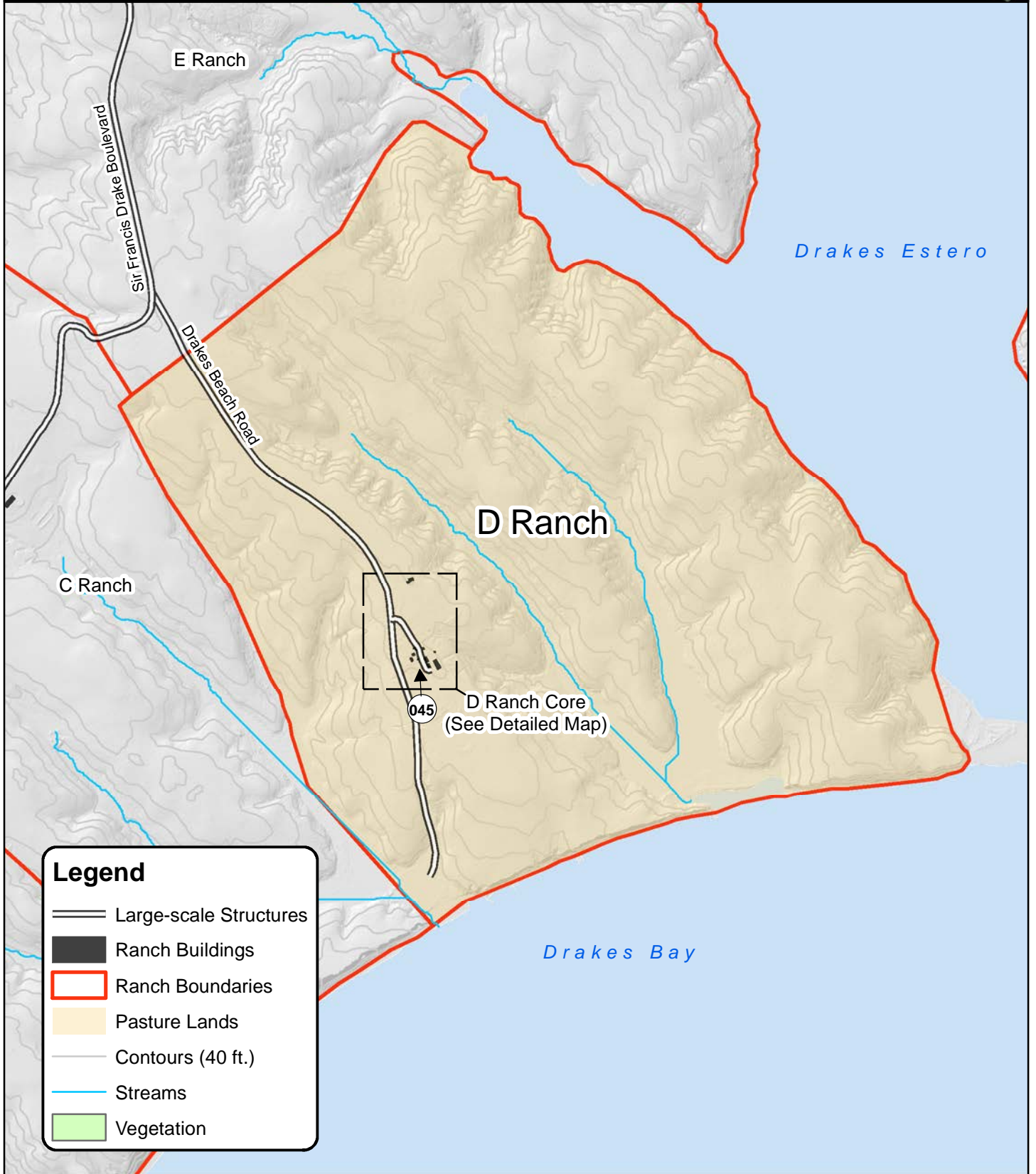
C Ranch Detailed Map



2014 Aerial Imagery

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D Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



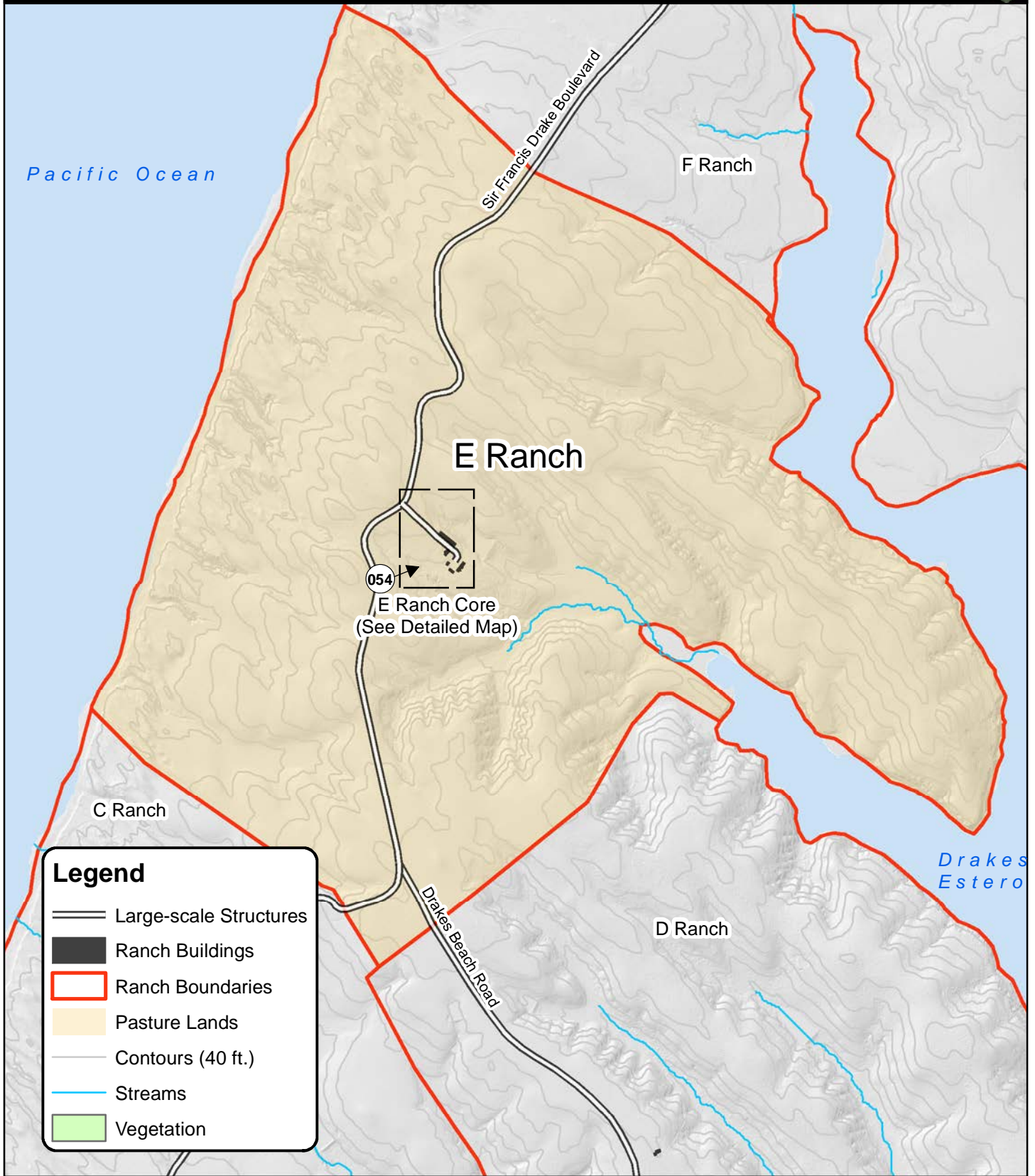
D Ranch Detailed Map



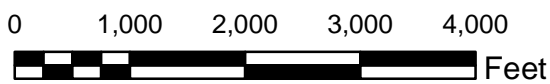
2014 Aerial Imagery

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E Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



