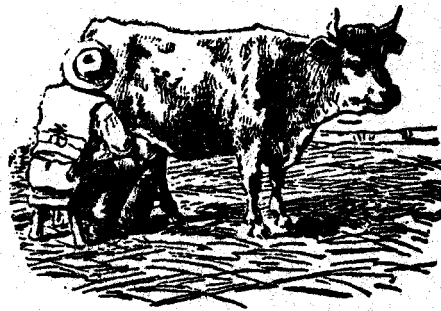


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**"THERE IS NO MORE EXTENSIVE DAIRY IN THE TOWNSHIP"
THE HISTORY AND ARCHITECTURE
OF THE
UPPER PIERCE RANCH
1856 - 1986**

By
RICHARD A. BORJES
REGIONAL HISTORICAL ARCHITECT
AND
GORDON CHAPPELL
REGIONAL HISTORIAN



**HISTORIC STRUCTURES REPORT
POINT REYES NATIONAL SEASHORE**

**SAN FRANCISCO
NATIONAL PARK SERVICE
1986**

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UPPER PIERCE RANCH

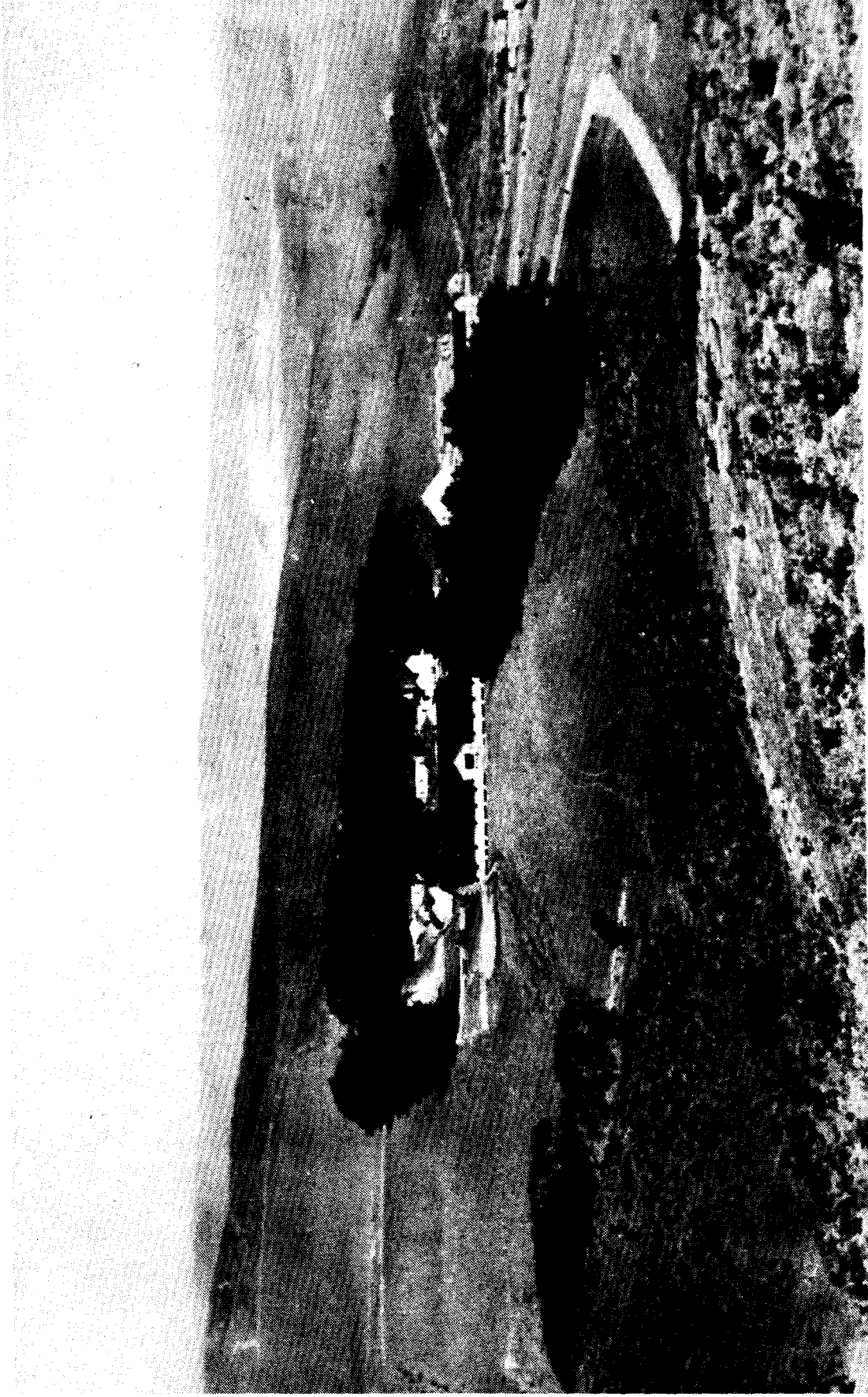


Figure 1 - Pierce Ranch, sometimes called Upper Pierce Ranch, from the south.

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

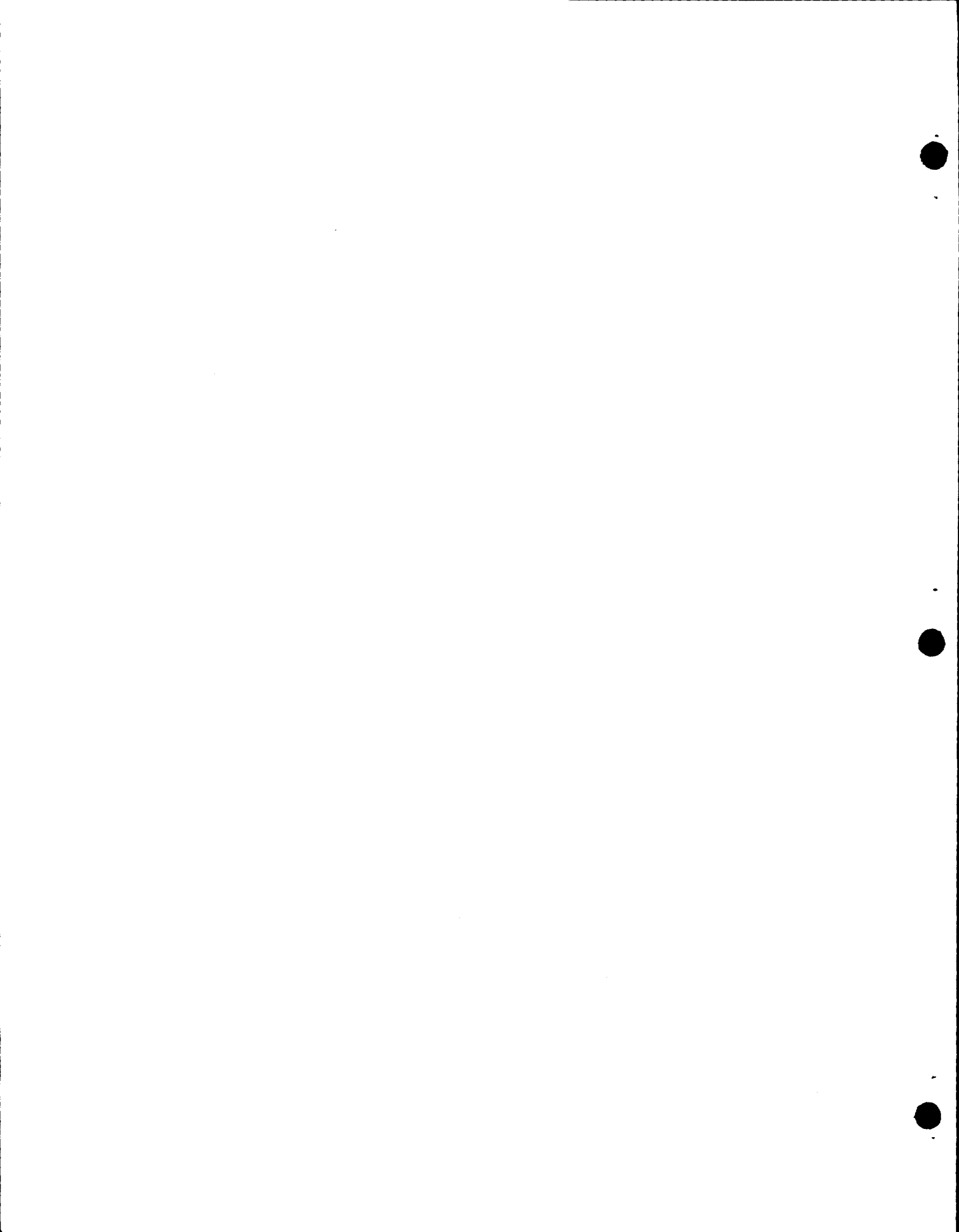
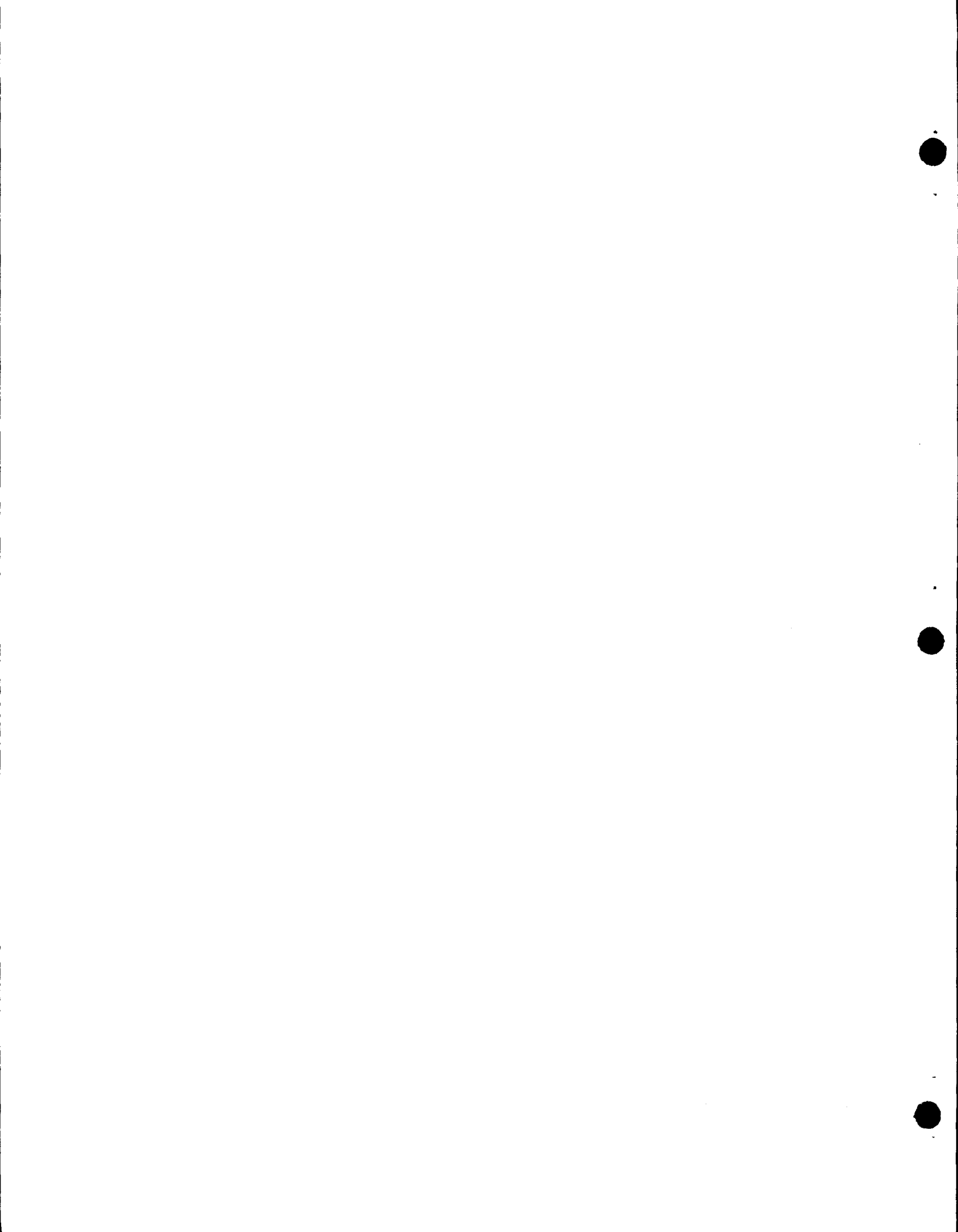
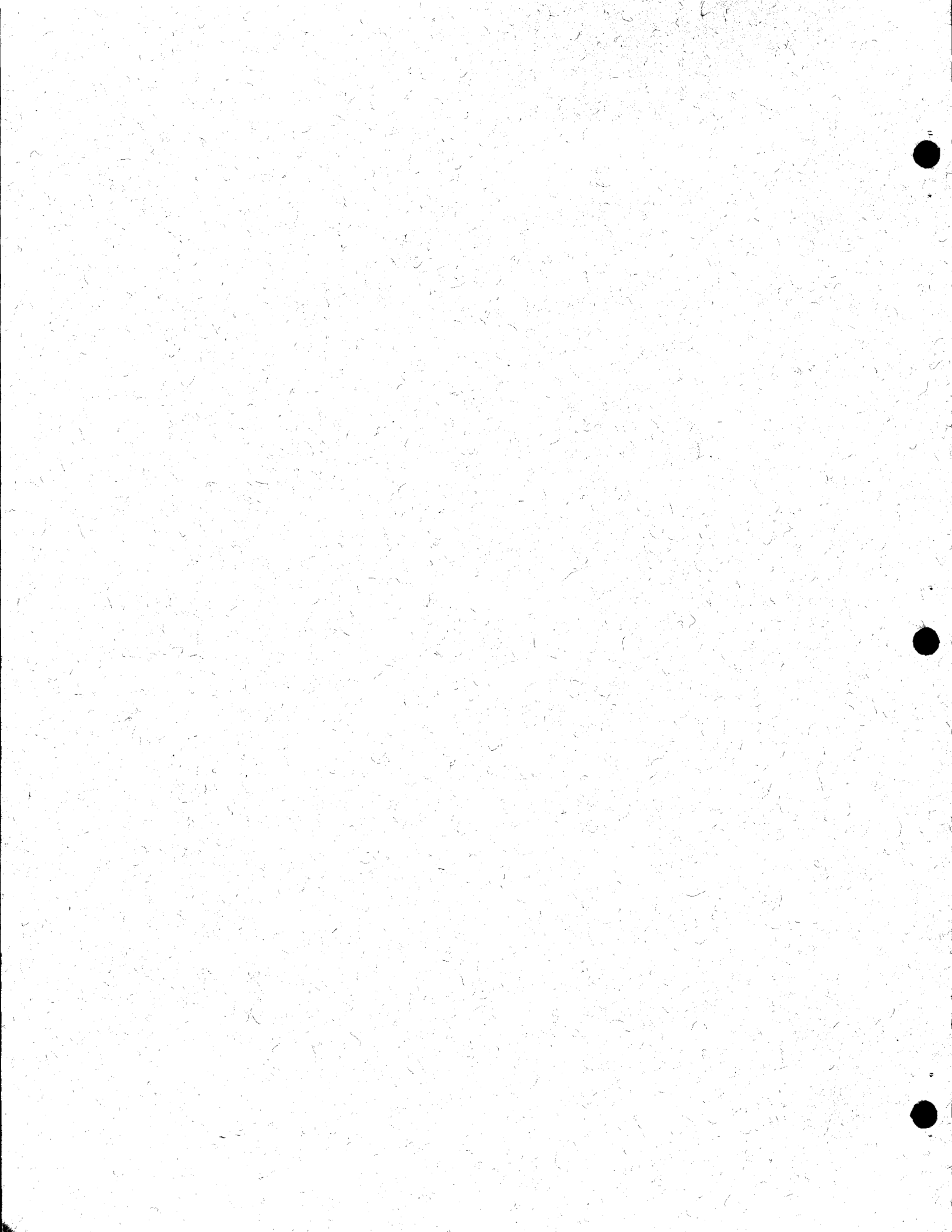