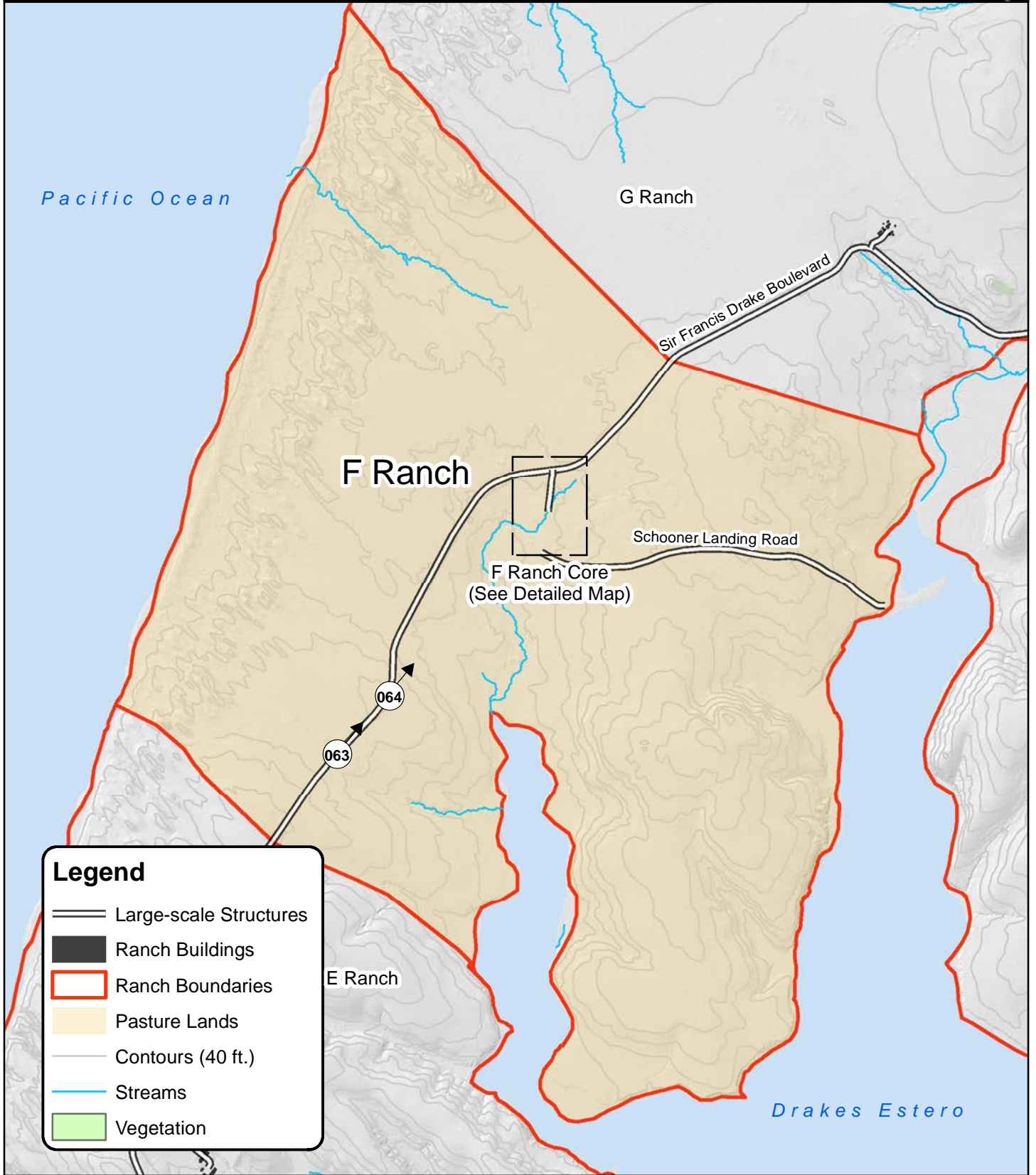
E Ranch Detailed Map



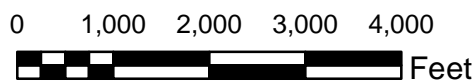
2014 Aerial Imagery

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F Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



F Ranch Detailed Map





2014 Aerial Imagery



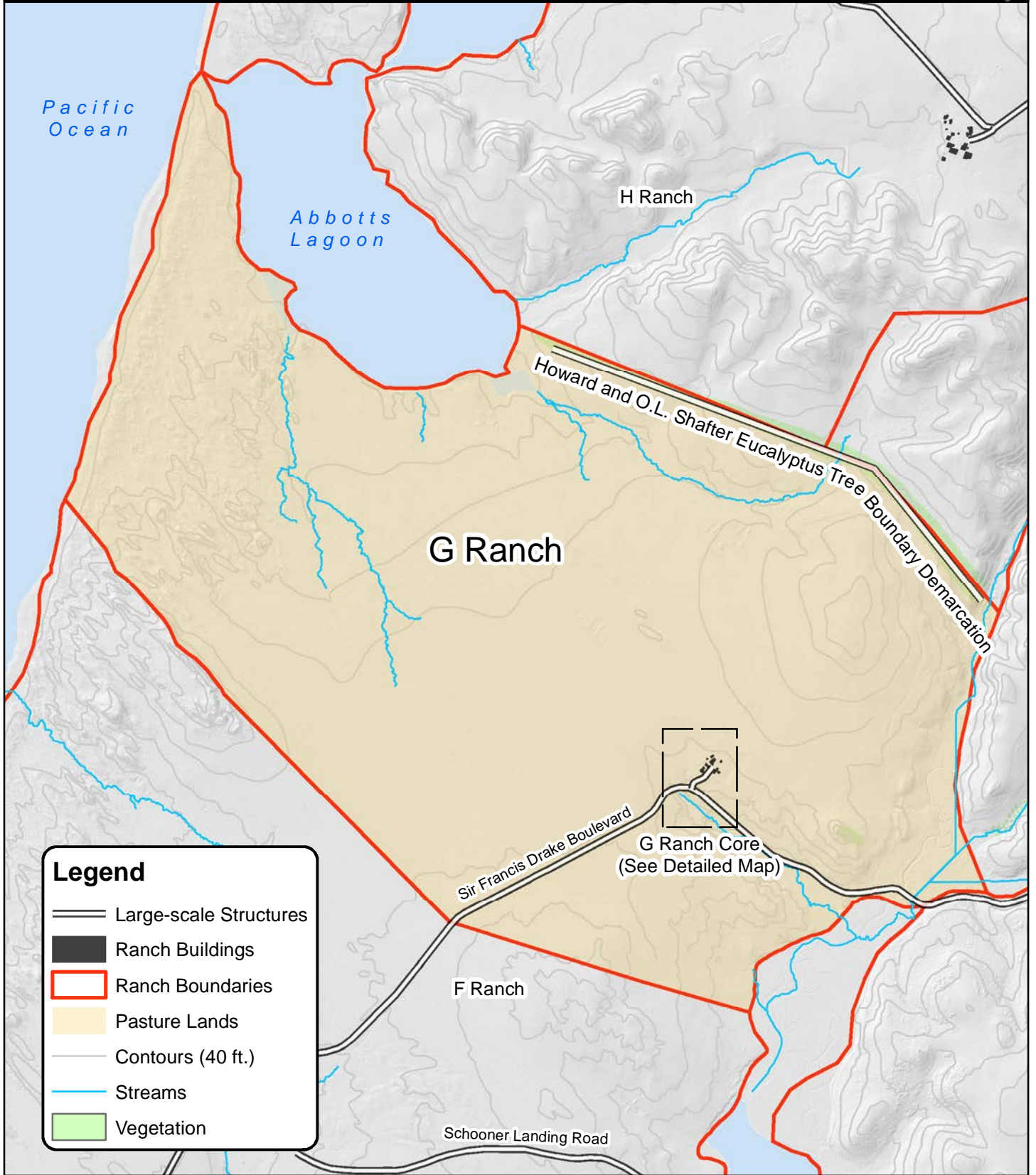
National Park Service
Point Reyes National Seashore
Marin County, CA



Legend

-  Contributing Resource
-  Non-Contributing Resource

G Ranch

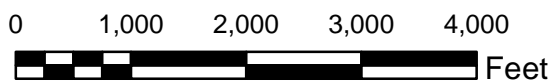


Legend

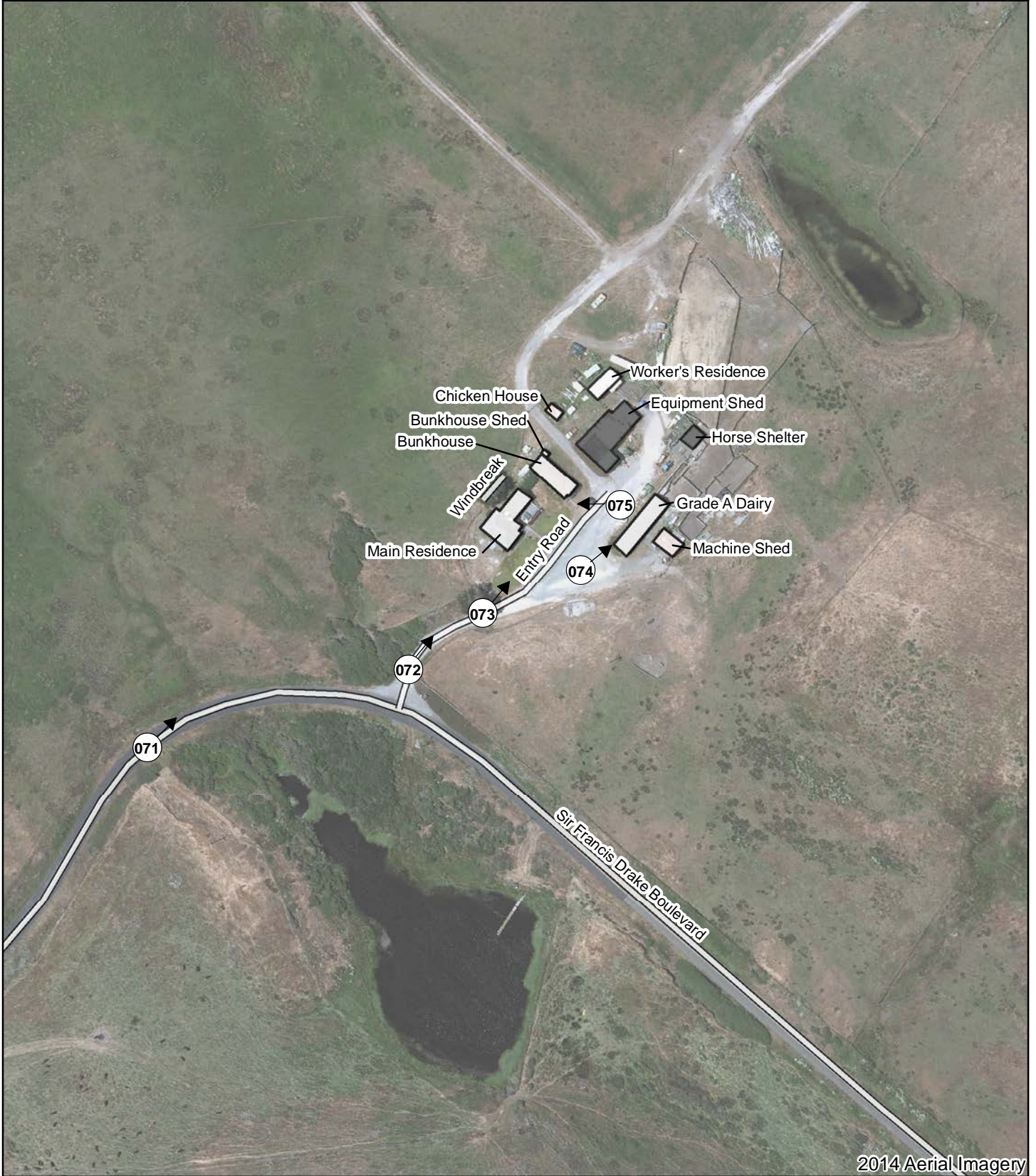
- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



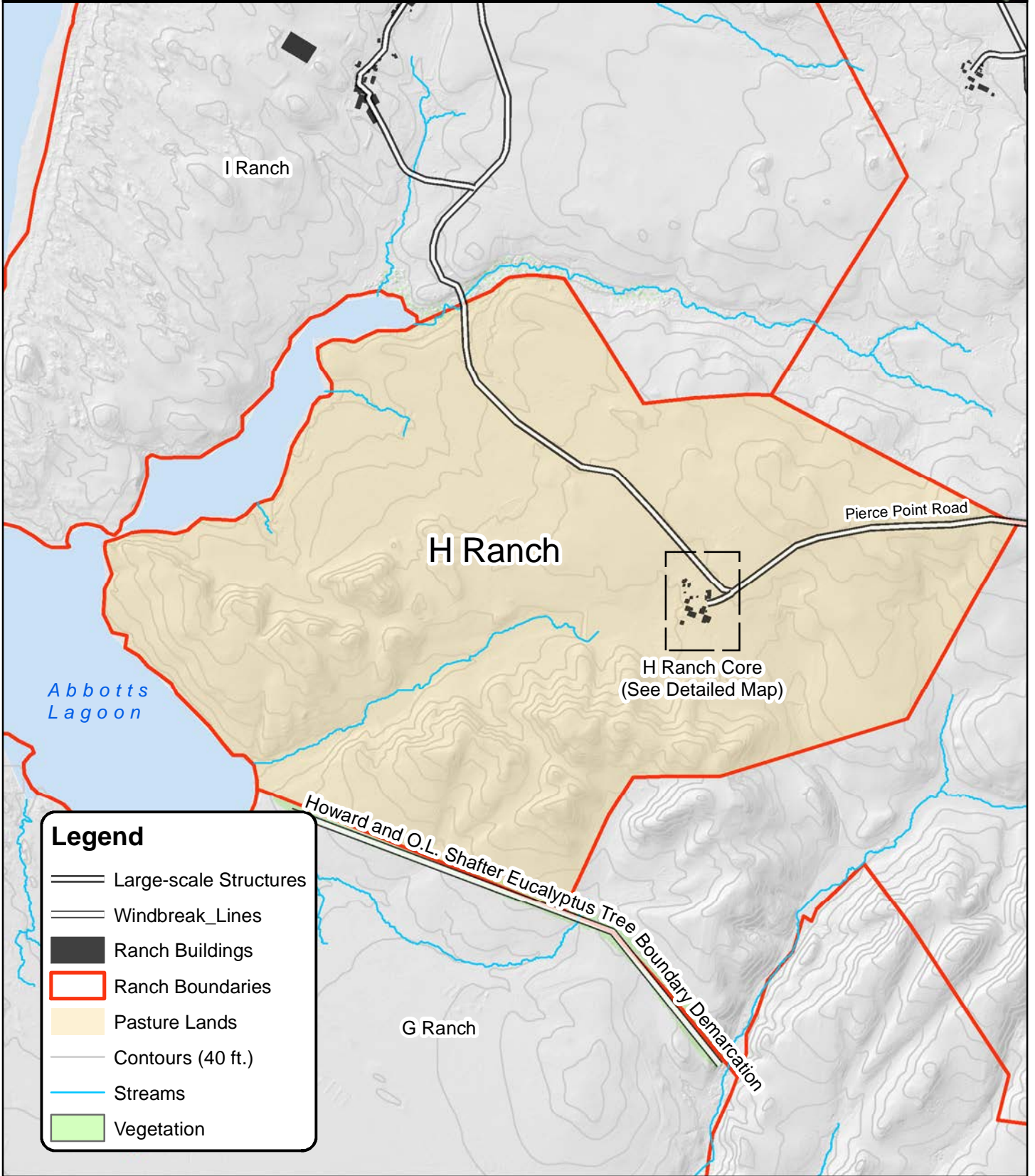
G Ranch Detailed Map



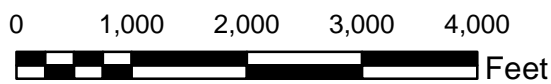
2014 Aerial Imagery

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|--|---|----------|--|

H Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



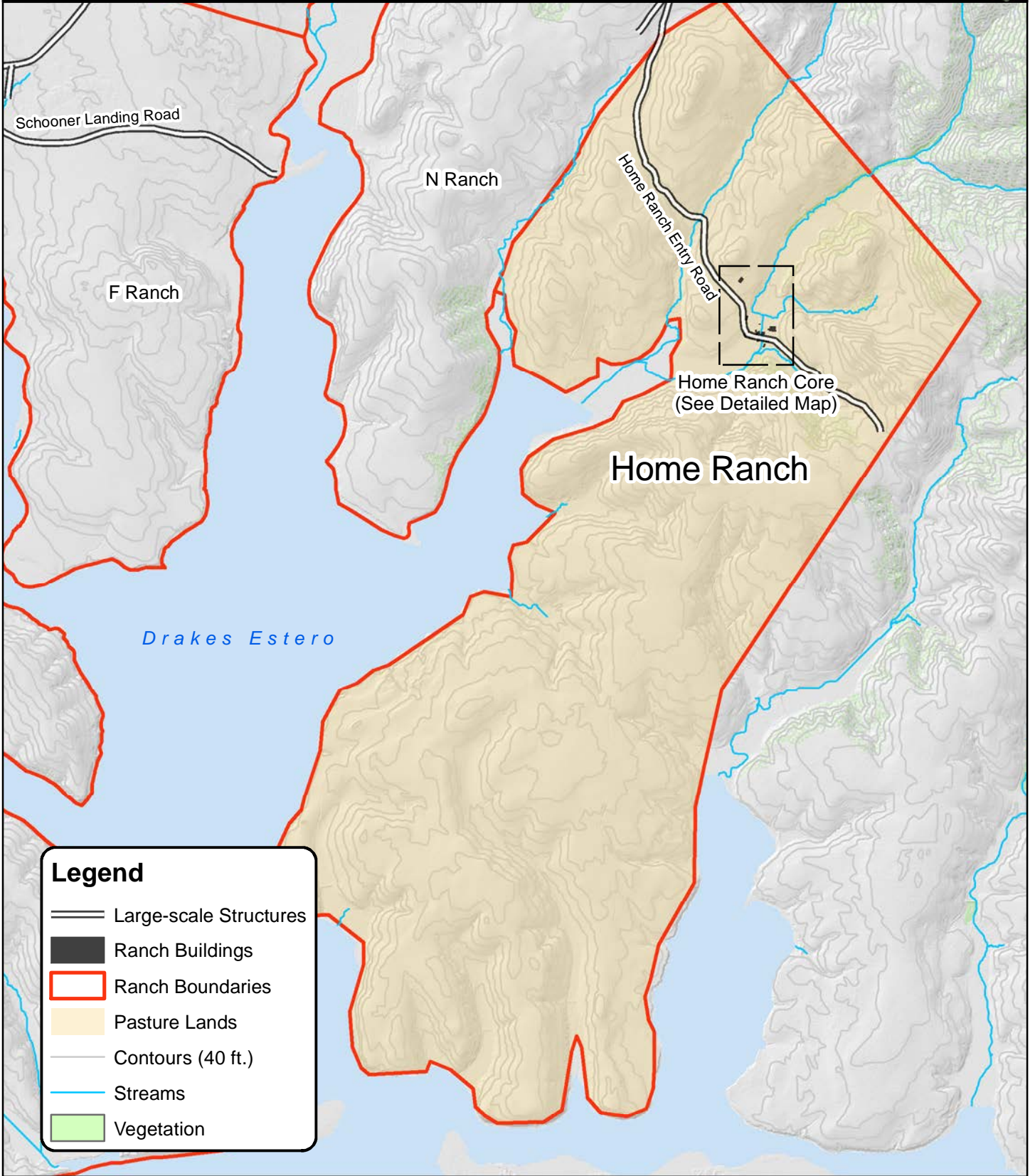
H Ranch Detailed Map



2014 Aerial Imagery

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| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>N</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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Home Ranch

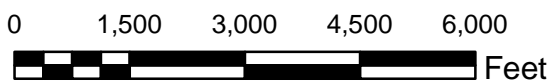


Legend

- Large-scale Structures
- Ranch Buildings
- ▭ Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