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ADMINISTRATIVE



ADMINISTRATIVE SECTION

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

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

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

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

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

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

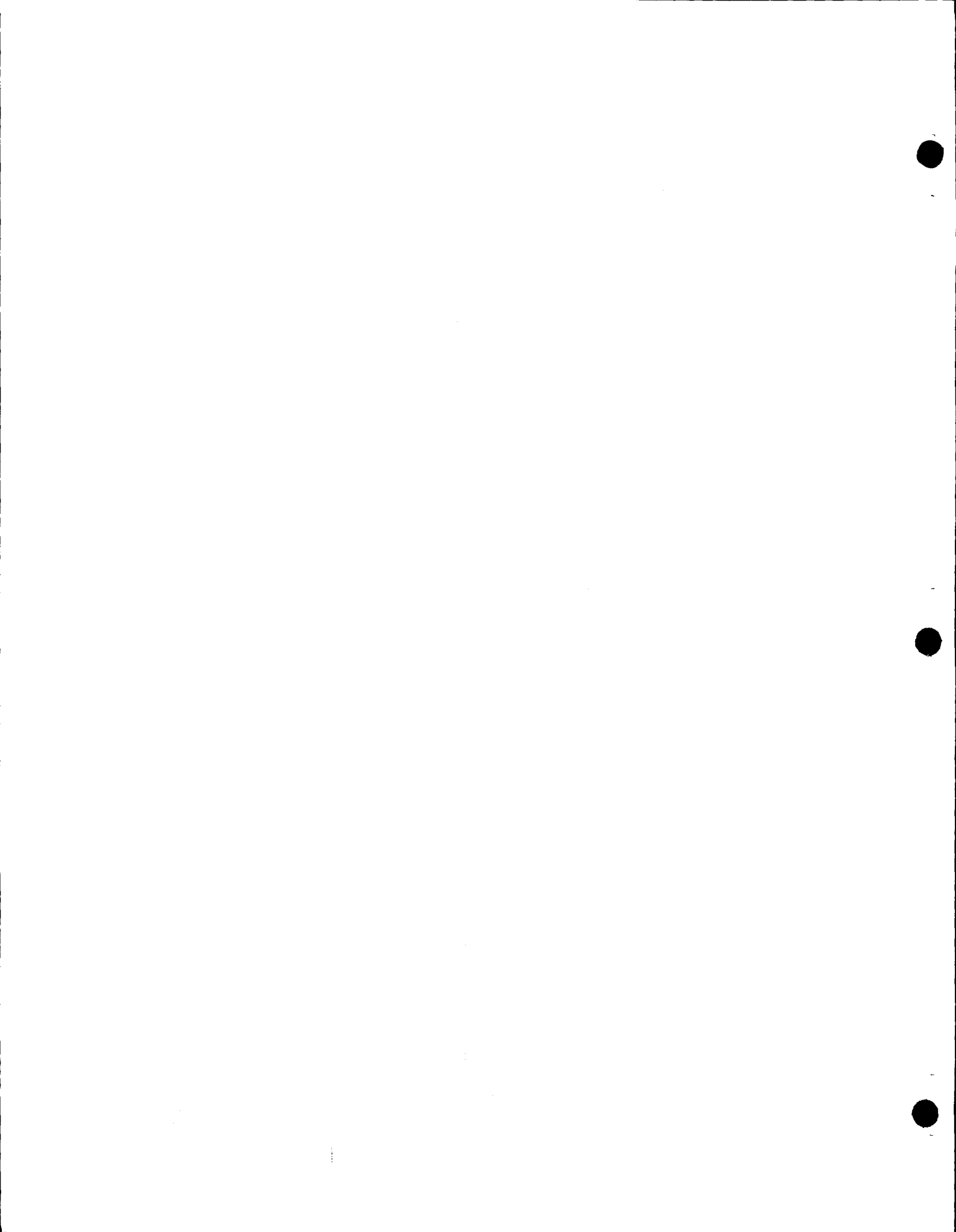
The Report will also fulfill the requirements of the National Park Service Management Policies and NPS-28 Cultural Resource Management Guidelines concerning proposals to affect cultural resources. The Report will also assist the National Park Service in compliance with Section 106 of the National Historic Preservation Act of 1966 and in the associated consultation process with the State Historic Preservation Officer.

ADMINISTRATIVE LEASING REQUIREMENTS

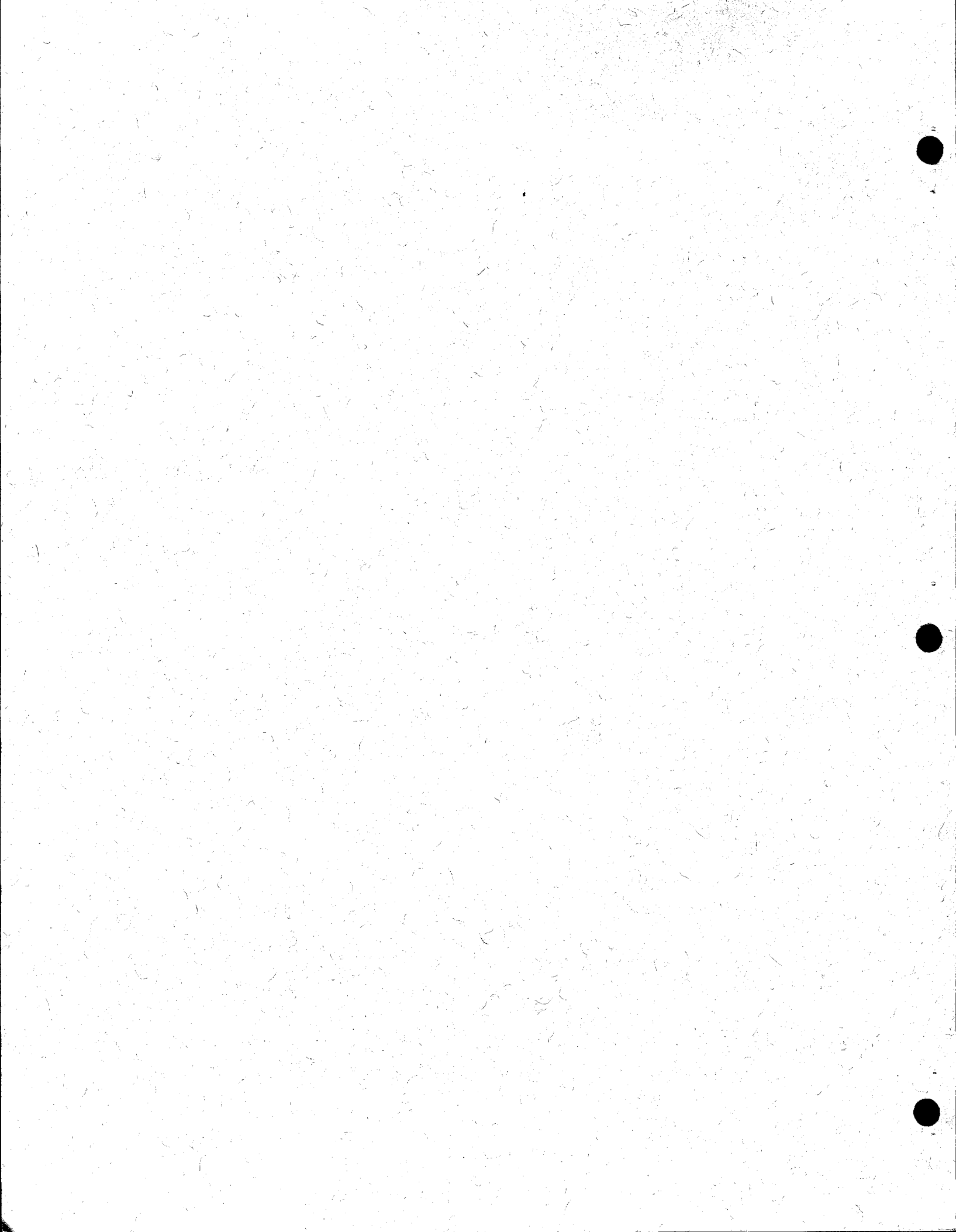
The following administrative requirements are considered essential in terms of leasing the property and will be included in any leasing document:

1. The basic treatment of the structures will be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Revised 1983.
2. The lessee will be required to coordinate any undertakings affecting the historic structures or grounds with the Superintendent, Point Reyes so that compliance with the National Historic Preservation Act can be accomplished. Point Reyes National Seashore will provide assistance with the "Assessment Of Actions Having An Effect On Cultural Resources" or XXX Compliance Form.
3. Actions involving ground surface disturbance will be preceeded by an Archeological Clearance. Point Reyes National Seashore will provide assistance in accomplishing this at cost to the National Park Service. At least two weeks advance notice will be required by Point Reyes N.S.
4. The lessee will be required to provide architectural and engineering drawings of major aspects of modifications for review and approval by the National Park Service.
5. The lessee will be required to provide a Historic Structures Preservation Guide for the complex, acceptable to the NPS and in accordance with NPS-28, the Cultural Resource Management Guidelines (Chapter 3, Page 11 and Appendix c, Pages 1-8).
6. The lessee will be required to secure and maintain, from responsible companies, insurance sufficient to indemnify losses connected with or occasioned by the use, activities, and operations authorized by the lease. Types and amounts of insurance coverage will be specified in writing and periodically reviewed by the NPS.
7. The lessee shall save, hold harmless, and indemnify the United States of America, its agents and employees for losses, damages, or judgments and expenses on account of personal injury, death or property damage or claims for personal injury, death or property damage of any nature.
8. The lessee is responsible for any taxes and assessments imposed by Federal, State, and local agencies on lessee-owned property and interests.
9. The lessee shall comply with National Park Service, state and local applicable regulations, ordinances, codes and zoning requirements.

10. The lessee will cooperate with the NPS in the interpretation of the historic complex to the public.
11. Any signs erected by the lessee will be approved by the Superintendent in advance.



HISTORY



"THERE IS NO MORE EXTENSIVE DAIRY IN THE TOWNSHIP"

UPPER PIERCE RANCH



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

A HISTORY OF THE UPPER PIERCE RANCH

The land on which Pierce Ranch stands was originally part of an 1843 Mexican land grant, Punta de los Reyes Sobrante, which soon after American conquest of California in 1848 came into ownership of the law firm of Shafter, Park, and Heydenfeldt. The Shafter and their colleagues agreed not to sell any of this land, but instead developed it as whole series of ranches, each given a letter of the alphabet. The only notable exception to their agreement to hold on to the land was the sale on December 5, 1858, of a 2,200-acre tract of land on the end of Tomales Point to one Solomon Pierce for \$7,000. The sale may have been the product of an old friendship, for the Shafter brothers, Trenor Park, and the Pierce family all had come to California from the State of Vermont.¹

Solomon Pierce left Vermont for California in the spring of 1850, and in 1856 told his wife and son to join him in El Dorado County, along the Mother Lode of California gold. It was not until July 1858 that the Pierces moved to Petaluma Township in Sonoma County where Solomon entered the dairy business in partnership with George C. Jewell. The following December Pierce purchased the Tomales Point tract and shortly thereafter moved his family onto the land.

At that time, George Laird already had a dairy ranch near the end of the point on the bay shore. There also were apparently a couple of "cabins" in White Gulch on the bay side of the point whose ownership and origin is unknown. Local tradition dates a part of the Pierce Ranch House to 1856, prior to Pierce's purchase.² Laird was apparently a Shafter lessee, and Pierce may have continued to lease him some land. Pierce invested in livestock, cleared 400 acres of land, started a dairy, and by the close of his first year had acquired \$2,192 worth of ranch animals: three horses, thirty-seven milk cows, two work oxen, forty other cattle, and twenty-four swine. In the process, he had raised the cash value of the ranch to \$8,000. The Pierce dairy produced 4,000 pounds of butter during the year, second only to the Young brothers, located some distance south of the Pierce ranch. Thus even at its beginning the Pierce ranch stood among the best dairies on Point Reyes as measured by its production.

In 1862, Pierce's ranch consisted of two buildings within a fenced enclosure as well as a cultivated field and rows of planted trees. In 1864 perhaps satisfied that he had assured the success of his Point Reyes dairy, Solomon left the ranch in the hands of Abram Jewell Pierce, his oldest son, then twenty-four, and returned to Petaluma.

Abram stayed one year, then leased the ranch and went back to Vermont for a visit of several years. There on December 5, 1867, he married, and in November 1869, young Pierce and his bride, Minerva, returned to Pierce Point Ranch. Pierce immediately undertook construction of a two-story main residence

for the ranch which survives today. Built next to the original house which became an annex to it, the new house faced to the east, with a magnificent view down the Gulch to and across Tomales Bay. The Pierces soon had a son, William, to share their new house. Unfortunately they were not long to enjoy it, for in 1870 Minerva Pierce's health was shattered by unknown causes, and the couple left for the South in hope that a change of climate would cure her. In June 1871, they returned to California, settling in Petaluma where Abram's father lived and where Abram worked in the grocery business. They were there only two years, for Minerva Pierce died on June 8, 1873.

After his wife's death Abram returned once more to the Point Reyes ranch. He found it prosperous under its lessees. By 1870, under the management of a man named Mallot, the ranch's production of butter exceeded that of all others in Point Reyes township: compared with its 47,000 pounds that year, the nearest competitor was a poor second with only 25,000 pounds of butter. The Pierce Point Ranch also led the township in the value of its livestock and agricultural products, now totaling \$23,400, nearly three times the value of the entire ranch a decade earlier. The ranch now produced yearly 75 tons of hay as feed crop for the cattle as well as 1,000 bushels of Irish potatoes. On the ranch were ten horses, 250 dairy cows, four oxen, 220 cattle, and a 100 hogs. Ranch salaries totaled \$5,000, an enormous sum for 1870, and the ranch now had a cash value of \$50,000, compared with the \$7,000 paid for it twelve years earlier.

Apparently, Abram J. Pierce's return to the family ranch (of which he owned one quarter by transfer from his mother, Sarah, in 1871) was the beginning of a period of even greater growth and prosperity. Pierce remarried on May 6, 1876, his bride the former Mary V. Robinson. An agricultural magazine of 1878 carried an article promoting Marin County which singled out the Abram J. Pierce ranch as an example of a Marin County dairy ranch:

The ranch has about 2,200 acres, and the usual dairy is 300 cows. Last year, Mr. Pierce milked 277 cows; the product was 60,000 pounds of butter, the net sales of which amounted to \$17,431. The other products were about as follows: Six fine colts, mostly McClellan. Mr. Pierce has a McClellan stallion and several brood mares of the same stock; about twenty-five horses, all told, among them some three-year olds as handsome as ever pulled a gentleman's buggy; raised sixty-four calves; has a thoroughbred Durham bull by Redmond's Lalla Rookh, and his corral of cows, which as a very high average grade of stock, shows plain streaks of Durham and Devon blood. It costs \$10 the first year to raise a calf, and is only to get improved stock. Pork raised was about 30,000 pounds, which sold for \$1,500. Beef sold during the year \$500. Average

Oscar L. Shafter
 James M. M. Shafter
 Solomon Heydenfeldt
 Trevor W. Park
 — Soy —
 Solomon Pierce

Deed: Dated Dec. 14th 1858.

Consideration \$7000⁰⁰

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

Acknowledged Before Royal H. Gray Sr
 Notary Public

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

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

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

That point was further emphasized in J.P. Munro-Fraser's History of Marin County, California, whose chapter on Point Reyes Township began with a discussion of its geography, topography, soil, climate, and then got down to the subject of its products as of 1879. And what Mr. Fraser had to say about products was almost exclusively about the A.J. Pierce Ranch to which he devoted several pages of description and praise:

There is no more extensive dairy in the township than that owned by A.J. Pierce on Tomales Point, and none are better conducted, hence a sketch of this industry, as seen at his place, will convey a complete idea of its magnitude and importance. The ranch is located on the extreme point, lying between Tomales bay and the Pacific ocean, and contains two thousand acres, which, for the sake of convenience, is divided into two tracts, with milk houses and other appliances for the business at both places, except that all the cream is brought to the home ranch to be churned. On this dairy there are three hundred head of milch cows, besides, perhaps, one hundred and fifty head of young stock, all of which find ample pasturage, so rich and rank is the growth of grass upon it. At the home place, Mr. Pierce has two corrals for his cows, adjoining each other, and each one hundred and fifty feet square, and a door opens into the strainer room from each of them. The milkers use an ordinary flared tin pail, holding about sixteen quarts, and have their milking stools adjusted to them with straps. When the pail is full the milker steps into the strainer room and pours the milk into a sort of a double hopper with a strainer in each section. From this the milk passes through a tin pipe to a vat which holds one hundred and thirty gallons. From this it is drawn off into strainer pails which hold five gallons each, and which have a large scoop shaped nozzle, from which it is poured into the pans. It will thus be seen that the milk passes through three strainers before it is panned. The pans are made of pressed tin and hold twelve quarts each, and are placed in racks, one above the other, before the milk is poured into them. There are three milk-rooms, each with a capacity of six hundred and twelve pans, or a total of one thousand eight hundred and thirty-six, and they are arranged both

with a view to convenience and utility. The ventilation is perfect being regulated by openings near the floor and skylight windows above. The rooms are warmed with registers from a furnace in the cellar below them and in this way a very even temperature is maintained. In the center of each room, there is a skimming apparatus which consists of a table about five feet long and two feet wide, placed upon a square pedestal, in either end of which there is a semi-circular notch, under each of which there is placed a can and holding ten gallons for the reception of the cream. In the center of the table is a hopper for the reception of the sour milk, from which it is carried off through pipes. Skimming is performed twice a day, morning and evening, and milk is ordinarily allowed to stand thirty-six hours before it is skimmed, but in very warm weather it is only kept twenty-four hours. This work is begun at three o'clock in the morning, and usually requires an hour and a half to complete it. Two men work at a table, one at each end. The skimmer consists of a wooden knife with a thin blade shaped much like a butters or farrier's knife. This is dexterously and rapidly passed around the rim of the pan, leaving the cream floating free upon the surface of the milk. The pan is then tilted slightly and the cream glides quickly over the rim into the can below. The milk is then emptied into the hopper and conducted to the hog-pen. This arrangement is so complete and compact that the pan is scarcely moved from time it is placed upon the skimming table till the milk is emptied from it and no time is lost except in passing the pans from the rack to the table. An expert skimmer can handle two hundred pans an hour. In some dairies where the rooms are larger the skimming table is placed upon castors and can be trundled from place to place as convenience requires, and a hose is attached to the hopper leading to the waste pipes. The cream is then placed in the churn, which consists of a rectangular box in the shape of a parallelopipedon, the sides of which are two and five feet respectively on the inside. It works on a pivot at the center of the ends, and is driven by a one-horse tread power. The desired result is attained by the breaking of the cream over the sharp angles of the churn, and the operation requires from twenty to forty minutes. The usual yield of a churning is two hundred pounds, although as much as three hundred and forty-seven pounds have been churned at once. The buttermilk is then drawn off and the butter is washed with two waters, when it is ready to have the salt worked into it. It is now weighed and one ounce

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

Mr. Pierce's dairy house is thirty-six by sixty four with a wing twelve by twenty. The milk rooms, three in number, are each twelve by twenty-four; the churning room is twenty by twenty, the butter room sixteen by twenty, and the packing room is sixteen by sixteen. The temperature at which the milk rooms are kept is sixty-two degrees. The water for cleaning and washing purposes is heated in a large iron kettle with a brick furnace constructed around it. The milk pans are washed through two waters and then thoroughly scalded and sunned through the day so that they are kept perfectly sweet. The skimming is so arranged that one room is unoccupied each day, and it is then thoroughly cleaned and aired. All waste pipes from sinks are arranged with traps so as to prevent any foul gases from entering the milk rooms, and all traces of lactic acid are carefully guarded against. The sour milk is conducted through pipes to hog-pens some distance from the dairy house, and affords ample sustenance for two hundred head of hogs. He usually raises fifteen per cent of his heifer calves, and his

stock is mostly a cross of Durham and Alderney, which is considered the best stock for rich milk, yielding large quantities of it, and for an extended length of time. Fifteen men are employed in milking, and it requires two hours each time. A good active man will milk about ten cows an hour.