Home Ranch Detailed Map



2014 Aerial Imagery

National Park Service
Point Reyes National Seashore
Marin County, CA

N

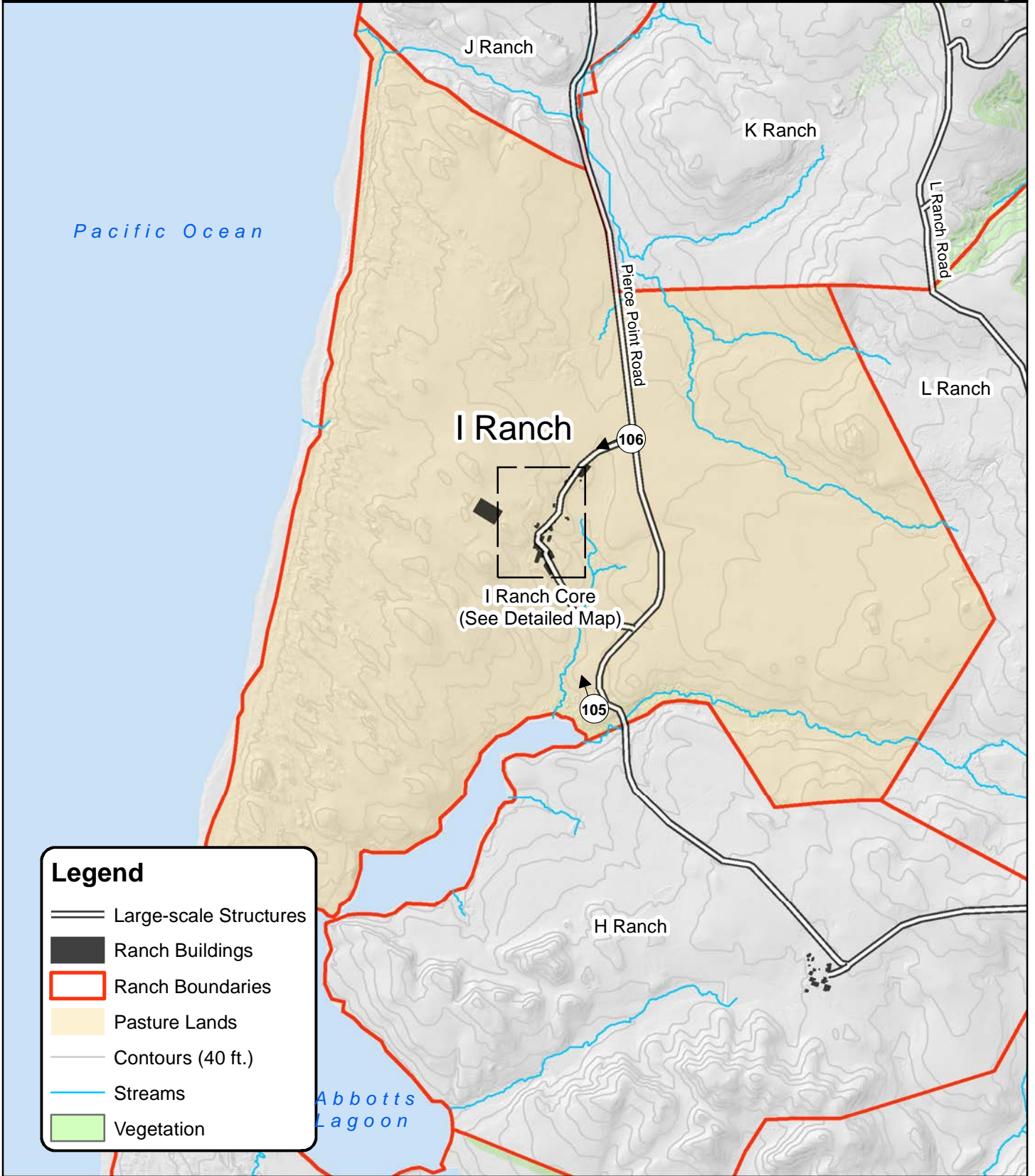
Legend

- Contributing Resource
- Non-Contributing Resource

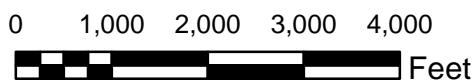
0 100 200 300 400

Feet

I Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA

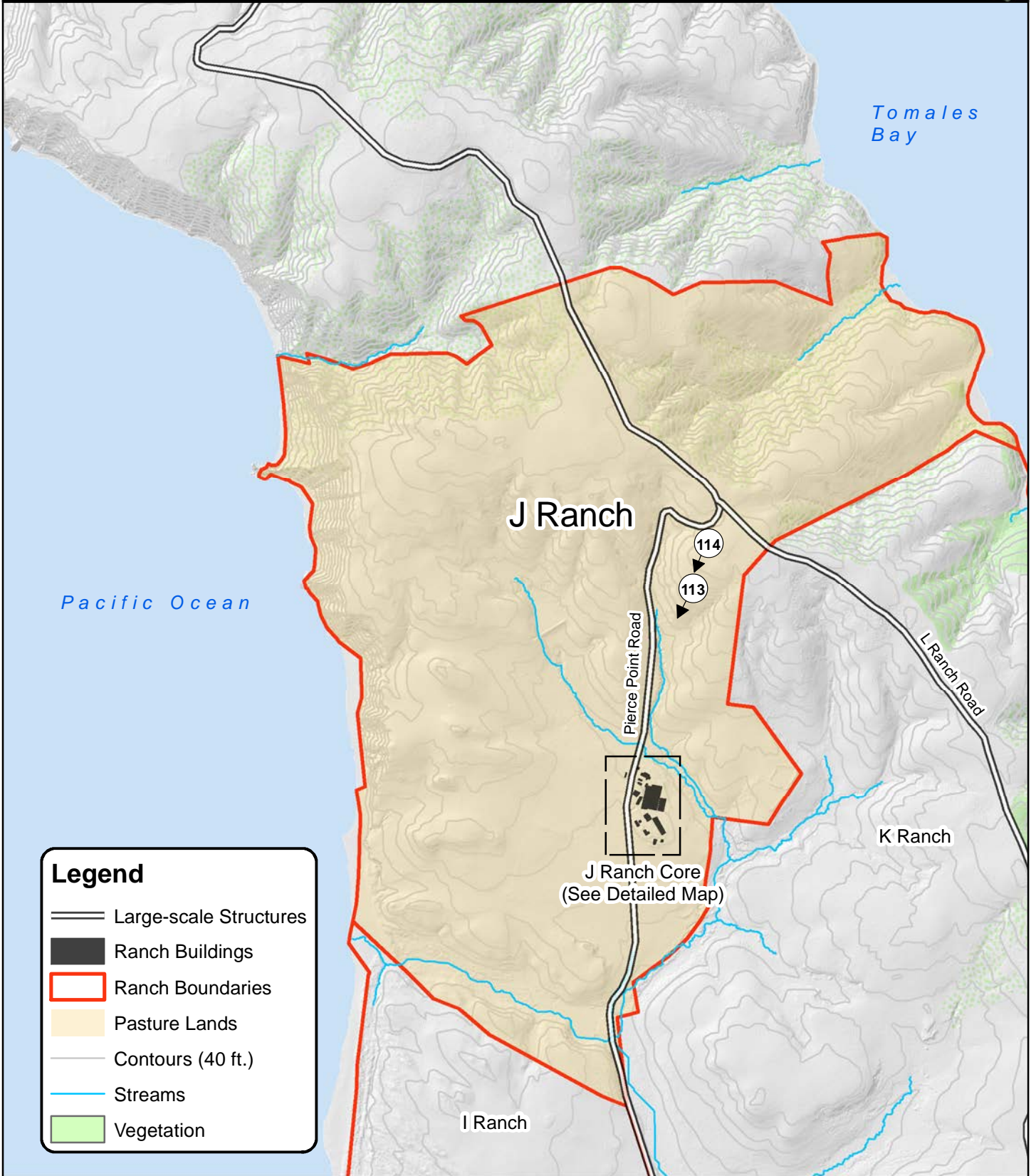


I Ranch Detailed Map

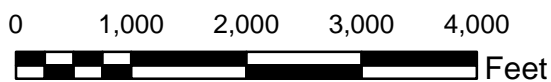


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|--|---|----------|--|
| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>N</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
|--|---|----------|--|

J Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



J Ranch Detailed Map



2014 Aerial Imagery

National Park Service
Point Reyes National Seashore
Marin County, CA

N

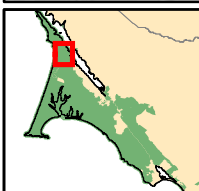
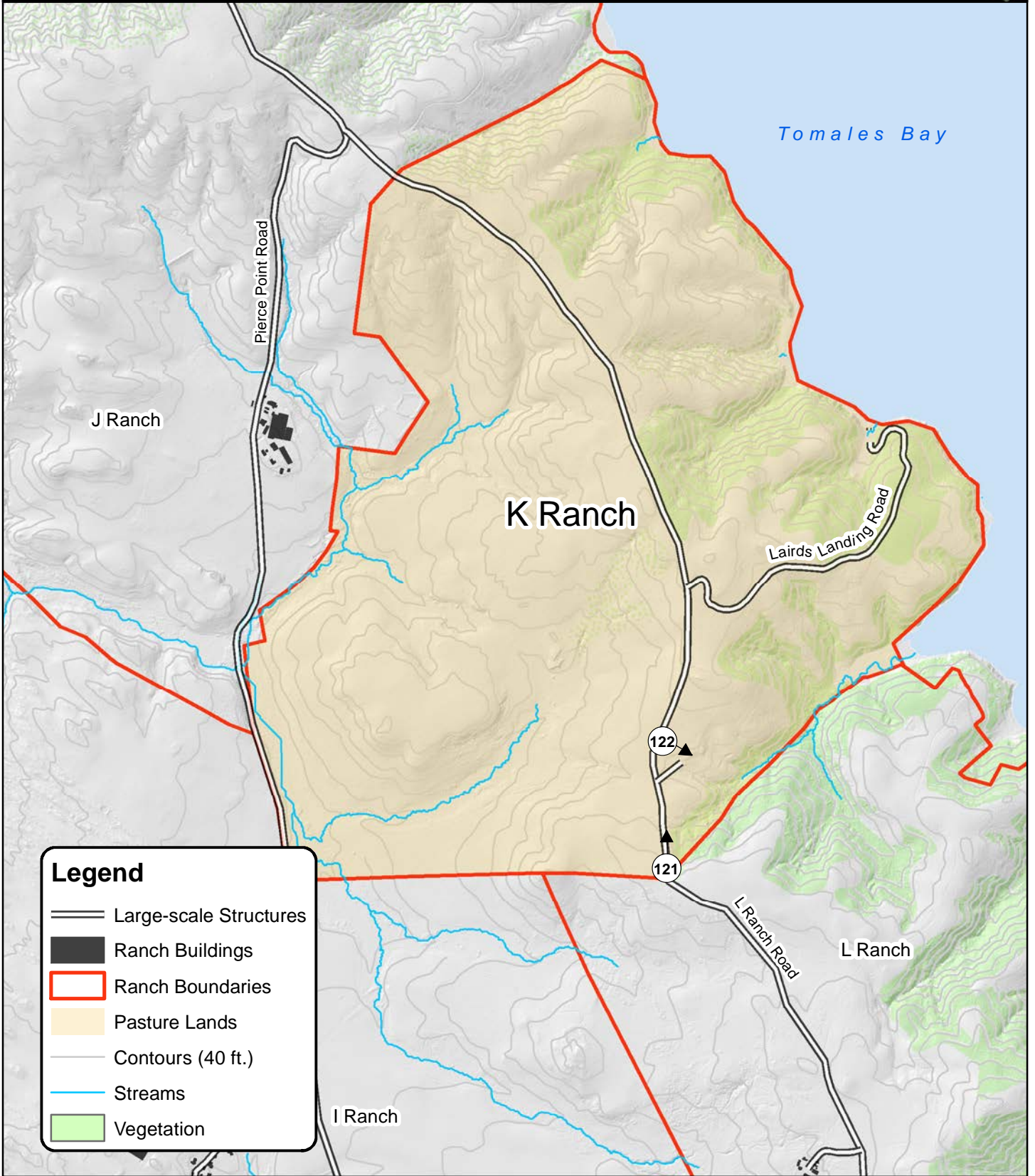
Legend

- Contributing Resource
- Non-Contributing Resource

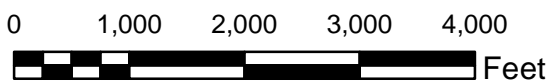
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Feet

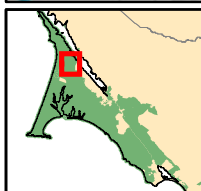
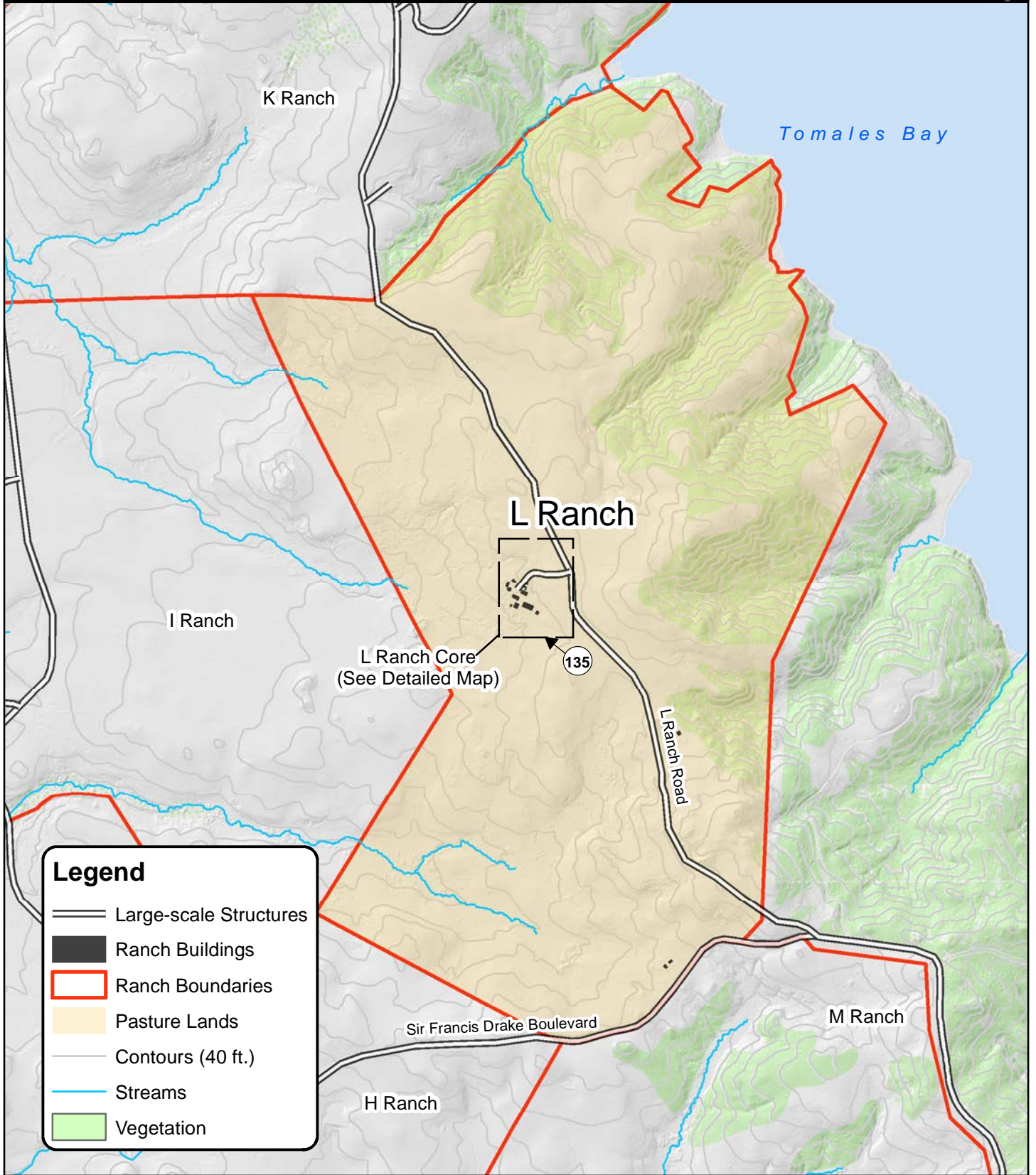
K Ranch



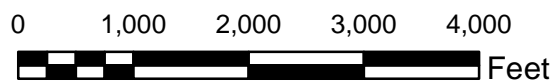
National Park Service
Point Reyes National Seashore
Marin County, CA



L Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA



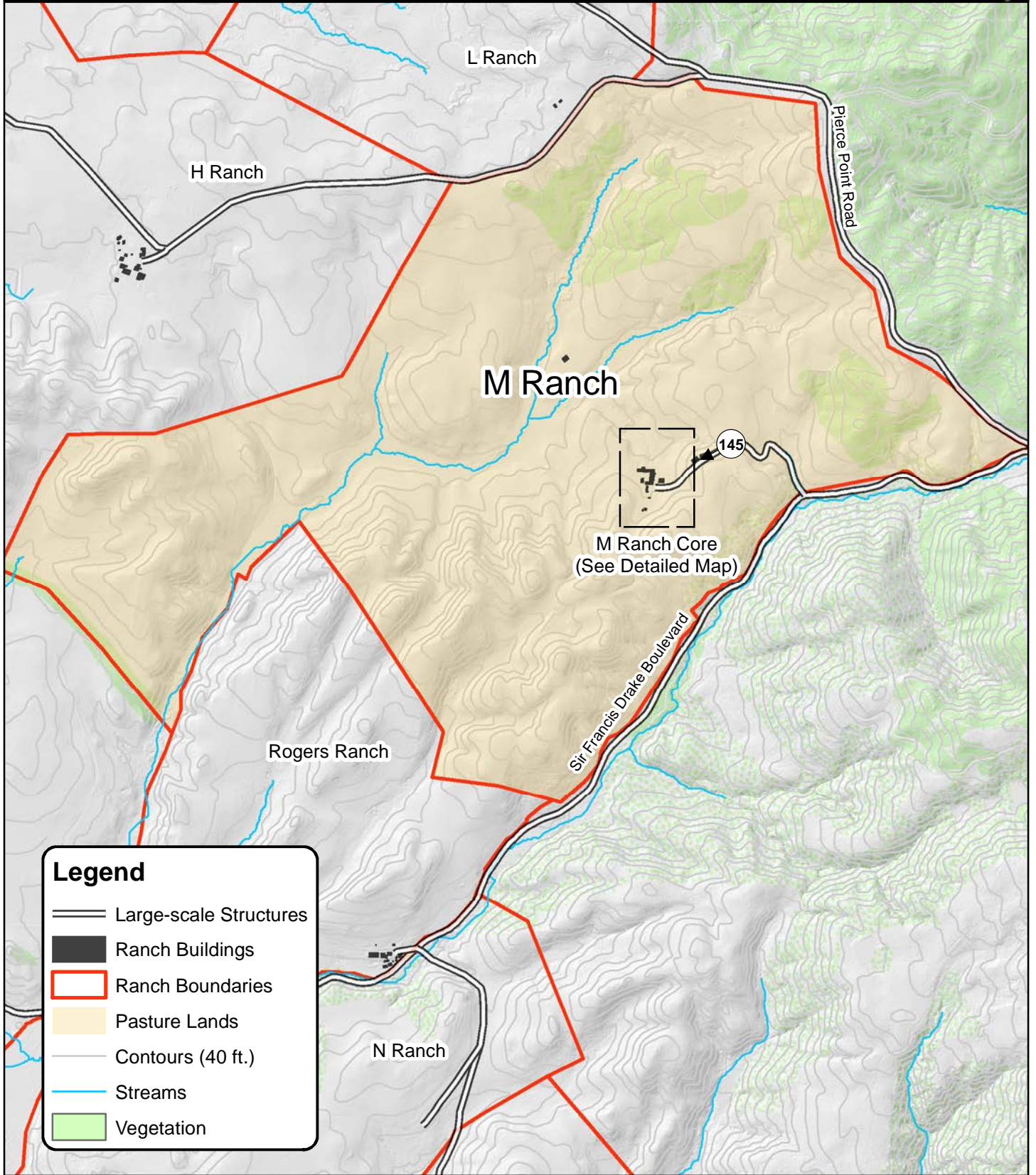
L Ranch Detailed Map



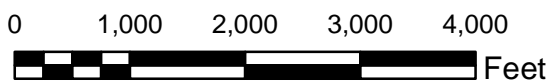
2014 Aerial Imagery

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| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>N</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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M Ranch