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

Mr. Pierce has everything about him in the same excellent order that he has his dairy. His cow and horse barns are models of convenience. He has a blacksmith shop, where all his work in that line is done; a carpenter shop where the butter boxes are made and repaired, and other work of a similar character performed; a school-house in his yard; a laundry, presided over by a Mongolian genius; a store in which all the necessary provender supplies are kept, and the stock is almost as full and complete as a country store, comprising hams, bacon, lard, sugars, teas, coffees, syrups, flour, etc; a butcher shop where two beeves are cut up monthly; a "Triumph" gas machine, by which the gas is generated for the fifty burners required for all the places where a light is needed about the place. These burners are in all the rooms of the house, in the milk and other rooms of the dairy house, and in all the barns. The gas is made of gasoline by a very

simple process and the expense of manufacturing it is nominal, and the security from fire is almost absolute. And lastly comes the dwelling house, which, though not elegant nor palatial, is large, roomy, and homelike.⁴

Published by Alley, Bowen and Company in 1880, this county history remains the best single source of information on the ranch in the 19th century, documenting not only the buildings present in 1879, most of which survive today, but also operation of the ranch and the process of making butter as practiced at that time.

During the early years of the ranch, its products traveled by schooner from the landing in Tomales Bay at the foot of the Gulch, where there was a pier with a manually-operated derrick, to San Francisco. However, once the narrow gauge North Pacific Coast Railroad reached Point Reyes Station on the other side of Tomales Bay in 1875, and built on to Tomales, casks of butter were hauled the half mile down the gulch to the pier where a Pierce Ranch boatman took the cargo across the bay to a landing called Hamlet where it could be transferred to the narrow gauge for delivery by rail to Sausalito, then by bay ferry to San Francisco.⁵

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

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

On May 3, 1883, Abram J. Pierce died of an enlarged heart and other complications at the age of forty-two. Funeral services were held in Petaluma, where "perhaps the largest concourse of mourners" ever to gather in the city mourned his death.

An obituary of the time explained that Pierce had spent the last ten years of his life on his Point Reyes dairy ranch, but that within the past year he had left on account of declining health. The account went on to claim: "He took a deep personal interest in the business, and managed it with such excellent judgment that it stands today as one of the representative dairy ranches of the Pacific." But Pierce did more, for "while enlarging and improving the business, he also spent much time and means in beautifying the home section of the ranch, with such

success that is known far and near as one of the finest and most inviting country residences in the State." Pierce himself was eulogized as

a man of spherical character. Set in a grand and gigantic physique were a broad mind and a large heart He took a good citizen's interest in all public affairs, he was honest, upright, conscientious, generous, intelligent, and sympathetic.⁶

After his father's death, Abram's heir and only child, William S. Pierce, took over management of the ranch, and while he apparently gave "wise supervision to his patrimonial acres," he spent most of his time in Petaluma where he lived "in elegant quiet" and with more than a hint of scandal with his step-mother, Mary. He committed suicide in 1895, whereupon an obituary commented publicly on the "almost romantic attachment" Pierce and his step-mother had shared. According to one source, Pierce left his entire estate to her of which the Pierce Ranch alone was now valued at \$500,000.

At an unknown date before his suicide, William Pierce apparently hired a resident superintendent to manage the day-to-day operations of the ranch, until 1892, when he leased the ranch to Claus Moltzen for the then-large sum of \$7,000 per year. His step-mother Mary Pierce, continued to lease the property to Moltzen after William's death in 1895.⁷

Born in Denmark in 1863, Claus Moltzen had emigrated to Petaluma when he was 14 years old, in 1877. He worked as a cooper, making barrels, and about 1883 married a young woman named Anna Peterson who was a year or two older than he. Eventually, they moved out to Two Rock, northwest of Petaluma, where Claus took up ranching. In 1892, Claus somehow became aware of the possibility that the Pierce Ranch near Tomales Point was available for lease, borrowed \$7,000 from a Petaluma banker, and moved his family to Pierce Ranch. He either purchased, or already owned and moved from Two Rock, 350 dairy cattle.

Claus and Anna by this time had two children, Thomas and Mary. Tom was about seven years old when they moved to Pierce Ranch, Mary, a bit younger. By this time Claus was becoming Americanized, and generally was known to his friends as Charles or "Charlie." The Moltzens' daughter Mary generally was called Marie.

After a year or two of paying \$7,000 per year, Charlie Moltzen managed to get the annual rental lowered to \$5,000 per year, the sum he paid for the remainder of his tenure on Pierce Ranch.

In 1897, the Moltzens received an unexpected addition to the family; Anna delivered twin daughters, which they named Clara and Katie. The family raised the twin girls on the ranch along

with their elder brother and sister, and because they were twins, almost always dressed them alike and in long sleeves and hats in an unsuccessful effort to ward off freckles. It is through the memory of Katie Moltzen, and the family photograph albums in her possession, that a picture of the operation of Pierce Ranch and its physical plant around the turn of the century emerges.

Pierce Ranch produced, as of the mid-1890s, the same two products for sale to market that it had in 1879. The principal product was butter, the entire production of which Charles Moltzen sold to the famous gourmet food store on Sutter Street in San Francisco, Goldberg Bowen and Company.⁸ The daily production of butter went by wagon down from the ranch dairy along the steep road which descended the ridge to the east curving north into the cove at White Gulch on Tomales Bay. There the ranch maintained a small pier with a hand-cranked derrick at its outer end, a small whitewashed boathouse, and several small launches which could be rowed or sailed across Tomales Bay. On the other side of the bay, the boatman delivered the butter to the thousand-foot long pier at Hamlet, and hauled it up the pier to the nearby flag-stop on the narrow gauge North Shore Railroad, corporate successor of the North Pacific Coast Railroad, which then hauled the butter to Sausalito where a railroad ferry carried it to San Francisco for delivery to Goldberg Bowen.

The second product of the ranch was hogs, which were fed milk which was surplus to or waste from the butter-making process. Moltzen sold the hogs to the South San Francisco Packing and Provision Company managed by Charles Nonnemann in partnership with Henry Mohr.⁹ Moltzen's hands slaughtered, scalded, shaved, and butchered the hogs at the ranch, shipping the meat rather than live animals.

In order to produce these products, the ranch also raised hay, but this was for consumption of the 350 dairy cattle and the horses, and not for sale. Moltzen also had a vegetable garden and northwest of the ranch a field of potatoes, all for consumption on the ranch, as was milk and cream produced by the dairy. They also raised chickens for domestic consumption, which of course also meant eggs. During the haying season, Moltzen had 14 men at work, and perhaps additional men operating the dairy.

At the ranch house, Anna Moltzen employed a combination dressmaker and housekeeper, a Mrs. Thompson, and the ranch also had a Chinese laundryman, who probably also did other chores. At the time the Moltzens lived at Pierce Ranch, there were two schoolteachers in succession, Martha Thompson and Dora Savage. The schoolteacher currently in residence always roomed and boarded with the Moltzens in the main house.

Moltzen also employed a blacksmith, who undoubtedly had plenty of work keeping the surrey and other vehicles on the ranch in condition, as well as other fixtures and machinery, but Moltzen apparently did the carpentry himself. According to his daughter Katie, Charles also made one or more of the Tomales Bay

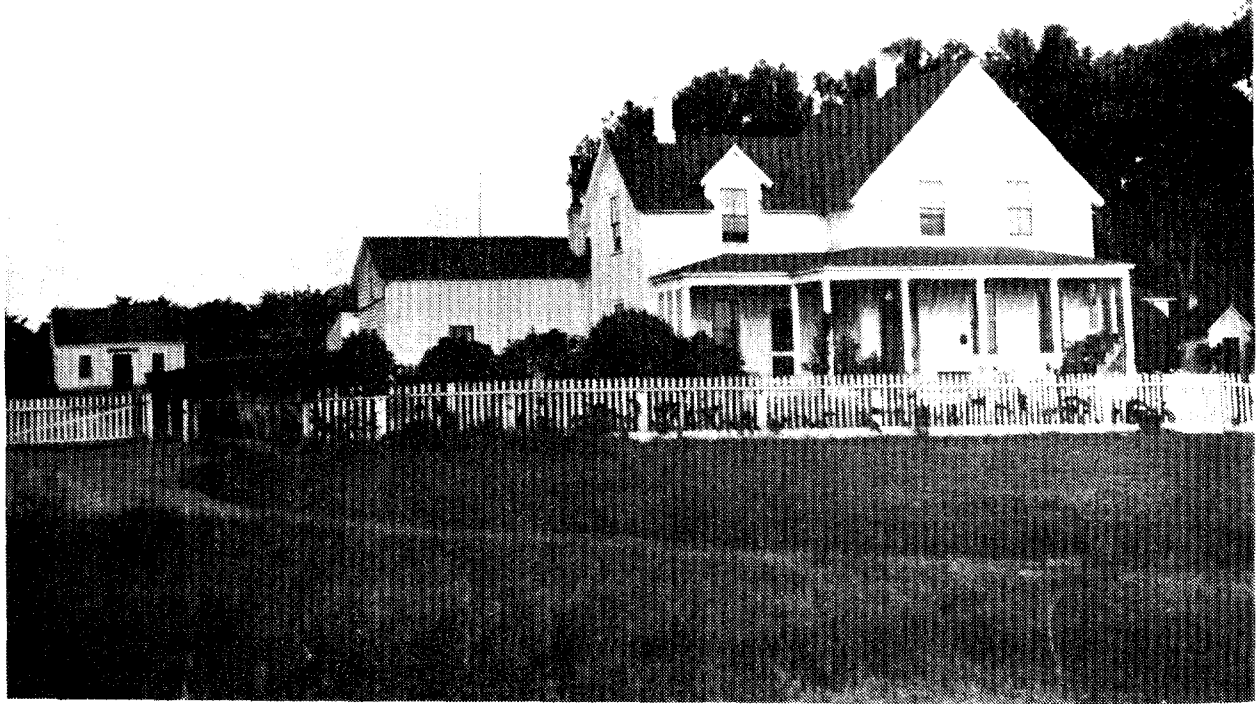


Figure 4 and 5 - Pierce Ranch House, from the east. Above, note the outhouse at far right, and the carpenter shop at far left with the sign of the wrecked ship Francois Coppee mounted above the door, and the front porch complete with punching bag used by the children of Claus and Anna Moltzen, c. 1903.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





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

launches at the ranch. If so, he must have been a capable all-around carpenter, and his experience as a cooper undoubtedly stood him in good stead in producing watertight boats. Photographs of the pier show at least four boats, but emphasize one beautiful little white launch which probably was the one he made; whether or not he also made the others is unknown.

In addition to the launch or launches Moltzen used to move his butter and pork to the railroad across Tomales Bay, the Pierce Ranch pier also played host to at least one sizable schooner during Moltzen's tenure there. The schooner apparently delivered milled lumber and other goods needed at the ranch, and while it was there, its captain along with his wife and daughter stayed with the Moltzens in the main house, the little blonde girl playing with the Moltzen twins.

Pierce Ranch also had horses during the Moltzens' lease, which provided animal power for haying and hauling butter and pork down to the ranch pier, and also for transporting people in the ranch buggies and surrey. But ranch residents and employees generally traveled by launch and railroad if they were going to any of the mainland towns. Exceptions included a visit to the Point Reyes lighthouse and the life-saving station on Ocean Beach near Point Reyes, picnics on the beach, and vacations at Inverness. To vacation at Camp Taylor (now Samuel P. Taylor State Park) in a grove of coast redwoods beyond Inverness on the mainland they probably rode the railroad. The Moltzens also exchanged visits with the Peter Reinholds, who operated a neighboring ranch to the south.

Pierce Ranch also played host to a number of pets, as well as dairy cows, hogs, horses, and chickens. The pets included at least two dogs and one cat, and probably more of both, while the Moltzens lived there. One or more of the Moltzen dogs may have been trained as hunters, pointing birds for the Moltzens and their hunting-inclined guests. Cats always proved useful on a ranch, keeping the population of field mice under control.

At the time Claus Moltzen moved his family to Pierce Ranch, it featured a fully-developed complex of buildings, all of which, on the basis of photographs made while they lived there, appeared to be in excellent condition, but none of which appeared to be new, and he added no new ones during his years leasing the property. As of the turn of the centuries, none of the buildings appeared to be especially new, indeed it seems likely that most were more than twenty years old, dating from the 1870s or earlier. Most of those buildings, furthermore, survive nearly a century later. It is worthwhile, therefore, to examine the Pierce Ranch complex building by building on the basis of the memories of Katie Moltzen, who was born there in 1897 and lived there until she was about nine years of age, and on the basis of photographs of the ranch made between 1892 and 1906.

The Main House -- The main house, apparently two, two-story houses connected to form one, was of whitewashed frame

construction, the older portion to the west featuring six over six double-hung windows, the newer and larger portion featuring two over two double-hung windows. A porch stretched clear across the front or east elevation of the house--the front, that is, of the second and larger portion of the house, believed built in 1869. The porch turned two corners to reach across the south wing which housed the dining room. At its far north and far south ends, this porch, all of which was covered with a shed roof, featured glazed ends, consisting each of three vertical rows of three lites each above a wooden wainscot, all of the wood whitewashed or painted white like the rest of the house. The shed roof rested on seven columns each featuring a capital and a base formed of moulding, five of the posts across the easternmost edge of the porch, two at the edge across the front of the dining room. A stairway of four risers descended from the porch level directly in front of the front door. Neither the porch nor this stairway had any railings, though the edge of the porch stood two to three feet above the level of the ground below. The house featured two whitewashed brick chimneys, one over the central east-west gable ridge which serviced the fireplace in the main parlor, and probably afforded access to second story bedroom stovepipes, and another chimney centered on the north-south gable ridge of the dining room wing. Both the older and newer sections of the house were finished in whitewashed or painted horizontal lap siding. A third brick chimney, surmounted by a tall metal flue pipe, stood over the older portion of the house, though offset to the east from the ridge of its gable roof. The roof of the house was finished in milled shingles--not shakes. The foundation of the house appeared to be stone blocks, though probably really stucco scored to resemble ashlar masonry, and featured on the front three ornate metal grills covering air vents--there probably were others on the sides and rear. In all other respects, the house was then as it is today.