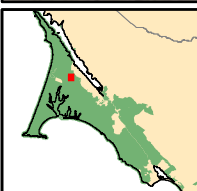
National Park Service
Point Reyes National Seashore
Marin County, CA



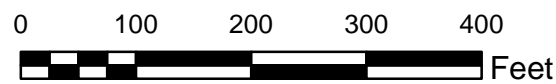
M Ranch Detailed Map





2014 Aerial Imagery



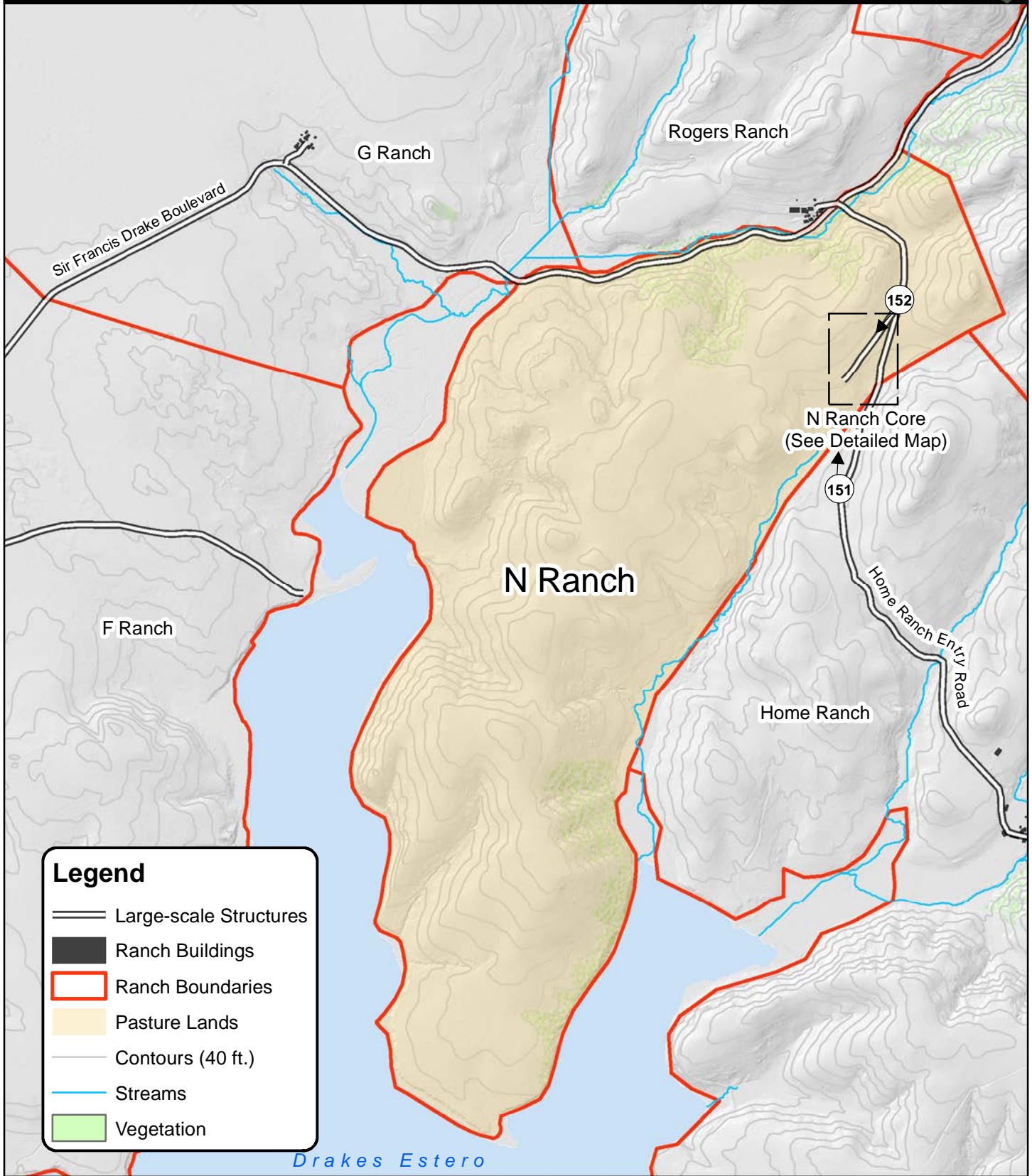
National Park Service
Point Reyes National Seashore
Marin County, CA



Legend

-  Contributing Resource
-  Non-Contributing Resource

N Ranch

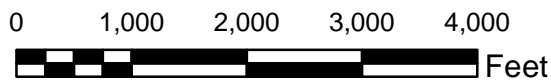


Legend

- Large-scale Structures
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation





National Park Service
Point Reyes National Seashore
Marin County, CA



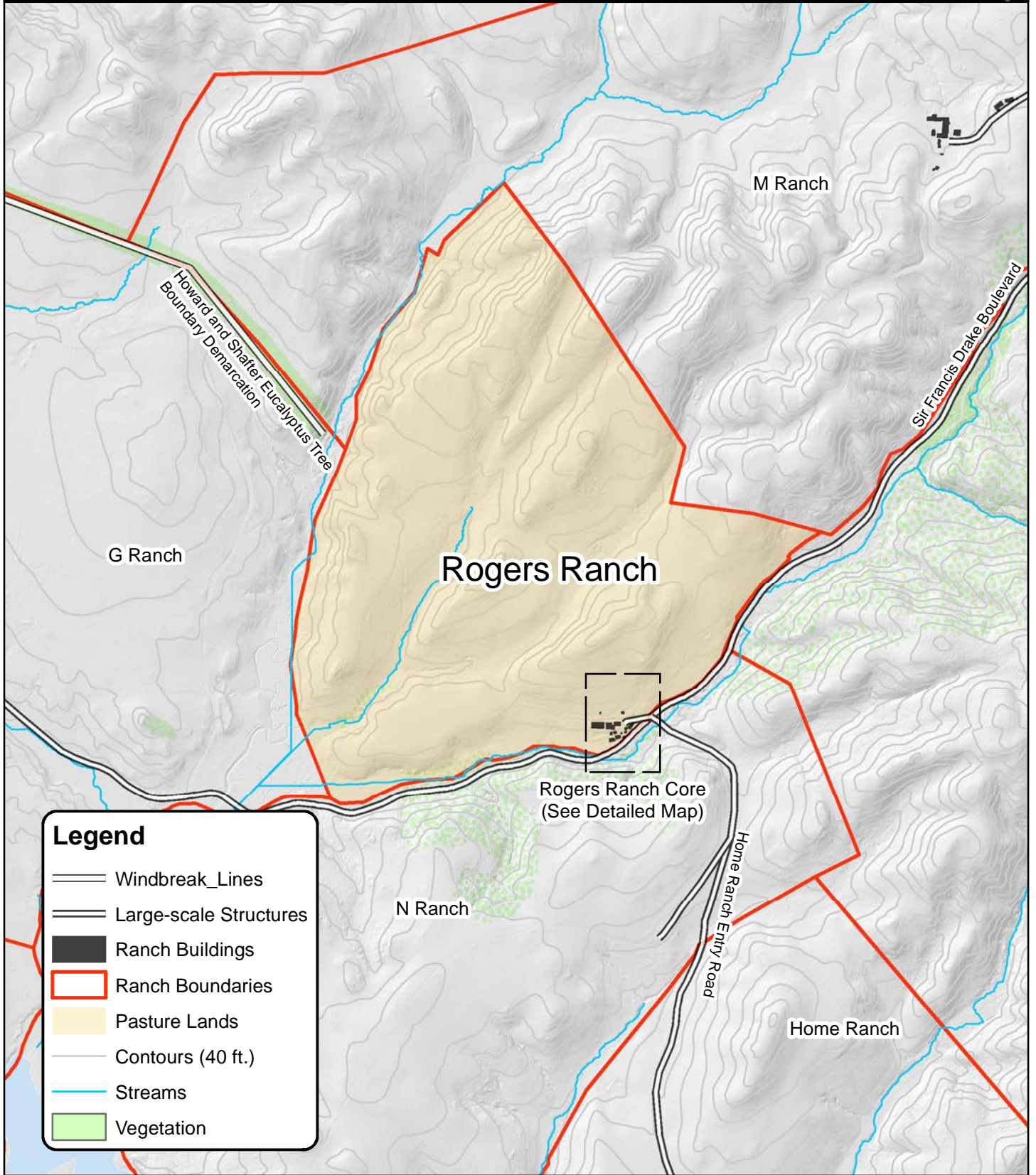
N Ranch Detailed Map



2014 Aerial Imagery

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| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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Rogers Ranch