The Garden -- In front of the main house a whitewashed picket fence enclosed a marvelous garden. The pickets were not of the pattern there today; those present at the turn of the century were plain vertical slats, cut square at the top, except for those in the front gate, which were square slats with pyramidal tops. The tops of the present pickets are cut in a decorative shape. Enclosed within this fence, the garden consisted of paths between planted flower beds and sculpted shrubs; the paths, apparently gravel, were separated from the beds by redwood boards. Flanking the front walk were a pair of spectacular star-shaped beds, each with a young palm in the center. The main walks, however, were edged with half-buried bricks rather than redwood boards. Just inside the front fence, along its eastern side, stood a verdant row of calla lilies, whose descendants still occasionally bloom. Along its southern edge stood a similar picket fence, this one, however, flanked on its north side inside the garden with a tall hedge, closely trimmed, which obscured the fence from inside the garden and towered over it from the outside. The north edge of the garden, just south of the grove of gum or eucalyptus trees, was a much taller whitewashed fence of different design, largely obscured by a

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



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



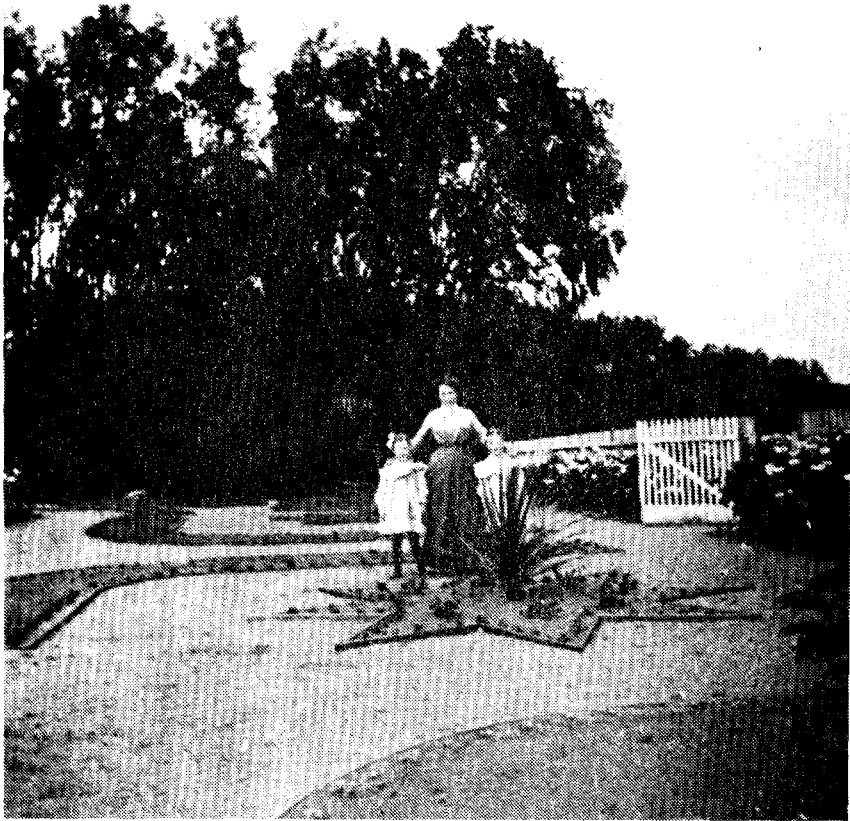


Figure 10 - An unidentified woman, possibly but not positively Anna Moltzen, stands with the twin girls, Katie and Clara Moltzen, in the formal garden east of the front entrance to the house. Note the flower beds, including a pair shaped like eight-pointed stars, each of those with a palm in the center,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



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

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

Privy or Outhouse -- North of the main house stood a small, whitewashed, gable-roofed privy, its door facing east, with a roof vent similar in appearance to a small chimney near the west end of the east-west gable ridge.

Tank House -- West of the privy, and northwest of the house, facing to the south, stood the "Tank House," which in the early days had a different appearance than its present single-story hip-roofed character. Originally, the western half of this structure stood two stories in height, capped by a pyramidal roof with a cupola bell-tower, the single story eastern half featuring a hipped roof. The building apparently was built in two sections. It housed a wooden and later a metal tank beneath the floor which may have been a part of the "Triumph" gas generator which produced from gasoline the gas used in the lighting system in the main house, the dairy, and both barns.

The bell in the cupola may have had various uses. It may have been a school bell, it may have served as a fire bell, or even as a dinner and supper bell. The second story probably housed a water tank to supply a head of water pressure to the ranch buildings. At an unknown date, but after 1917, the second story with its cupola was removed, and the western half of the tank house assumed the present form. In later years it apparently was used as a wash house and a storehouse.

Wash House -- West of the Tank House stands a building similar in shape and appearance to the school, which in later years the McClures apparently converted into a bunkhouse for hands, but which in the Moltzens' time at Pierce Ranch was the Wash House and the residence of the Chinese laundryman. The Wash House featured a brick chimney centered on the building's ridgepole. In front of this, running east-west along the north side of the grassy compound between the main house and the woodshed, was a series of clotheslines mounted on four "T"-shaped wooden posts, each about five feet high. The clotheslines commenced about opposite the east end of the Wash House and terminated about opposite the east end of the school. A typical picket fence with one gate in it stretched between the Tank House and the Wash House, and another segment of similar fence extended between the Wash House and the School. The Wash House three-quarters of a century later remained little-changed, except that it had become known as the North Bunk House, and its chimney was gone.

School -- Another building little-changed in more than a century, except for the brick chimney at its west end now missing, was the old Pierce School. This was the westernmost building along the north edge of the grassy compound between the house and the woodshed, similar in shape and size to the Wash House. Like the Wash House it was gable-roofed, but the

arrangements of the two doors and three windows in its south facade differed from that of the two doors and three windows in the Wash House. In the latter, the arrangement was, east to west, window, door, window, door, window, whereas on the school, the arrangement was, east to west, two windows, a door, a window, and a door. West of the school a whitewashed picket fence extended westward to the northeast corner of the woodshed, but by 1916 had been replaced by a fence of three horizontal planks nailed to posts.

School Privy or Outhouse -- A few feet northwest of the school stood, by 1917, a two-door whitewashed privy, which served the teacher and students in the school. At an earlier date, this or a similar facility was at some other location though presumably somewhere north of the school.

Flagpole -- Centered some distance in front of the schoolhouse was a white, probably wooden, flagpole, capped with a ball. This feature now is missing from Pierce Ranch, and has been for many years.

Wood Shed -- Facing to the east, and forming the northwest corner of the compound behind the main house stood the wood frame, whitewashed, woodshed, a shed-roofed building which had three "bays" opening eastward, with the upper two corners of each of the three bays "clipped" in shape, and no doors. As it stands today, and has stood for many years, only the northernmost of the three "bays" has the clipped upper corners, the other two constituting merely rectangular openings.

Carpenter Shop -- Due south of and in line with the Wood Shed is the Carpenter Shop, a gable-roofed two-story building, the second story constituting little more than a shallow attic reached by a stairway at the northern end up to a door in the end of the gable. The building faced east, the gable ridge running north-south, and its east facade featured a centered door flanked by a pair of windows. After the wreck of the French schooner, Francois Coppee, in November 1903, a sign from the shipwreck bearing the vessel's name was, after being photographed in a variety of locations in the garden, nailed above the door of the carpenter shop. Later, the McClures apparently used this building as a "West Bunk House," but removed the stairway to the attic. At the time of the Moltzens lived at Pierce Ranch, the Carpenter Shop may have been painted an ochre or mustard yellow color with white trim; the building appeared in some photographs not to be whitewashed, and to have lighter trim over the lap siding.

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

Blacksmith Shop -- Due south of the Carpenter Shop and in line with it, facing east, was the Blacksmith shop of whitewashed plank construction. At the turn of the century this building

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



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

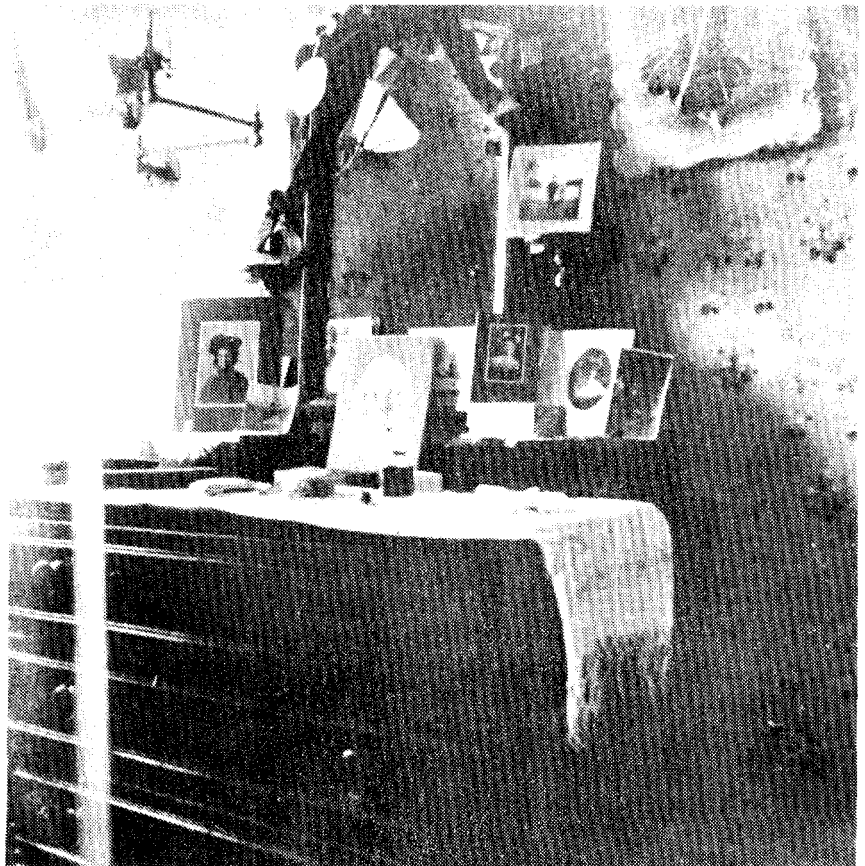




Figure 14 - The "Tank House" stands behind two unidentified young men, c. 1903. Today, the second story portion is gone, along with the cupola containing the bell. For details of the cupola, see Figures 5 and 16, and to compare with its present appearance, see Figure 37. Note fences, trees, grass, and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



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

featured a single entrance bay on its eastern side, whose upper corners were "clipped" or beveled like the three of the Wood Shed. Today, a shed-roofed building stands on that location, and it is not clear whether they are one and the same building, altered over the years, or entirely different buildings. The present building features a shed roof pitched rather steeply downward to the east, or rear, whereas the building present around 1900 appeared to have low sloped shed roof. It is not possible on the basis of available evidence to ascertain whether or not the present building may be an altered version of one present at the time the Moltzens lived there. If there was any building at the ranch that was especially likely to catch fire and burn, however, it was the blacksmith shop, though no memory or any such fire has survived. But the present building may be a replacement built after the Moltzen lease.

Croquet Yard -- Forming the south side of the grassy compound west of the ranch house were a fenced croquet yard and the dairy-bunkhouse. The croquet yard, roughly south of the tank house and overlapping the western part of the main house but across a fenced road from it, appeared to be a sandy rather than grassy plot, fenced on the north and east by a picket fence, on the south by a higher planked fence, and bordered on the west by the dairy. The fenced area to the south of the croquet yard, across the entrance road from the horse barn, apparently was a vegetable garden.

Dairy (Old Dairy, Creamery) -- This "H"-shaped building, its front facing north, both served as the facility in which butter was made, and housed the hands who operated it. The east arm of the "H", running north-south, was the actual dairy in which the butter was produced. The building had gable roofs on all segments, and at the point where the east-west center gable met the north-south gable over the the east wing, the building had a ventilation cupola with a shallow-pitched pyramidal roof. The eastern half of the roof on the east wing featured at least three and perhaps four rather large skylights, hinged at their upper end, which could be opened for ventilation. The original use of the crossarm of the "H" in the plan of this building, now converted to a garage, is unknown, but the west arm of the "H" served during the Moltzens' time there as a bunkhouse for the men. Many years later, the McClures removed this wing, moved it farther west to a location south of and in line with the blacksmith shop, and converted it into a calf shed.

Horse Barn -- East of the Dairy and Croquet Yard and across the main entrance road from the south stood the large whitewashed horse barn with its north-south gable roof. More than three-quarters of a century later, this building survives virtually unchanged except for the addition of a number of sheds along the northern part of its east side, within a fenced corral, and the addition of what appear to be seven ventilation windows in the east side of the barn between the top of the added shed roofs and the eaves of the barn's gable roof. The north end of the horse barn and its west side appear unchanged today.

Slaughter House -- East of and parallel to the long axis of the horse barn around the turn of the century was a long gable-roofed building which stood a short distance to its southeast, extending out into the yard east of the Horse Barn. Part of this, at least, is where Charles Moltzen slaughtered cows for meat for consumption at the ranch. Three-quarters of that building was demolished at an unknown subsequent date but the remaining quarter, apparently still on its original site, served in later years as another garage.

Wagon Shed -- East of this Slaughter House, its long axis and gable ridge at right angles to it, or running east-west, stood, and still stands, the old Wagon Shed, forming the south edge of the horse barnyard compound.

Chicken Houses -- Northeast of the wagon shed stand two gable-roofed buildings which were chicken houses, with the associated fenced pens for chickens. In that general vicinity around the turn of the century were four such buildings, but the purpose of the two now missing is unknown.

Unidentified Building -- South of the Horse Barn and west of the Slaughter House stood at the turn of the centuries another gable-roofed building, its ridge running east-west, with a shed-roofed addition to its east end. The purpose of this building is unknown, but its location suggests it may have been a wagon house for the surrey and finer buggies used by the residents of the ranch house, while the other wagon shed housed utility working wagons. This building vanished long ago.

Hay Barn -- The Hay Barn present today is the same hay barn present at the turn of the century, featuring the same shingled gable roof and the same characteristic diamond-shaped window at the peak of its eastern gable end. This massive building seems to have been little altered during the 20th Century, and probably little altered since the date of its construction, probably during the 1870s or earlier.

Hog Sheds and Pens -- Southeast of the ranch and no longer standing stood one or more small buildings with attendant fenced pens for the raising of hogs using waste or surplus products of the butter-making process for a principal element of their food. The hog-raising thus was a by-product of dairy manufacture. These hog pens and attendant building or buildings now are long gone, but may be the structure(s) which appear on the ridge south of the reservoir in early photographs made from Tomales Bay. No detailed photographs of this complex have been found, but it was the focus of the ranch's secondary product up through the time the Moltzens leased the property.

Water Reservoir -- The water reservoir at the ranch is on the hill east of the Horse Barn, basically a concrete and stone rectangular tank buried at the summit of the hill, whose elevation would provide modest water pressure to the ranch complex to the west. A shingled, pyramidal roof covered the

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



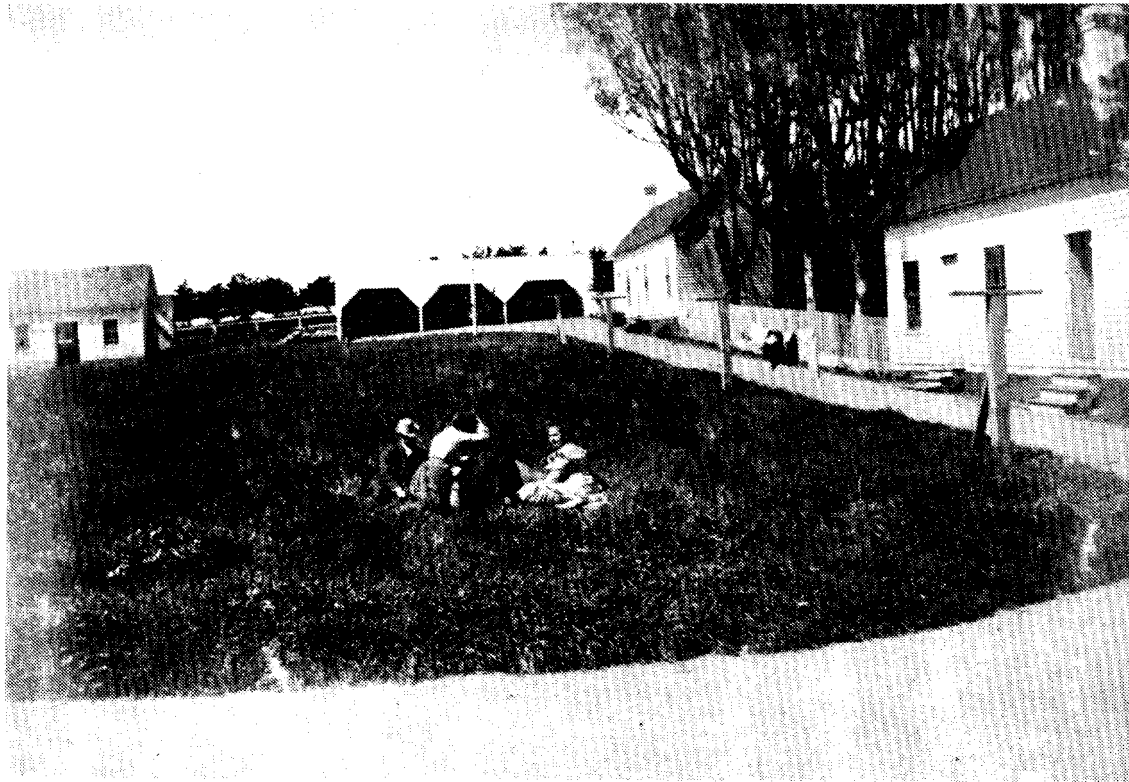
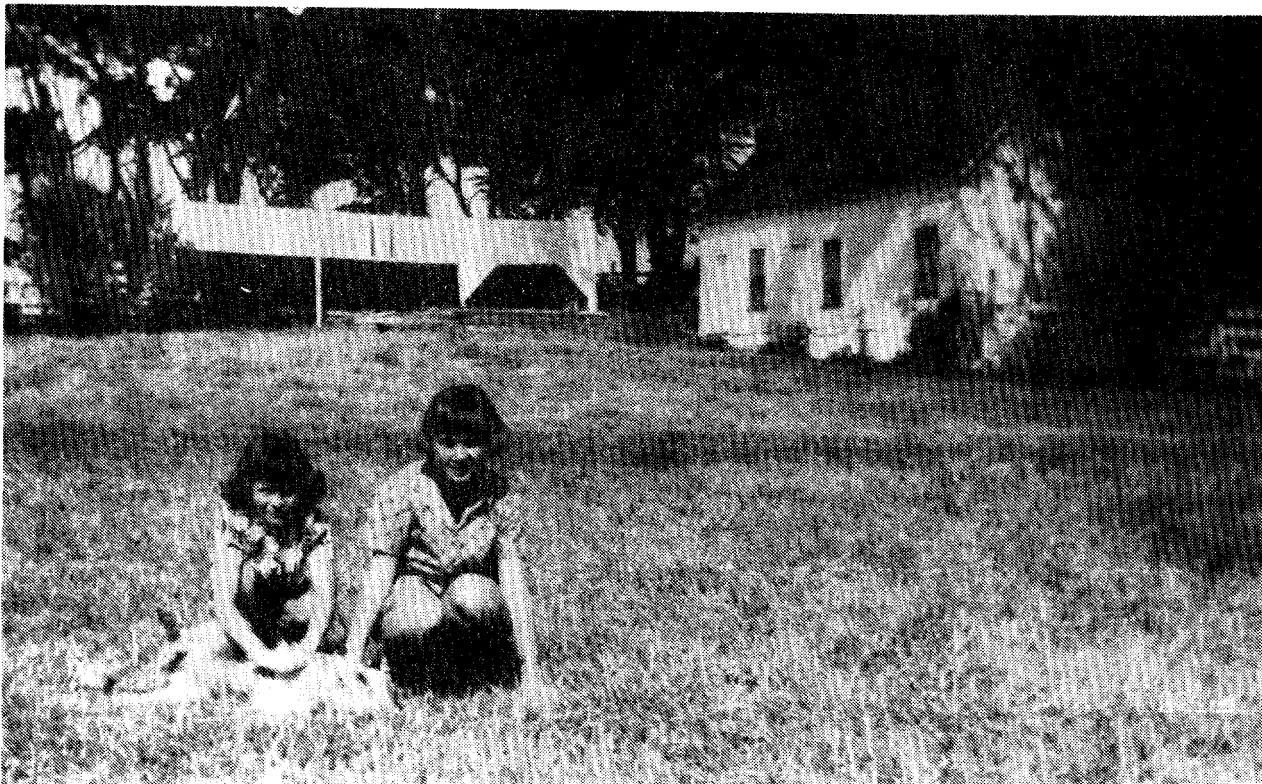


Figure 18 and 19 - As a backdrop to a garden party in the plot of uncropped grass west of the ranch house about 1903 stood (left to right) the Carpenter Shop with an unidentified building behind it, the woodshed with its open stalls facing east, the Pierce District School with its flagpole out in front,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



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

Pierce Ranch Roads -- Associated with Pierce Ranch, then and now, were three wagon roads, which in time evolved into automobile roads. One led northeast from the main house down into White Gulch to the shores of Tomales Bay, used by wagons and buggies carrying goods and people to the ranch pier for transport by boat across Tomales Bay to railroad stations at either Hamlet or Marshall on the narrow gauge North Shore Railroad along the eastern edge of the bay. A second ranch road led through the ranch compound along the south side of the house, eastward between the Wood Shed and the Carpenter Shop, then north and eventually west and northwest to the Lower Pierce Ranch, farther north on Tomales Point. The third road was the main entrance road from Inverness to the south, which came down the hill or ridge which towers south of the ranch, entering the complex of buildings between the Hay Barn and Cow (Dairy) Barn and approaching the junction with the other two roads at the south side of the main house. At the entrance to the ranch, for many years, this road featured a wooden cattle guard, and in recent years had been paved up to the ranch entrance. A branch from it turned west at the entrance to the ranch and ran down to MuClure's Beach. In recent years, this has been terminated at a parking lot some distance short of the beach. But in the years the Moltzens lived there, they drove wagons down to the beach to collect driftwood used as fuel in the ranch fireplace and stoves. The roads all are still evident and are historic structures.

Pierce Ranch Pier -- Only rotting pilings today mark the location of the pier which served Pierce Ranch in the cove at the foot of White Gulch off Tomales Bay. Shaped like a backward "L" with the top of the letter touching land, it featured a hand-cranked derrick or hoist at the outer end of the foot of the letter, with a plank stairway down to the water along the inner side of the foot of the letter. Although the stairway had no railing, the pier itself had a railing of three horizontal planks on both sides except for the outer end opposite the hoist. Generally three or four small boats clustered in its vicinity during the Moltzen's time, either in the water or beached near the head of the pier. One of these featured a single mast and a sail, the others being powered solely by oars. During the Moltzens' operation of Pierce Ranch, a commercial schooner of moderate size was capable of tying up at the end of the pier, though even then the water was apparently pretty shallow.

Pierce Ranch Boathouse -- Visible only in the distance in a few photographs from the waters of Tomales Bay is a whitewashed, gable-roofed boathouse ashore near the head of the pier. The building appears to have stood just northwest of the pier, and just beyond the point where the wagon road down from the ranch reached the shore near the head of the pier. It had a door at its eastern end, but other architectural details are not visible.

Tomales Point Gun Club -- A short distance south of the pier at a rather marshy location along the shore stood the small complex of buildings which comprised the Tomales Point Gun Club. This organization consisted of men mostly from San Francisco who came to Point Reyes to hunt pheasant, quail, ducks, and other game birds. The principal building of the complex, which apparently burned during the 1940s and of which only part of a chimney and fireplace remain, originated as a residence, however.

Out in the middle of Tomales Bay are two islands, Hog Island and a smaller one, Duck Island. Back in the 1880s Chris Hulbe lived on Hog Island, and made a living running the boat which delivered butter from Pierce Ranch to Hamlet. Hulbe was married, and two children, George and Martha, were born in the Hog Island house. At an unknown date, but probably in the 1890s, Hulbe leased land on Tomales Point from the Pierces, and built a new house which came to be called Casa del Mar (Spanish for "House of the Sea") in White Gulch on Tomales Bay. By 1904, the Hulbes apparently had vacated the house, and either they sublet it or Mary Jane Pierce leased the land with its buildings to the Tomales Point Gun Club, which was only one of many hunting clubs active in the vicinity. James Jenkins of Mill Valley was for years its president. The club continued to operate until a later owner of Pierce Ranch, John McClure, canceled the lease in 1941.¹⁰

The club's principal building, which apparently burned during the 1940s and of which only part of a chimney and fireplace remain, was a two-story gable-roofed "L"-shaped clubhouse with a ground floor front porch which featured an ornate, whitewashed low Victorian railing, somewhat out of keeping with rather utilitarian architecture of the rest of the building. The porch had no roof. The front door was in the center of the east end, flanked by a pair of windows, and the second story had a similar pair of windows positioned above the pair on the ground floor. The ridge of the gable ran east-west. The fireplace and chimney stood on the center of the north side, flanked by a pair of ground floor windows but with none on the second story on that side. The building probably stood on a foundation of posts or piles, screened on the sides by widely spaced horizontal slats. A shed-roofed addition extended across most of the rear and featured a second, smaller chimney. The rear of the two-story section of the house had a pair of double-hung windows side by side in the second story, and a single window on the ground floor north of the end of the shed extension. The north end of the shed extension featured a door, and about four windows pierced the west side of the shed addition. The single-story south wing, its gable ridge running roughly north-south at right angles to that on the two-story portion, featured a front door and two front windows positioned asymmetrically, and at least one window in the south end, but details are obscure. The finish on the building appears to have been board and batten, rather out of keeping with the ornate Victorian railing.

Behind the building, abutting the hillside to the west during the Moltzens' years at Pierce Ranch, stood a whitewashed shed

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



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



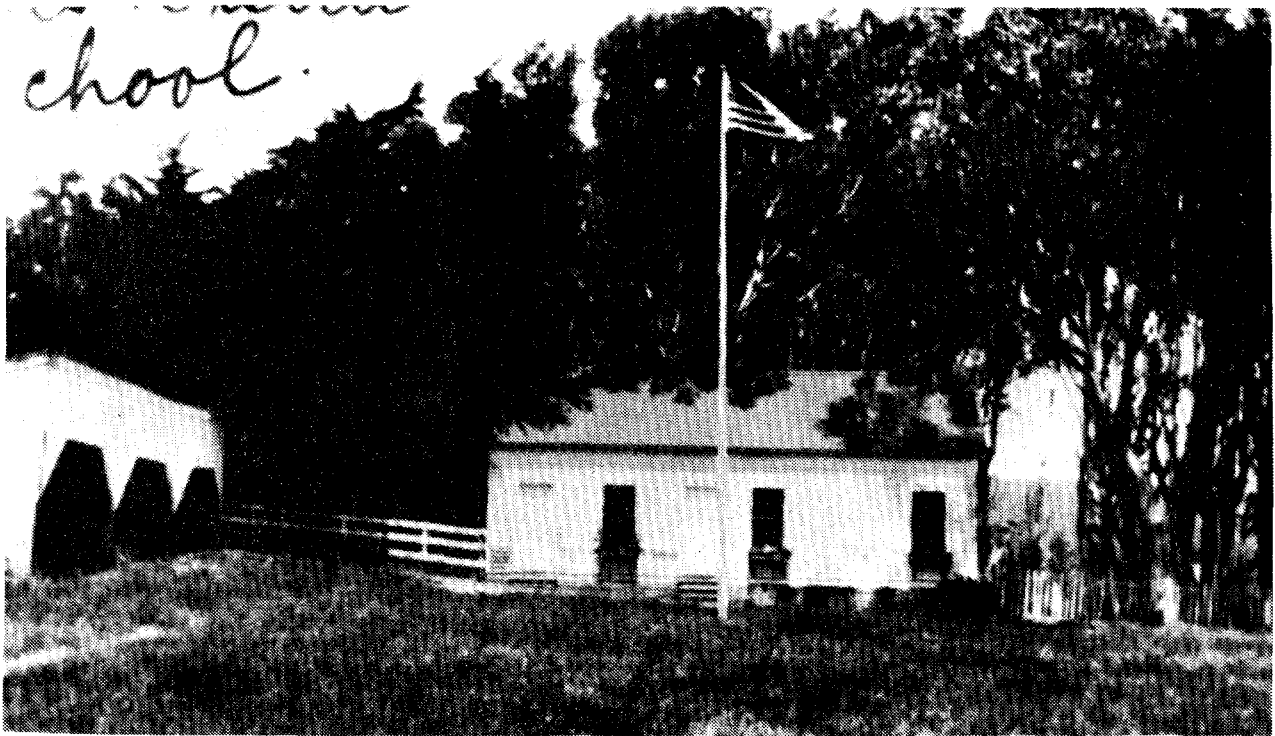


Figure 22 - In the spring of 1917, the Pierce District School brightened the appearance of the ranch with its three flower boxes, one beneath each window. A new fence between it and the woodshed had replaced the fence shown in Figure 21. Collection of Helen Hobson.

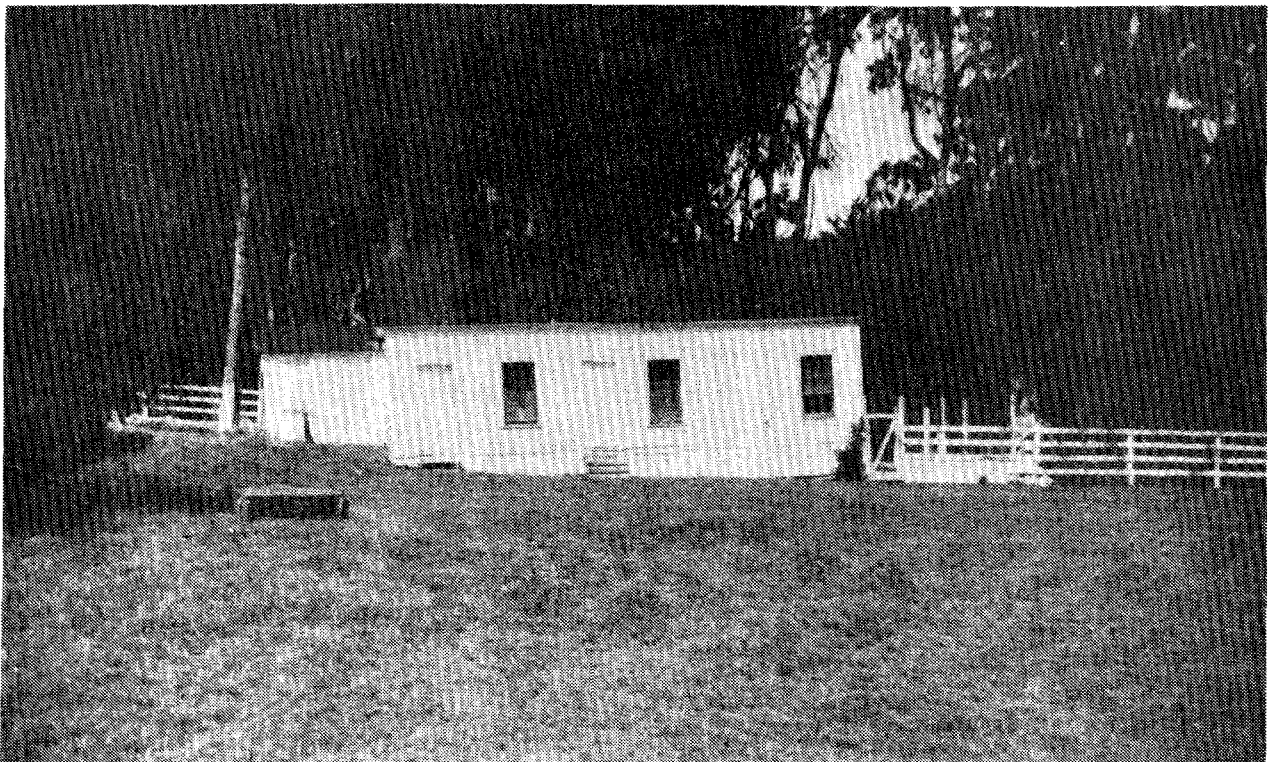


Figure 23 - By the later years of the McClure ownership of Pierce Ranch in the 1950s or 1960s, the school flagpole had disappeared, a new fence stood to the east, and the two-stall outhouse and a fence farther north stood to the west. Collection of Dorothy McClure.

with a rather steeply pitched roof. By 1916, a second shed had been constructed northwest of the clubhouse, as well as a small gable-roofed building on the southwest corner of the front porch.

One fall day in 1903 Claus Moltzen or one of his hands headed down to the Lower Pierce Ranch, and en route, discovered four men digging up and eating raw potatoes in the ranch's potato patch, which must have been northwest of the complex of buildings at the main ranch and on over the hill. Moltzen wanted to know what they were doing, eating his potatoes, and learned that four days earlier they had been shipwrecked and stranded without food or water on Bird Rock. When the full-rigged French sailing ship Francois Coppee with a 32-men crew aboard ran aground on Bird Island on November 20, 1903, 14 men manned a lifeboat and were told to stand by to help the rest, but deserted and rowed over to the steamer lane offshore where another vessel picked them up. Fourteen of the remainder drowned, leaving only the four on Bird Rock. After four days, they succeeded in putting together a crude raft from the flotsam and debris, and put ashore on Pierce Point. It was no wonder that they were eating raw potatoes. Moltzen took the French seamen back to the ranch and fed them and gave them dry clothes, and then took them down to San Francisco.¹¹

Subsequently, Moltzen salvaged from the beach the wooden nameboard from the schooner, and his family photographed it repeatedly at various locations in the front garden, with different people in each view, and once behind the house, after which Moltzen nailed it above the front door of the carpenter shop. Moltzen also retrieved a barrel of French cognac that washed up on the shore, which he buried to hide it from the inevitable federal agent who soon was investigating the wreck.

Operating a large dairy ranch was hard work and involved many difficulties, not the least of which, in the Point Reyes region, was transportation. Probably in part because of this remoteness, it was difficult to obtain and to retain ranch hands. The turnover, apparently, was high. The climate had harsh aspects, with cold winds blowing eternally off the ocean, and with clammy fog drifting often across the point.