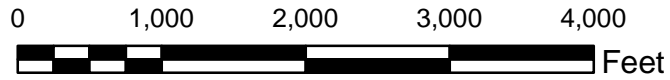


Legend

- Windbreak_Lines
- Large-scale Structures
- Ranch Buildings
- Ranch Boundaries
- Pasture Lands
- Contours (40 ft.)
- Streams
- Vegetation



National Park Service
Point Reyes National Seashore
Marin County, CA



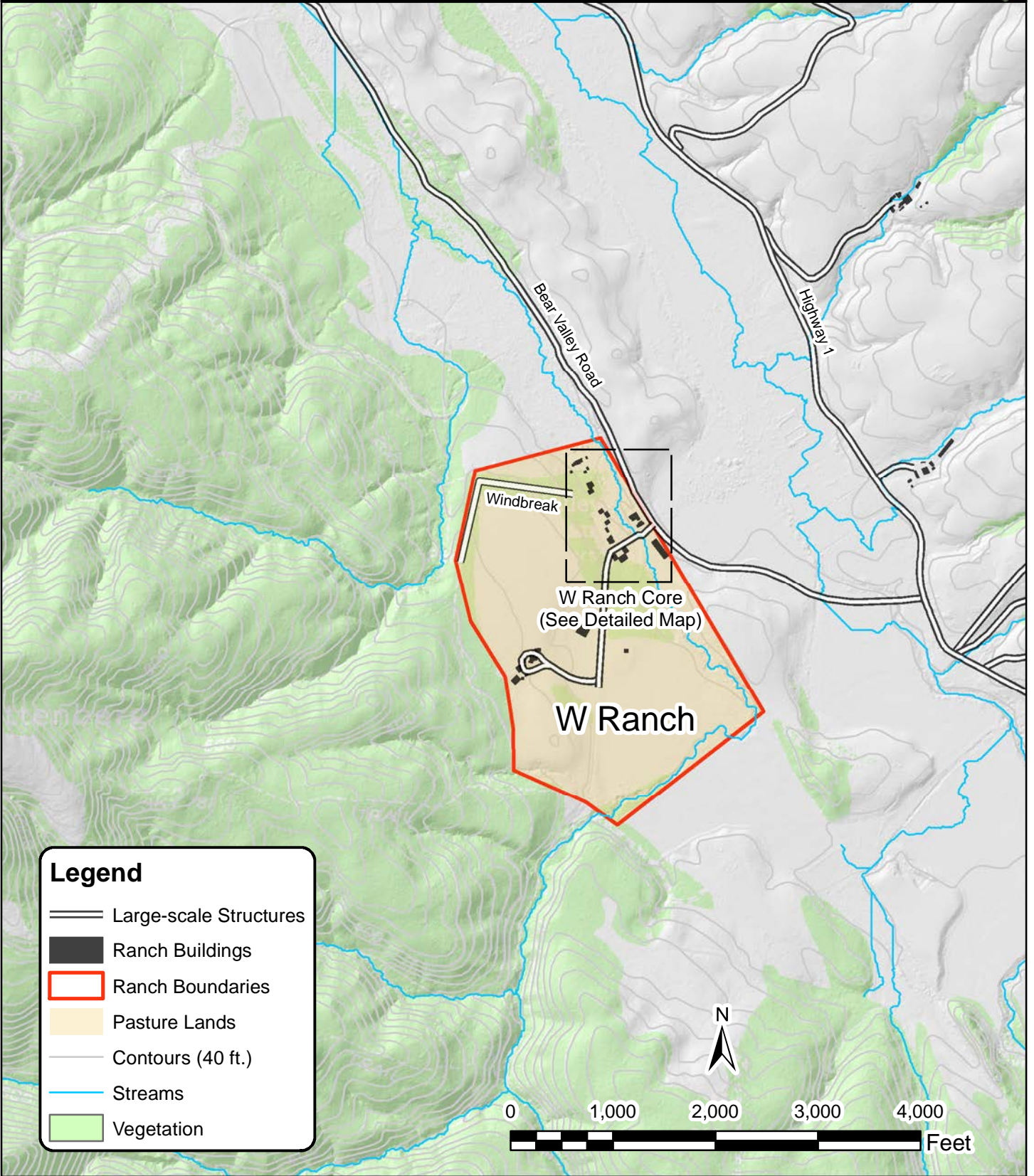
Rogers Ranch Detailed Map



2014 Aerial Imagery

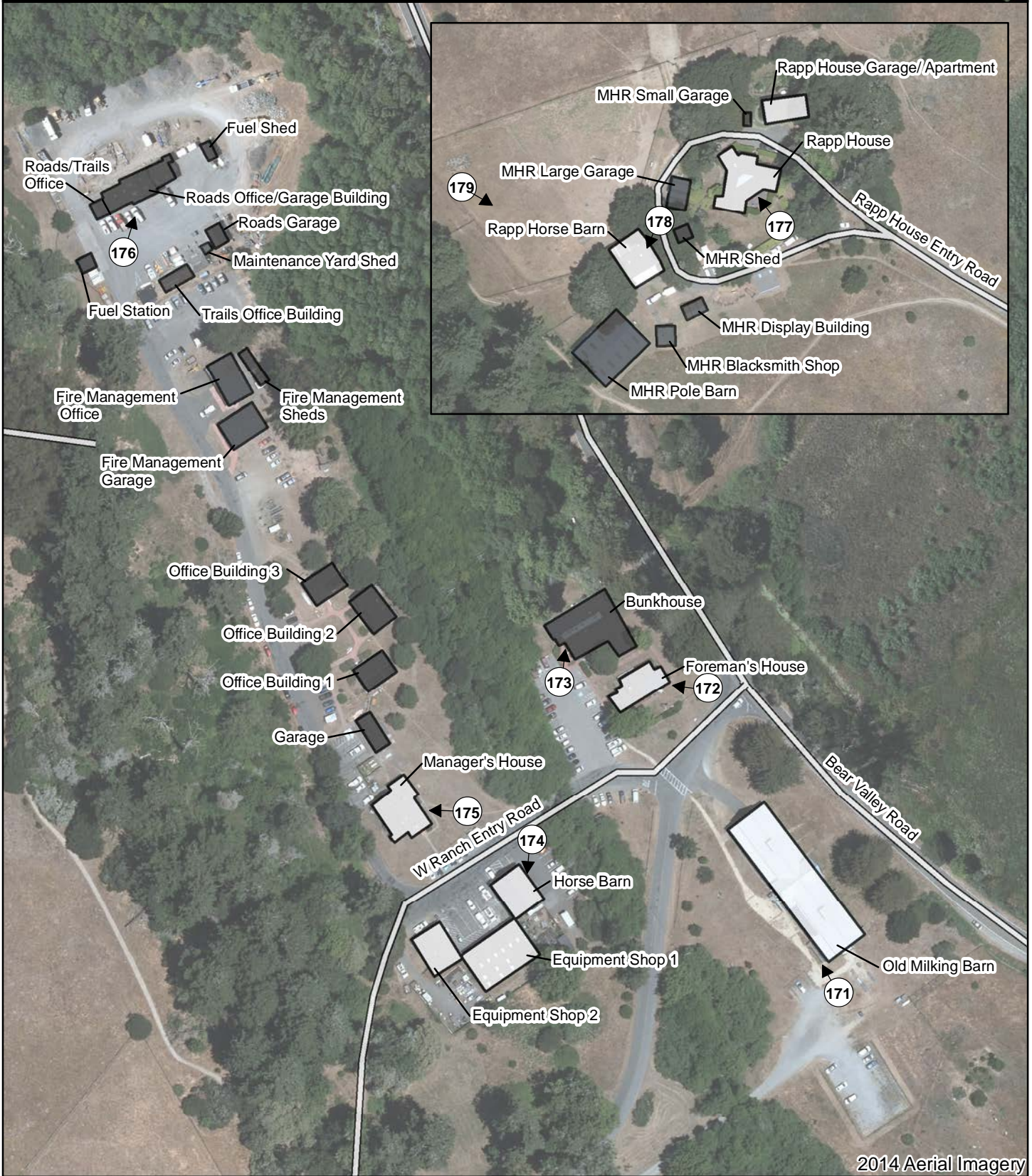
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| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>N</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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W Ranch



National Park Service
Point Reyes National Seashore
Marin County, CA

W Ranch Detailed Map



2014 Aerial Imagery

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|--|---|----------|--|
| | <p>National Park Service Point Reyes National Seashore Marin County, CA</p> <p>0 100 200 300 400 Feet</p> | <p>N</p> | <p>Legend</p> <p> Contributing Resource</p> <p> Non-Contributing Resource</p> |
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Kawas
12





























































IDS
OGS















← Old School
Back Room
→ Classroom

♿



















United States Department of the Interior

NATIONAL PARK SERVICE
Point Reyes National Seashore
Point Reyes, California 94956

IN REPLY REFER TO:

H4217

Memorandum

To: Federal Preservation Officer and Acting Deputy Associate Director, Park Programs and National Heritage Areas

From: Acting Superintendent, Point Reyes National Seashore

C. W. Mackin

Subject: Point Reyes Peninsula Dairy Ranches Historic District Nomination for the National Register of Historic Places

Please find enclosed the concurrence letter from the California State Historic Preservation Officer (SHPO), the first two pages of the National Register nomination with signature from the SHPO as commenting official, and archival CD-Rs with nomination documents and photos for the above-named National Register of Historic Places nominations.

We request your review of the enclosed documentation and, if approved, request your signature on the nomination form and recommend the nominations be forwarded to the Keeper of the Nation Register of Historic Places.