The dairyman who made the butter apparently quit, probably some time in 1903 or 1904, and Tom Moltzen took over the job. But Tom wanted to become an electrician, and eventually left the ranch to do so. His departure was a "last straw" insofar as his father was concerned. By the spring of 1906, Claus Moltzen was tired of ranching and all of its problems, and decided to go into the business of running a saloon in Petaluma. He relinquished the lease on the ranch, and on April 16, 1906, the Moltzen family moved to Petaluma.

Two days after the Moltzens left Pierce Ranch, early on the morning of April 18, 1906, the San Andreas Fault, which ran through the floor of Tomales Bay just east of the ranch, suddenly shifted along a long stretch of the central California coast, triggering an earthquake of great magnitude which left many of

the buildings in most of the cities and towns in that region in ruins, and left San Francisco vulnerable to a devastating series of fires which grew finally into one great firestorm that destroyed much of that city. Ironically, Pierce Ranch, which stood on a hill in view of the water which covered the fault nearby, seems to have suffered only moderate damage. "At the Pierce Ranch at Tomales Point," reported the Marin Journal, "the house was badly damaged. Some of the farm buildings are down and the wharf was damaged."¹² The earthquake had knocked down the portion of the front porch of the main house which stood in front of the front parlor. Subsequent owners and lessees never rebuilt the demolished portion of the porch, but either the section of porch in front of the dining room survived the earthquake or someone later rebuilt it. They also rebuilt the chimneys on the main house, and probably others at the ranch that were damaged. Whatever farm buildings were "down", probably knocked off their foundations, apparently were put back virtually as they were before the earthquake. The quake could explain the disappearance of the small building west of the carpenter shop and the small building, probably a wagon shed, south of the horse barn.

How quickly another lessee succeeded the Moltzens is unknown, but it was apparently a family named Avila, who could not have been there very long. By 1916, and apparently for some time before that, a still newer lessee was a man of Portuguese descent named Joseph D. Mendoza. Mendoza brought with him a wife and a five-year-old daughter, and solved the difficulty of recruiting ranch hands by hiring Portuguese in the Azores and paying their way to the United States, after which they were to work for him until they had paid for their passage to America. Once having rapid him, however, Mendoza's employees generally left for other employment. The Point Reyes region's continuing remoteness and clammy climate persisted in driving employees away from Pierce Ranch.¹³

Near the end of the summer of 1916, Pierce District School received a new teacher. Helen Smith, born in San Rafael in 1897 and educated there until 1914 had graduated in the spring of 1916 from the two-year curriculum at the San Francisco Normal School, a school for teachers and predecessor of San Francisco State College. Her father, Eugene Smith, worked as city clerk of San Rafael, and knew County Superintendent of Schools James B. Davidson, so Helen contacted him, asking for a job. Her father also knew Joseph Hammel, who was caretaker at the Tomales Point Gun Club below Pierce Ranch and also clerk of the Board of the Pierce School District. She received appointment to the job of teaching at Pierce School for one year at a salary of \$70 a month, annually -- \$65 a month for teaching and \$5 for "janitorial duties."

Helen took the Northwestern Pacific Railroad, successor to the North Shore, from San Rafael north, transferring at San Anselmo to the narrow gauge which crossed the Coast Range over to Tomales Bay. The train stopped at Point Reyes Station, then Marshall, and then a flag stop called Hamlet at the Henry Jensen



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

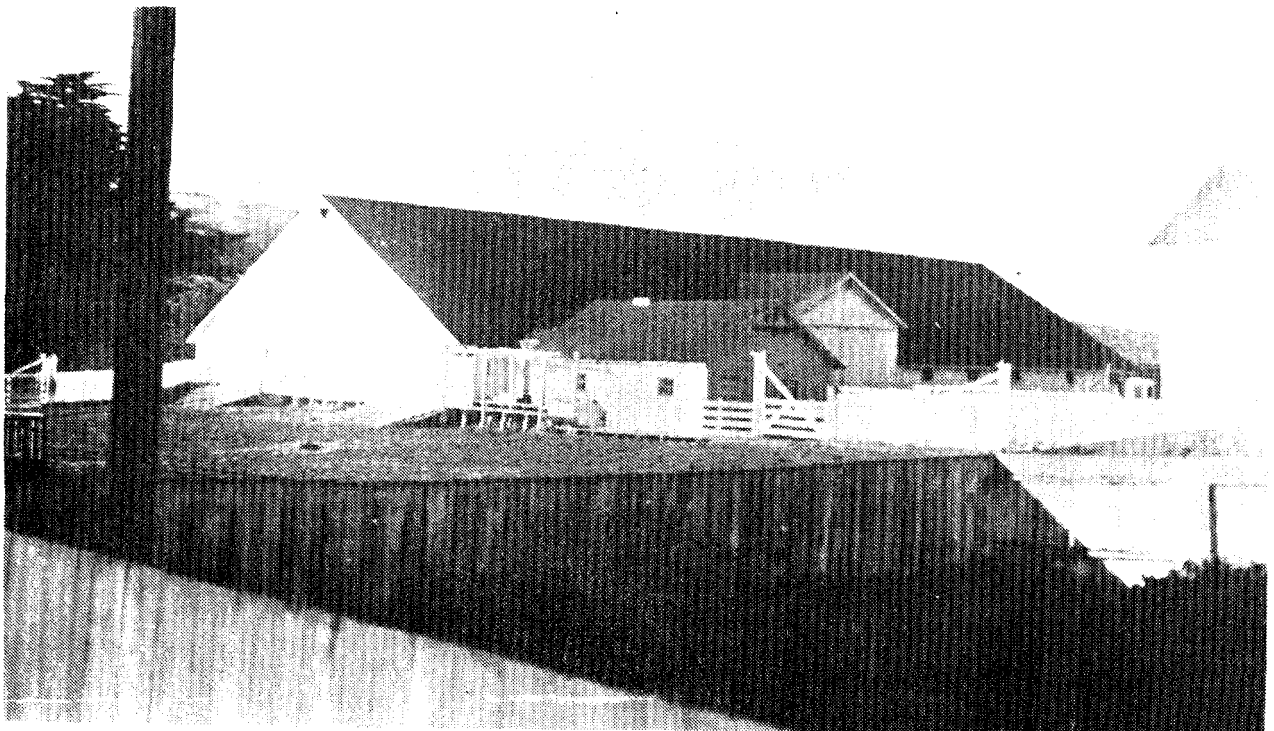
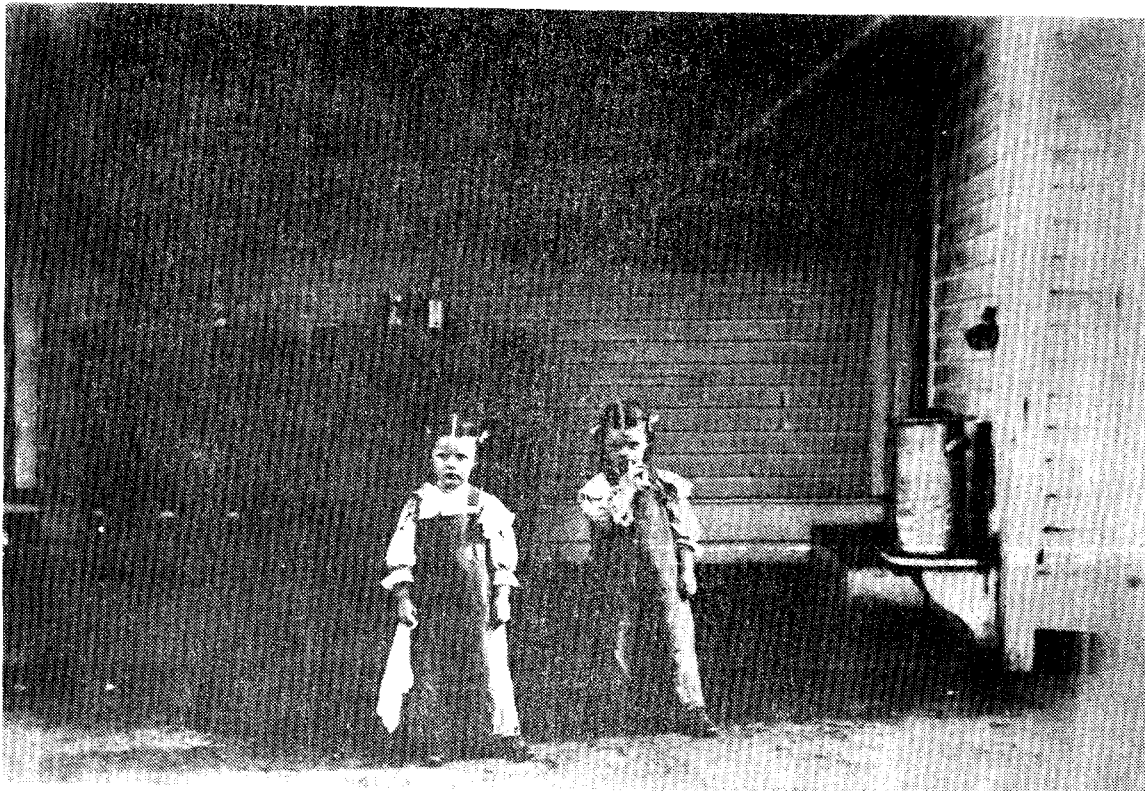


Figure 25 - Viewed from the northeast, the massive Dairy or Cow Barn looms behind the New Dairy built in 1933 in this view probably in the 1950s. At far right is a corner of the Old Dairy. Note the fences. Collection of Dorothy McClure.



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

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



Ranch. There she left the train and went out on the thousand-foot wharf to get on the launch which took her across Tomales Bay to the Pierce Ranch. Just beyond the ranch pier stood the gun club of which Hammel was caretaker, and Helen's father had arranged for her to stay and board with Hammel and his wife. She had a second story room at the northeast corner of the Clubhouse with a window which looked out over Tomales Bay.

Each school day, Helen Smith would walk up the wagon road which climbed the gulch from the gun club to Pierce Ranch where the one-room wooden schoolhouse stood in which she taught first through sixth grades, depending upon the ages and needs of the students. She recalled that:

My schoolroom was a long narrow building wide enough for two rows of desks, which was heated by a wood stove in the back [the west end] and had a cloak room beyond. Blackboards were on a side wall. Four families supplied the students. Two of the families were Slavonian fishermen. The Cosmis lived in a small cove on the shore of the bay, and a short distance from them, the Smith family, also Slavonians, and fishermen. Each family lived across the bay from Marshall, and did their business there, crossing in their small launch. They each had a launch. The Smiths had five children in school, Gaspar, Lucy, Katy and two others. The Cosmis' Lena was in the first grade. The two Penzotti families lived on the Bay farther down. Grandpa Penzotti was raising three children: Theodore, Virginia, and Rosie. Tony Penzotti's family was four: Francis, Andrew, Clarence, and Tony, Jr. The Penzottis were half Italian and half Digger Indian. The restrooms were behind the school.

When the weather was cold, Helen was required to start and keep a fire in the wood stove in the rear of the school. That, and possibly sweeping and washing the few windows, constituted the "janitorial duties" for which she was paid five dollars a month.

Coming and going between the Pierce District School, which stood at the northern edge of the complex of ranch buildings, and the gun club, Helen soon became acquainted with the people of the ranch. At that time Joe Mendoza, a shrewd and intelligent dairy rancher of Portuguese extraction probably originally from the Azore Islands, was still the lessee. His wife, Zena, was about Helen's age, and the Mendozas had a five-year-old daughter named Tessie. The ranch cook was Mary Loomis, and Frank Mello served as the ranch boatman who operated the launch on Tomales Bay. Since Mendoza had recruited his ranch hands in the Azores, paying their passage to America, they knew little or no English. The hands would work for Mendoza until they had repaid him the cost of their passage to Marin County, and until they had gained a smattering of English, then move on to jobs in neighboring

ranches or towns. Mendoza would then bring more men over from the Azores.

As the weeks passed, Helen and Mrs. Mendoza became friends and she stopped in more and more often to visit the Mendozas. To her surprise, her hosts at the gun club, Mr. and Mrs. Hammel, began to act "sort of queer." It seemed that they suspected Mendoza's Portuguese ranch hands, if not Mendoza himself, of poaching on the Tomales Point Gun Club's game preserve. "The Hammels did not like my going there," Helen recalled. She must have told this to Mrs. Mendoza, who replied, "well, you can come up and live up here." She also reported the situation to her father, who apparently agreed. So after two months of living at the Gun Club, Helen Smith moved up to Pierce Ranch, where she was to live for the rest of the school year. The Mendozas gave her a room on the second floor of the main house, and she boarded there as well.

For recreation on some weekends Helen Smith went down to San Rafael to visit her family. At Pierce Ranch, she would climb aboard the wagon which Frank Mello drove down to the pier every day with its load of cream and perhaps other dairy products. At the pier, he would unload the cream from the wagon into the launch. After Helen boarded, he would sail across Tomales Bay to the pier at Hamlet, where he unloaded the cream and perhaps butter and hauled it up the pier to the flag stop at which the narrow gauge trains would pick it up for the haul to market. Whether the cream all went toward San Anselmo and San Rafael and perhaps Sausalito and San Francisco, or some of it went north to Tomales and Russian River stations is unknown.

The return trip from San Rafael would simply be the reverse procedure. Sometimes Helen would have quite a wait for either the train, southbound, or the launch on her return. The ranch at Hamlet was Henry Jensen's, and she got to know the Jensens, who would invite her in for coffee. She recalled:

The Jensens were beautiful people. Mrs. Jensen's house was so clean you could eat off the floor. She was a Scandinavian of some sort, and she was just a beautiful person.... When I was coming back and forth, of course, I would ride the launch back and in the meantime sometimes I'd have to wait, and so I'd go into Jensens' and she'd always make coffee for me and that sort of thing.

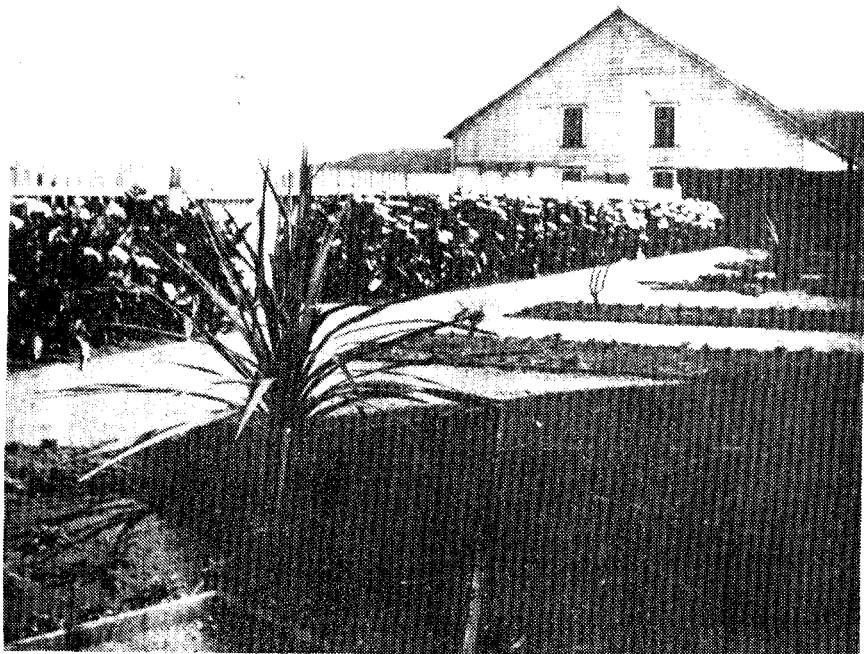
Thus the rancher at Hamlet provided the place to await trains that the railroad itself did not provide at this flagstop.

There were few other people for Helen to visit now that she was shut off from the Hammils, and sometimes she would visit the Slavonian fishermen's families on Tomales Bay. "The Cosmis lived in one cove and the Smiths lived in the other and each had a little launch of their own and they did most of their business in Marshall," she recalled.

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



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



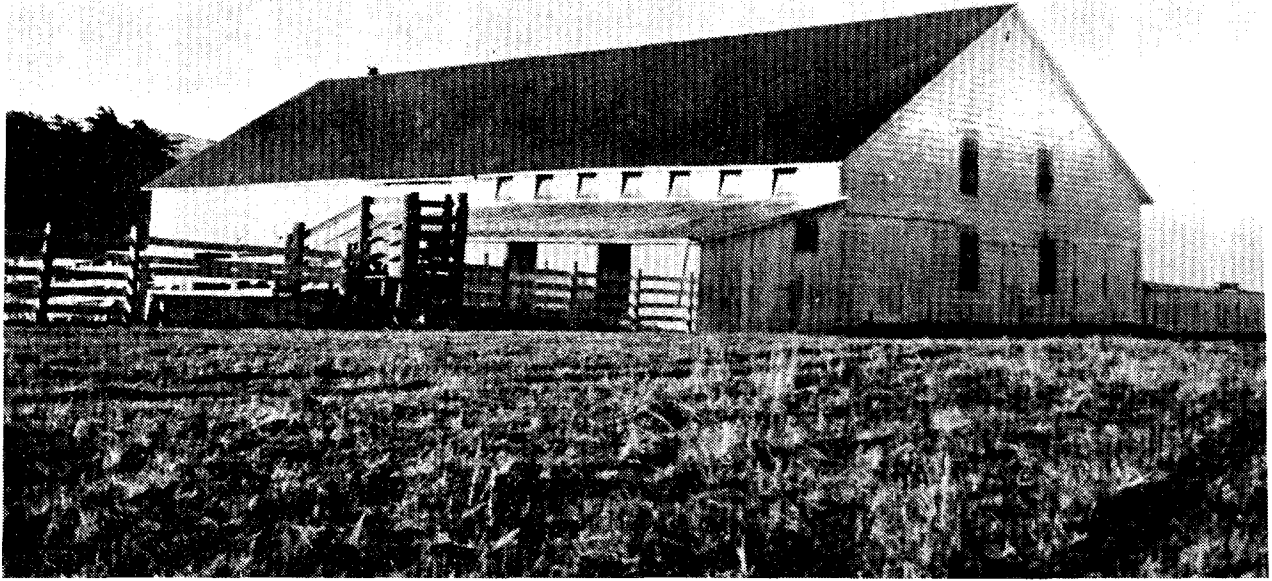


Figure 30 - Viewed from the northeast, probably in the 1950s, the Horse Barn had acquired a shed-roofed addition at the northern end of its east side, and also, between the top of the shed roof and the eaves of the gable roof, seven windows in the east wall of the barn to provide ventilation and light.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



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

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

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

Travel by water to Hamlet and the narrow gauge railroad was far easier than travel by land up across Point Reyes. Helen recalled that "in the old days if you wanted to get there by land you had to go through Point Reyes and go through ranch after ranch, get out and open the gate and close the gate and so on." Consequently Joe Mendoza did most of his business across the bay, in Tomales because his wife's mother, Mrs. Martins, his younger sister, Valdemira, and a teenage brother lived there.

Ranch life had its unique pleasures, as indicated by one mouth-watering memory. When Mary Loomis, the cook, made pancakes for breakfast, Helen recalled, "every morning I went across to the separator and took my little glass full of cream and had cream on my pancakes when I had that for breakfast."

During the ten months she lived at Pierce Ranch, cook Mary Loomis married the boatman, Frank Mello, and their friends celebrated with a big "shivaree" up in Tomales.

The Mendozas fed their ranch hands in the dining room of the main house. After dinner every night -- at least many nights -- they would clear off the tables and Helen would conduct what she called "Americanization" classes, the purpose of which was to teach the Portuguese immigrant ranch hands some English.

After her 10 months at the Pierce School, in June 1917, Helen's little sister Jean came up by narrow gauge and across Tomales Bay by launch to stay at the ranch for a week. Jean Smith was then five years old, and spent the time playing with Tessie Mendoza and sitting on the doorstep of the school, listening to the school activities. Helen's mother came up by train to go back with them the last day. Sixty-seven years later, Helen would again visit the school in which she once taught at Pierce Ranch.

Mary Pierce had received full title to the ranch from the Bank and Trust Company of Tomales in 1902, and fifteen years later, on November 30, 1917, she sold 2,546 acres to John G. Rapp, who two years later also purchased all of the Charles Howard estate lands on Point Reyes. Rapp owned a brewery in San Francisco, and reportedly never lived on the ranch, but leased it to others. Mendoza apparently continued as a lessee, though there may have been others as well.

As time passed, so did horse-drawn transportation, and motor trucks eventually superseded the wagon and the launch in hauling the products of the ranch to the railroad--and in time would supplant the railroad, too. In 1927, furthermore, electricity came to the Point Reyes and Tomales Point peninsulas, and probably soon thereafter to Pierce Ranch.¹⁴

On December 31, 1929, John Rapp sold the ranch to James and Margaret McClure, who rented it to J.P. Gallagher for 13 months until the latter purchased his own ranch. On October 18, 1932, Gallagher sold his stock and ranch equipment to James's son, John McClure, and John McClure and his wife, Dorothy, moved to the Upper Pierce Ranch that same day, though they also continued to rent the Boyd Stewart Ranch and keep their cattle there. The Pierce Ranch cattle had tuberculosis and the herd had to be liquidated in 1933. Subsequently, in September, the McClures drove the cattle they had kept on the Stewart Ranch up to the Pierce Point Ranch. This was their last cattle drive, trucks subsequently being used for all cattle movements. That year, 1933, they built a new dairy building, south of the old one.¹⁵

Unlike Pierce and Moltzens, the McClures did not make butter. They did market cream, trucking it to market. They ran about 175 Holsteins at the upper Pierce Ranch and about 65 Jerseys at the Lower Pierce Ranch. All of the replacement stock was raised at the upper ranch. They also raised hogs on the upper ranch, fattening them for market by feeding them the milk left over after the cream had been separated out.

About 1945, as World War II came to an end, the McClures phased out the dairy and hog raising business and phased in the raising of beef cattle. This ended nearly 90 years of dairy industry at the Pierce Ranch. Subsequently they ran a herd of about 350 Herefords and raised their own hay with which to feed cattle, having to purchase hay to supplement their crop only one year which proved particularly dry. They used eight fields for raising hay, which they planted in October and cut in June.

John McClure died of a stroke in 1963, and his widow sold the ranch on May 9, 1966. Her brother-in-law, David, felt he could no longer run it alone, and she could not afford to buy his interest in it.

By the time the McClures sold Pierce Ranch in 1966, a number of changes had been made in buildings in the complex since the Moltzen lease ended in 1906 which have not been documented as to date, purpose, or people involved. Yet, some speculative conclusions can be drawn. It is unlikely that such changes were the work of lessees or tenants such as the Mendozas, and far more likely that they occurred while the ranch was actually operated by its owners. Since John Rapp, who owned the property from 1919 through 1929, never lived there and continued to lease Pierce Ranch to others, it seems unlikely that he made any capital improvements. That leaves the McClures. John McClure and his wife, Dorothy, moved to the ranch on October 18, 1932, and the

following year, 1933, constructed a small new gable-roofed dairy, located near the northeast corner of the Dairy or Cow Barn, thus between the Old Dairy and the barn, and very close to the barn. This was the most significant change, and is the only one for which a date is known, but it undoubtedly set the stage for three changes to the Old Dairy, though it is not clear whether they occurred immediately, in 1933 or 1934, or were not accomplished for another five or ten years. First, the west wing of the building, which the Moltzens had employed as a bunk house for the ranch and dairy hands, was removed from the building, moved west to a location south of and in line with the Blacksmith Shop, Carpenter Shop and Wood Shed, where it became a calf shed, with the hole where it had connected with the rest of the Old Dairy boarded over. Second, the portion of the Old Dairy between the two wings, whose interior function has not been identified, was converted into a garage, with garage doors on the north side. Third, the McClures rebuilt and resingled the roof on the east wing of the Old Dairy, eliminating the skylights.

The dates of other changes are even less easily ascertained, but probably also took place while the McClures owned the ranch, and probably occurred during the 1930s or 1940s. They included the following: rebuilding of the tank house into a single story, hip-roofed building, eliminating the second story and its bell cupola; adding a shed to the northern half of the east side of the Horse Barn, and between the top of the shed roof and the eaves of the gable roof, adding seven windows for light and ventilation; eliminating the "clipped" corners at the top of two of the stalls or "bays" of the wood shed; demolishing about three-quarters of the old slaughter house southeast of the Horse Barn and converting the remaining, southernmost quarter of this gable-roofed building into another garage; demolishing the building which once stood south of the Horse Barn, possibly another wagon shed; replacing the picket fence around the house with pickets of a more ornate and decorative style, and subsequently adding extension posts and barbed wire above the top of the fence to discourage cows, horses, or possibly deer from eating flowers and plants in the garden; rebuilding the Blacksmith Shop; demolishing two of the four small gable roofed buildings, possibly chicken houses, which stood east of the Horse Barn; and eventually demolishing the Hog Sheds and Pens. It was probably during the 1950s that the McClures refinished the exterior of the older portion of the main house with asbestos siding.

All considered, the changes were rather minimal in view of the age and history of the ranch. The main house remained in the form it had reached after the earthquake of 1906 demolished the chimneys and part of the front porch, the owners having rebuilt the chimneys in less decorative form, and either the portion of the porch in front of the dining room survived, or it was quickly rebuilt. At a much later date an owner or lessee, probably the McClures, glazed it entirely turning it into a small additional room. Otherwise, the house retained its historic fabric of the 1850s and 1869. The Wash House which the McClures had turned

into the North Bunk House, the School, the Wood Shed, and the Carpenter Shop which the McClures had turned into the West Bunk House, all three segments of the Old Dairy (one separated and moved west to become the Cow Shed), the Horse Barn, the Dairy Barn, the Wagon Shed, and the surviving part of the Slaughter House all survive and all probably date from the 1870s. The Blacksmith Shop appears to have been remodeled or rebuilt at an unknown date. Possibly it was damaged or destroyed in the 1906 earthquake, or possibly the McClures rebuilt it. The New Dairy added in 1933 survives also. In contrast to the extent of change on other ranches on the Point Reyes Peninsula and in the Olema Valley nearby, the changes to Pierce Ranch brought during the last century have been few and minor, all of them a part of its operation as a working ranch.

The owner subsequent to May 1966, the Bahia del Norte Land and Cattle Company, leased the ranch to Mervin McDonald, who operated it until the spring of 1980. Congress having established the Point Reyes National Seashore, which included the lands of Pierce Ranch in 1972, the National Park Service purchased the property in 1973, then undertook efforts to have McDonald vacate it. The National Park Service had considered it as a location for a "Living Historical Farm" as early as 1968, and began monitoring the property closely after acquiring it in 1973. In 1976, Congress established part of the ranch as a Wilderness Area, and in 1978 the National Park service reintroduced Tule Elk into the peninsula.

The property has been known by a number of names over the years: Solomon Pierce Ranch; Abram Pierce Ranch; A.J. Pierce Ranch; Pierce Point Ranch and Upper Pierce Point Ranch.¹⁶ Today, it represents an outstanding example of a 19th Century dairy ranch, and deserves preservation as an outstanding historic resource.

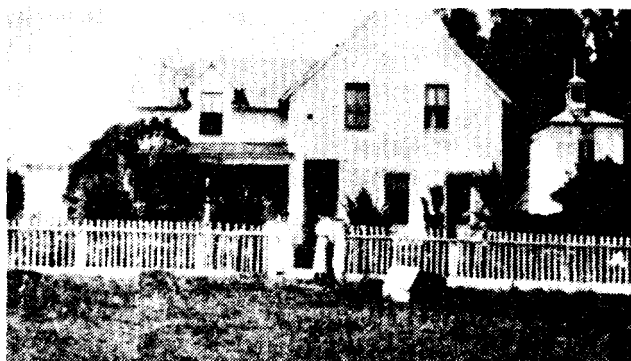


Figure 32 - The earthquake of 1906 knocked down at least the part of the front porch which stood east of the front door and the front parlor. The portion of the porch east of the dining room either survived the earthquake, or was soon rebuilt. The above view shows the front of the house during Joseph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

HISTORICAL SIGNIFICANCE

Pierce Ranch is of at least regional historical significance as perhaps the most notable of a number of ranches founded in the middle of the 19th Century in the Point Reyes region to supply dairy products, particularly butter, by coastal schooner, later by launch and narrow gauge railroad, and finally by motor truck, to the urban market offered by nearby San Francisco. An 1893 promotional booklet on Marin County noted that the county "is especially adapted to dairying," and went on to claim:

No county has such large and complete dairies, and none exports such an amount of dairy produce, in the shape of butter, cheese and fresh milk. "Point Reyes butter" is the sign displayed in San Francisco markets when the dealer wishes to call attention to what he regards as a particularly fine quality of this article.

Pierce Ranch in particular excelled in the production of the finest quality of butter, as indicated by the famous San Francisco fine food purveyor (which now would be termed a "gourmet" market), Goldberg, Bowen & Company, purchasing the entire butter production of Pierce Ranch during the years around the end of the 19th Century. Thus Pierce Ranch was not merely one of the Point Reyes region ranches which as a group were the best dairy ranches among 300 in the state as of 1900, but was at the top among even the Point Reyes ranches in the quality of its product, and in recognition of its importance was written up in 1878 and again in 1880 as an outstanding example of a dairy ranch.

Pierce Ranch thus is of regional historical significance in the category of agriculture as a dairy and cattle ranch which raised milk cows and later cattle, hogs, potatoes, hay and certain other crops, and under industry as a ranch which produced butter and cream for a commercial market, and which in terms of butter production was for many years the leading producer in the Point Reyes Township.

Pierce Ranch was described in 1883 as "one of the representative dairy ranches of the Pacific [Coast]." Its significance, therefore, was recognized by its contemporaries, as well as in retrospect by historians.

Additionally, as part of its main house, the ranch includes a house which, according to local tradition, dates from 1856, which would make it the oldest surviving ranch house in the Point Reyes region, if not in the whole coastal section of Marin County. If it cannot be verified from authoritative sources that the older portion of the house dates from 1856, it still remains likely that it dates from the 1850s or at latest the early 1860s, for the later portion of the main house dates from 1869.

Among the many ranches of the Point Reyes and Tomales Point

peninsulas and of the nearby Olema Valley, Pierce Ranch is the one with the greatest degree of integrity of early buildings in its physical complex. In many other cases old whitewashed wooden barns and outbuildings exist alongside a modern 1960s suburban house; in many other cases an old 19th Century house stands adjacent to modern metal prefabricated barns and outbuildings. In some cases old outbuildings adjoin an old house which has been greatly altered by modernization. At Pierce Ranch both the old residence and old outbuildings survive. Pierce Ranch is probably the least altered, least modernized, physical complex of ranch buildings in the area. It thus has great integrity as an early dairy ranch. It is, therefore, of at least regional significance as representative of a type: the mid-19th and early 20th Century Pacific Coast dairy ranch, a type once common from central California to the Canadian border, but at least in its original, unaltered, and family-operated form, fast disappearing from the Pacific Coast scene.

The research for this historic structure report has demonstrated that many of the ranch buildings are much older than envisioned at the time it was nominated to the National Register of Historic Places, and that the two barns, carpenter shop, woodshed, school, wash house, and tank house probably all date from the 1870s or earlier, and are thus well over a century old. In other words, the ranch has even greater integrity deriving from an earlier date than was envisioned in the National Register form, which assumed that more of the buildings dated from the early 20th Century rather than the 19th than has proved to be the case.

Furthermore, research for this report has spotlighted the extent that foreign immigration played in the history of the Point Reyes region, and that Pierce Ranch played an important role especially in Portuguese immigration, not to mention the fact that another lessee was a Danish immigrant. Not yet recognized in the National Register form, Pierce Ranch nevertheless appears to have significance in social history in its role in immigration and in its role in Americanization of especially Portuguese immigrants.