We appreciate your review. Please contact Archeologist Paul Engel at 415-464-5287 or paul_engel@nps.gov if you have any questions or require further information.

Enclosures



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

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

RECEIVED

Lisa Ann L. Mangat, Director

2017 OCT 27 PM 1:13

POINT REYES NS

October 25, 2017

Ms. Joy Beasley
Federal Preservation Officer
Deputy Associate Director
Park Programs and National Heritage Areas
National Park Service
Washington Office
1201 Eye St., NW, Room 804
Washington DC 20005

RE: Point Reyes Peninsula Dairy Ranches Historic District Nomination for the National Register of Historic Places

Dear Ms. Beasley:

I am responding to your request to comment on the National Register of Historic Places (National Register) nomination for the Point Reyes Peninsula Dairy Ranches Historic District, located in Marin County, California. I concur that the property identified and evaluated in the nomination is eligible for listing in the National Register. The nomination documents the contributing and non-contributing features of the fourteen ranches in the 22,237 acre district. The statements of significance clearly associate the property with the historic context of dairy ranching in Marin County under Criterion A, focusing on the areas of significance of Agriculture and Commerce. The property is also eligible under Criterion C in the area of architecture, containing significant examples of 19th century ranching architecture, influenced by the needs and trends of the dairy industry, and the climate and features of the Point Reyes Peninsula.

I have signed the application as commenting authority. If you have any questions, please contact William Burg of my staff at (916) 445-7004 or wburg@parks.ca.gov.

Sincerely,

Julianne Polanco
State Historic Preservation Officer



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240



H32(2280)

JAN 12 2018

Memorandum

To: Keeper of the National Register of Historic Places

From: Acting Associate Director, Cultural Resources, Partnerships, and Science, and
NPS Federal Preservation Officer *Gay Bulmy*

Subject: National Register Nomination Point Reyes Dairy Ranches Historic District, Point
Reyes National Seashore, Marin County, CA

I am forwarding the National Register Nomination for the Point Reyes Dairy Ranches Historic District. The Park History Program has reviewed the nomination and found it eligible under Criteria A and C, with Areas of Significance of Agriculture, Commerce, and Architecture.

The State Historic Preservation Office (SHPO) and chief local elected official(s) received the documentation on July 26, 2017. Within 45 days, the SHPO __ supported __ supported with comments _x_ did not respond. However, the SHPO forwarded its support at a later date; these comments 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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/19/2018 Date of Pending List: 2/21/2018 Date of 16th Day: 3/8/2018 Date of 45th Day: 3/5/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|---|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input checked="" type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input checked="" 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 3/5/2018 Date

Abstract/Summary
Comments:

Return—See attached comments.
The current nomination is being returned for technical revisions related to the documentation of the specific boundaries and the inclusion of additional non-contributing resources. Reconsideration will be completed upon correction of the items noted below and resubmission of the required materials to the National Park Service.

As per 36 CFR §63.4(a), the Keeper of the National Register has made a determinations of eligibility on the historic district as nominated by the Federal Preservation Officer prior to returning the nomination for technical or professional revision. Based on our review sufficient information exists to establish the significance of the property and its eligibility for the National Register under Criteria A and C.

Recommendation/ Criteria:

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/5/2018

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

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

POINT REYES PENINSULA DAIRY RANCHES HISTORIC DISTRICT

Marin County, CALIFORNIA

National Register of Historic Places - Return Comments:

Continued

Description:

The current descriptive narrative, while focused on the historic dairy ranches and successfully evaluating the contributing and non-contributing resources on those core ranch properties, fails to account for other non-ranching resources that exist (or may exist) within the bounds of the nominated historic district. The majority of these resources appear to represent National Park Service recreational and educational facilities, but also include the former Lifeboat Station properties at the southern end of the district, the Point Reyes lighthouse, and the recently listed Marconi/RCA Bolinas Transmitting and the RCA Point Reyes Receiving Stations.

Although the focus of the nomination was clearly to assess and evaluate the ranching landscape, the nomination must reflect the entire assemblage of extant buildings, structures, sites, and objects that are currently found within the limits of the identified boundaries.

Below is an outline of the extant resources in question referred to by historic Ranch area:

Ranch A

- Point Reyes Light Station (NR listed- #91001100) (15 total resources-83 acres; including parking lots, radio antenna, residence/office, water tanks, lighthouse, etc.)
- Point Reyes Lifeboat Rescue Station, 1927 (NR listed- #85002756) (9 resources-13 acres)

Ranch C

- Point Reyes Beach South Parking facility

Ranch D

- Drakes Beach facility (Kenneth Patrick Visitors Center, Sir Francis Drake Memorial, parking)

Ranch E/F

- Point Reyes Beach North Parking facility

Ranch G

- Marconi/RCA Bolinas Transmitting Station (NR Listed-# 100002108) (18 resources 422 acres)
- RCA Point Reyes Receiving Station. (NR Listed-#100002109) (11 resources-160 acres)
- US Coast Guard Station NMC (3 resources?)

Ranch H

- Abbotts Lagoon Trailhead Parking and restrooms

The resources at Ranch G are the most clearly visible resources that need to be addressed. Their location within the heart of the nominated district means they cannot be excluded from the boundaries of the nominated property. These can be documented and addressed in a very straightforward manner either in the narrative text for the Ranch or in a separate addendum paragraph at the end of the Description section.

For example: *In addition to the historic ranching resources the lands of Ranch G also contain three non-ranching facilities, X, Y, Z. These properties are not directly related to the agricultural, commercial or architectural themes outlined in the Ranches district nomination. For purposes of this nomination, those resources therefore represent #XXX additional non-contributing resources. Shared pasturage areas retain integrity from the historic period and are still considered contributing. Note that two of the three properties have been individually listed in the NRHP in 2018 under separate historic contexts and themes.*

The other undocumented properties noted above may be addressed in one of two ways. If incorporated within the identified boundaries, the resources associated with these areas can be directly addressed in the inventory and narrative descriptions of the individual Ranch areas, or as in the case of the Ranch G facilities separate addendum paragraphs can be created highlighting the general character of these intrusive resources, their impact on integrity, and the resulting changes to the resource count. Notation should be made when any of these resources were previously listed in the National Register (Light Station, Lifeboat Station). A second option is to clearly discuss the exact nature of the nomination boundaries as they relate to these "non-historic" areas. Right now it is unclear if the intent was for these properties to be included within the specific boundaries or left outside.

For instance, the verbal boundary description states "...the boundary line then progresses along the shoreline of the Point Reyes Peninsular around Kenneth C. Patrick Visitor Center,.." It is not clear whether the intent of the word "around" was meant as "progresses around to include the Visitor Center," or "progresses in a line around the Visitor Center to exclude the modern facility." The maps would appear to show the area as within the bounds. Clarification is necessary here and then appropriate revisions may be necessary.

Likewise the maps and bounds for Ranch A appear to include the former Lifeboat Station, but it is not clear if the resources were intended to be in the district and should have been discussed, or if the verbal boundary and maps need clarification. On the west end of Ranch A the maps appear to cut off the Light Station grounds and exclude them from the boundaries, yet the verbal boundary description reads "...and around the Point Reyes Lighthouse..." which appears to be inclusive.

The verbal boundary description then continues on "...the boundary line then progresses northeast along the shore side of the marine Wilderness Area boundary, past the public beaches..." Again no mapping or follow-up discussion reveals the bounds of this "marine Wilderness Area" and whether that means the district boundary stops short of the water/beach, excludes or includes the modern NPS beach facilities, or somehow is different from the red line on the map seeming to hug the shoreline. Likewise, it might be useful to have a map or discussion of the "terrestrial Wilderness Area boundary that forms the northern boundary line.

Clarification in map or narrative form could resolve these boundary and resource inclusion questions. There are a number of possible ways to address these boundary issues, so please feel free to consult with our office prior to starting revisions.

Bibliography:

The box was checked for Previously Determined Eligible. Was this an evaluation made by the Keeper, in which case the box is correctly checked, or does this reflect a consensus determination made by the NPS and/or SHPO? Please clarify if this was for a particular property or the district as a whole.

Maps:

Rogers Ranch. The Loafing Barn is incorrectly shaded as a contributing resource on the map, but is noted as non-contributing in the inventory and narrative description.

If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.



3/5/12

Paul R. Lusignan, Historian
(202) 354-2229
Paul_lusignan@nps.gov

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Point Reyes Peninsula Dairy Ranches Historic District

Multiple Name: _____

State & County: CALIFORNIA, Marin

Date Received: 9/14/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 10/29/2018 Date of Weekly List: _____

Reference number: RS100002147

Nominator: State

Reason For Review: _____

X Accept Return Reject 10/29/2018 Date

Abstract/Summary Comments: The Point Reyes Peninsula Dairy Ranches Historic District is locally significant under National Register Criteria A and C in the areas of Agriculture, Commerce, and Architecture. The 22,237-acre agricultural landscape is composed of 17 (formerly private) farmsteads operated as dairy ranches between 1857 and 1956. 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 National Register Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 10/29/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240



H32(2280)

Memorandum

To: Keeper of the National Register of Historic Places

From: Acting, NPS Federal Preservation Officer *SK*

Subject: National Register Nomination Resubmission for Point Reyes Dairy
Ranches Historic District, Point Reyes National Seashore, Marin County,
CA

I am forwarding the re-submitted National Register Nomination for the Point Reyes Dairy Ranches Historic District. The park has addressed comments from the National Register Program and made all requested revisions.

If you have any questions, please contact Kelly Spradley-Kurowski at 202-354-2266 or kelly_spradley-kurowski@nps.gov.