NOTES

1. Except where citations refer to other sources, this history section is based upon Anna Coxe Toogood, A Civil History of Golden Gate National Recreation Area and Point Reyes National Seashore (Denver: National Park Service, 1980), Vol. 1, pp. 130-197, Vol. 2, 229-234.
2. Point Reyes Light, July 24, 1985.
3. California Emigrant Union, California As A Home, p. 10
4. J. P. Munro-Fraser, History of Marin County, California (Oakland: Alley Bowens & Co., 1880: reprint, Petaluma, Charmaine Burder Verunda, 1972) pp. 297-300.
5. Fred A. Stindt, The Northwestern Pacific Railroad; Redwood Empire Route. (Redwood City: published by the author, 1978). The North Pacific Coast Railroad was incorporated December 19, 1871 and proceeded to build a narrow gauge railroad from Sausalito to the Russian River. During construction the railroad hauled a locomotive from Sausalito by scow to Tomales Bay and opened a second construction front. The company completed construction between Sausalito and Tomales in December 1874, operating the first train on January 7, 1875, providing thereafter a rail link for Pierce Ranch to the San Francisco markets via a railroad ferry across San Francisco Bay from Sausalito. The railroad completed a line northward from Tomales to the Russian River in October, 1876, and other construction later. In 1902 other interests purchased the North Pacific Coast and effective March 7, 1902, it was renamed the North Shore Railroad Company. In a complex series of corporate moves, the Southern Pacific Company and the Atchison, Topeka & Santa Fe Railroad jointly purchased the North Shore Railroad and effect January 8, 1907, it became a part of the Northwestern Pacific Railroad. The narrow gauge north of Point Reyes Station was abandoned on March 30, 1930, and the railroad into Point Reyes Station was abandoned August 1, 1933, after which the ranches in the Point Reyes region had to ship to market by motor truck.
6. Marin County Journal, May 3, 1883, p. 3.
7. The following narrative dealing with Pierce Ranch under lease by Claus (Charles) Moltzen is based on interviews with Katie Bates (nee Moltzen): by Park Ranger Gregory Gnesios on June 25, 1985, and by Regional Historical Architect Richard A. Borjes and Regional Historian Gordon Chappell on October 8, 1985, both in Santa Rosa, California, and on Katie Bates' two albums of historic family photographs of Pierce Ranch, more than a hundred of which she kindly permitted the NPS to copy.
8. By the turn of the centuries, Goldberg, Bowen & Company

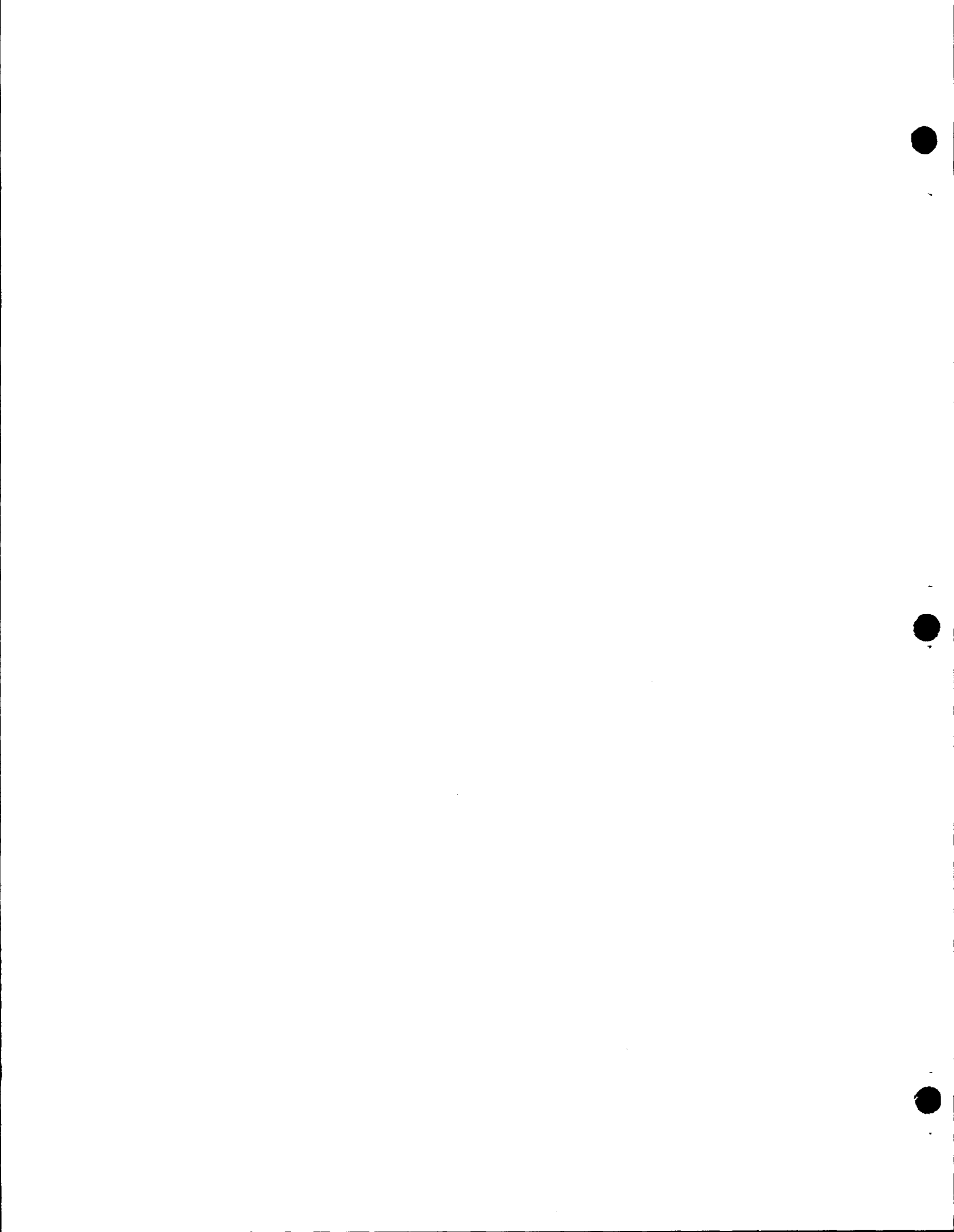
advertised in the Crocker-Langley San Francisco Directory as importing grocers, "Continental and East Indian table luxuries and novelties," with stores at 426-432 Pine Street, 215-217 Sutter, and 2800 California Streets in San Francisco and at 1075 Clay in Oakland. In modern terminology, Goldberg-Bowen was a gourmet food store, and in its day it was famous. See Langley's San Francisco Directory for May 1893, p. 615; and May 1894, pp. 614; and 1895, p. 644; and the Crocker-Langley San Francisco Directory for 1896, p. 677; April 1897, p. 732; May 1898, p. 706; 1899, p. 722; 1900-1901, p. 724; 1901-1902, p. 744 and advertisement on p. 745; 1902-1903, p. 758; May 1903, p. 764; May 1904, p. 769; May 1905, p. 780; and 1907-1908, p. 752. There was no directory for 1906 because of the great earthquake and fire which destroyed much of San Francisco.

9. The South San Francisco Packing and Provision Company, in which Charles Nonnemann and Henry Mohr were the partners, had a slaughterhouse or warehouse at the corner of Manila and Yazoo and an office at 218-220 Front Street in San Francisco according to Langley's San Francisco Directory for May 1893, p. 1893, p. 1308, but the 1894 issue listed their firm at the northwest corner of 7th Avenue, South, and M Street, with an office still at the Front Street address, p. 1386. However the Crocker-Langley San Francisco Directory for 1896 showed the firm with an office at 218 Front Street, a packing house at 7th Avenue South and M Street, and a slaughter house at 4th Avenue South and M Street. The latter two addresses apparently were in what is now South San Francisco. The directory for 1900 showed the office address moved to 117-119 Davis Street, where it remained until presumably destroyed in the earthquake or fire of 1906, after which it reopened at 407-413 Front Street. See: 1896, p. 1457; 1897, p. 1597; 1898, p. 1558; 1899, p. 1610; 1900-1901, p. 1614; 1901-1902, p. 1652; 1902-1903, p. 1672; 1903-1904, p. 1714; 1904-1905, p. 1728; 1905-1906, p. 1729; 1907-1908, p. 1654.
10. The history of the Tomales Point Gun Club appears scattered in various places in the writings of Marin County historian Jack Mason. See Earthquake Bay, pp. 24, 25, 57-59, 154, and the Point Reyes Historian, Vol. 1, No. 3 (Winter, 1976), pp. 78-84, 91.
11. Don B. Marshall, California Shipwrecks; Footsteps in the Sea, pp. 117, 118, 121; Mason, Point Reyes; The Solemn Land, p. 131. Published accounts of this tragedy vary considerably, and it was extensively covered in the San Francisco newspapers.
12. Independent-Journal (San Rafael, California), Saturday, November 15, 1969, P. M11, quoting an issue of the Marin Journal published shortly after the earthquake. This article by Florence Donnelly, "A History of the Point Reyes Township," contains some rather puzzling information regarding Pierce Ranch that simply does not fit in with other

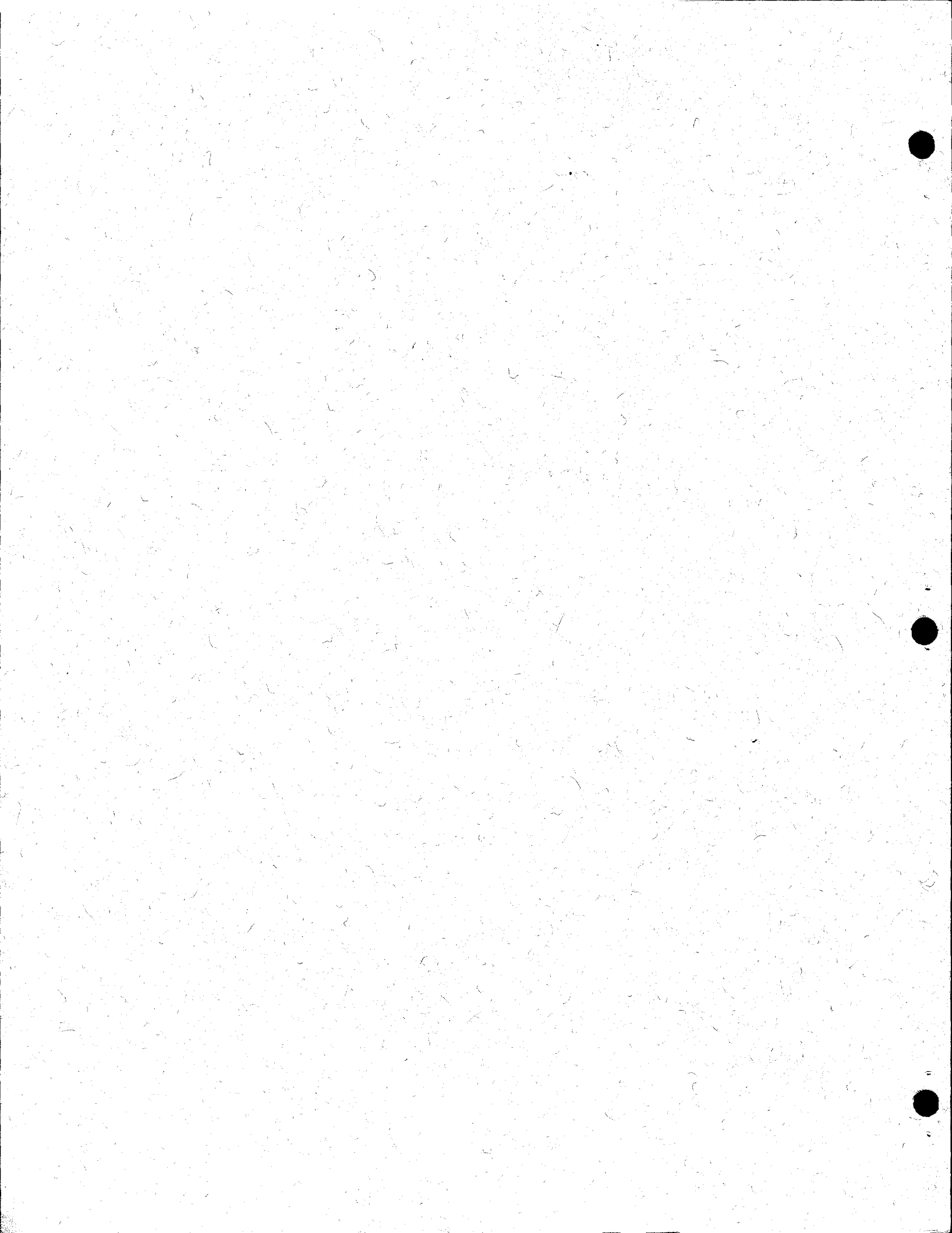
information available. A Dorothea Cameron Johnston had written the author claiming that her father, Alexander Cameron Johnston, had leased Pierce Ranch about 1893. She recalled that her family lived on the "middle ranch" at Pierce Point; no other account mentions a "middle Pierce Ranch." Miss Johnston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

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

13. This information dealing with the ranch during Joseph Mendoza's lease comes primarily from an interview with Helen Hobson by Park Ranger Gregory Gnesios of Point Reyes National Seashore on August 19, 1983 in Sebastopol, California. Mrs. Hobson is now deceased. Another view of some ranch history during the Mendoza lease is to be found in Jack Mason, "The Man from Pierce Ranch," Point Reyes Historian, Vol. I, No. 3, Winter 1976, pp. 78-84, 91. The man in question, Hamilton Martins, had emigrated from the Azores in 1908 to join his sister, Zena, who was Joseph Mendoza's wife. Joe thought Ham was lazy; twelve years old, he was supposed to work in the beet patch and the hog pen, but more often could be found down on Tomales Bay spending his time with the Smiths. In October 1919 he married Mary Smith, and with Trajano Machado, the Martins bought D Ranch with \$57,500 of borrowed money from John Rapp. Most of Martins' reminiscences deal with the Tomales Point Gun Club and operation of the D Ranch.
14. Mason, Point Reyes; the Solemn Land, p. 58.
15. The following narrative dealing with the ranch under McClure ownership is based on interviews with Mrs. Dorothy McClure by Park Ranger Diana Skiles of Point Reyes National Seashore on June 9, 1977, May 29, 1979, and September 18, October 1 and October 9, 1980. Whereas the Bates and Hobson interviews were recorded on tape, Mrs. McClure did not wish to be recorded, so interviews with her were written up in the form of typed notes by Miss Skiles.
16. "Pierce Point" is an obsolete term for Tomales Point, which helps to explain why the ranch once was known as the "Upper Pierce Point Ranch."



ARCHEOLOGY



ARCHEOLOGICAL RESOURCES OF PIERCE POINT RANCH

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

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

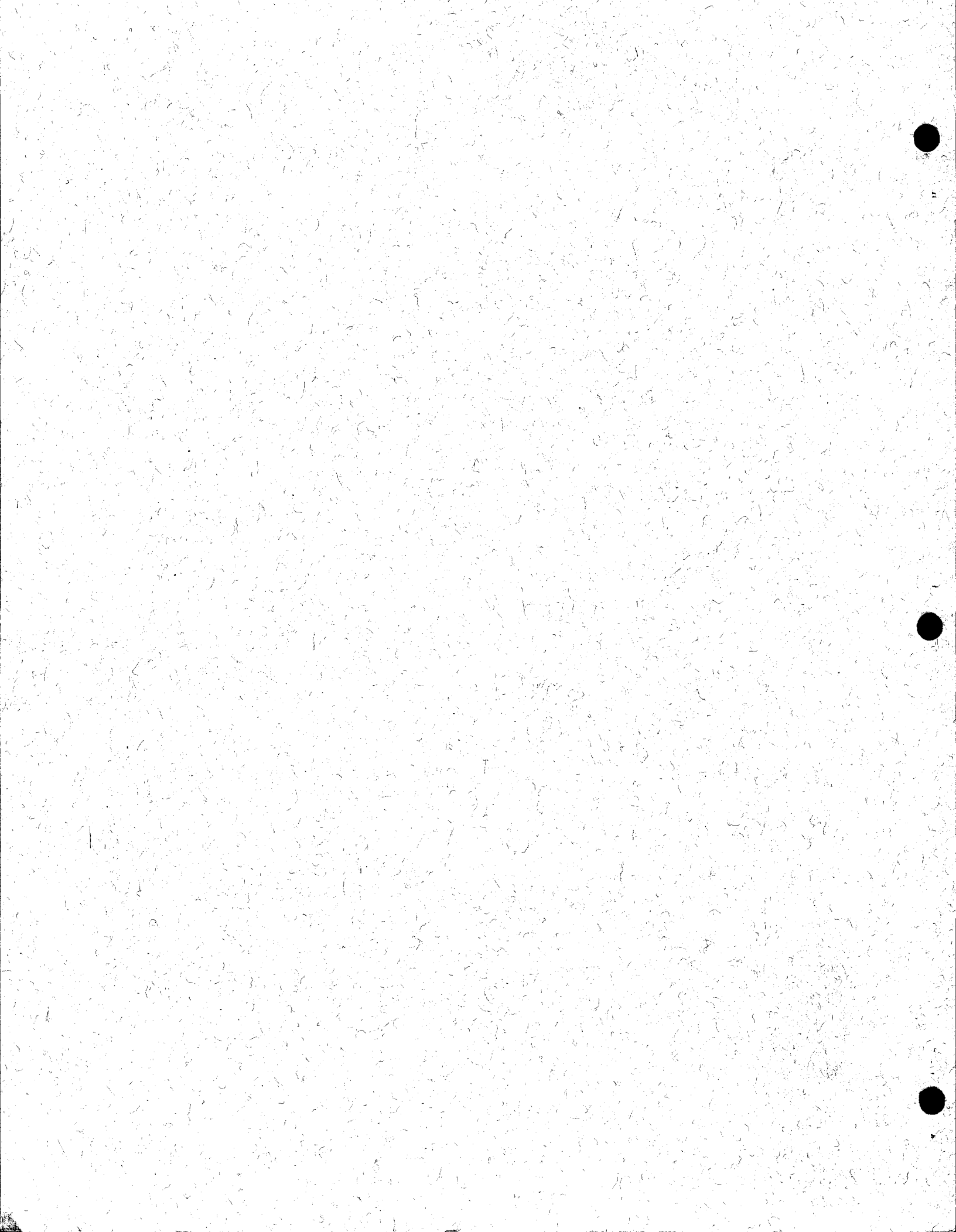
Two small exposures of prehistoric occupation midden have been observed in the Upper Pierce Point Ranch locality (4-Mrn-252 and 4-Mrn-4xx). To the east of the ranch compound, on a slope of a drainage entering White Gulch and Tomales Bay and along an historic road leading to the historic ranch pier landing,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

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

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

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

ARCHITECTURE



ARCHITECTURE SECTION

DESCRIPTION OF COMPLEX:

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

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

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

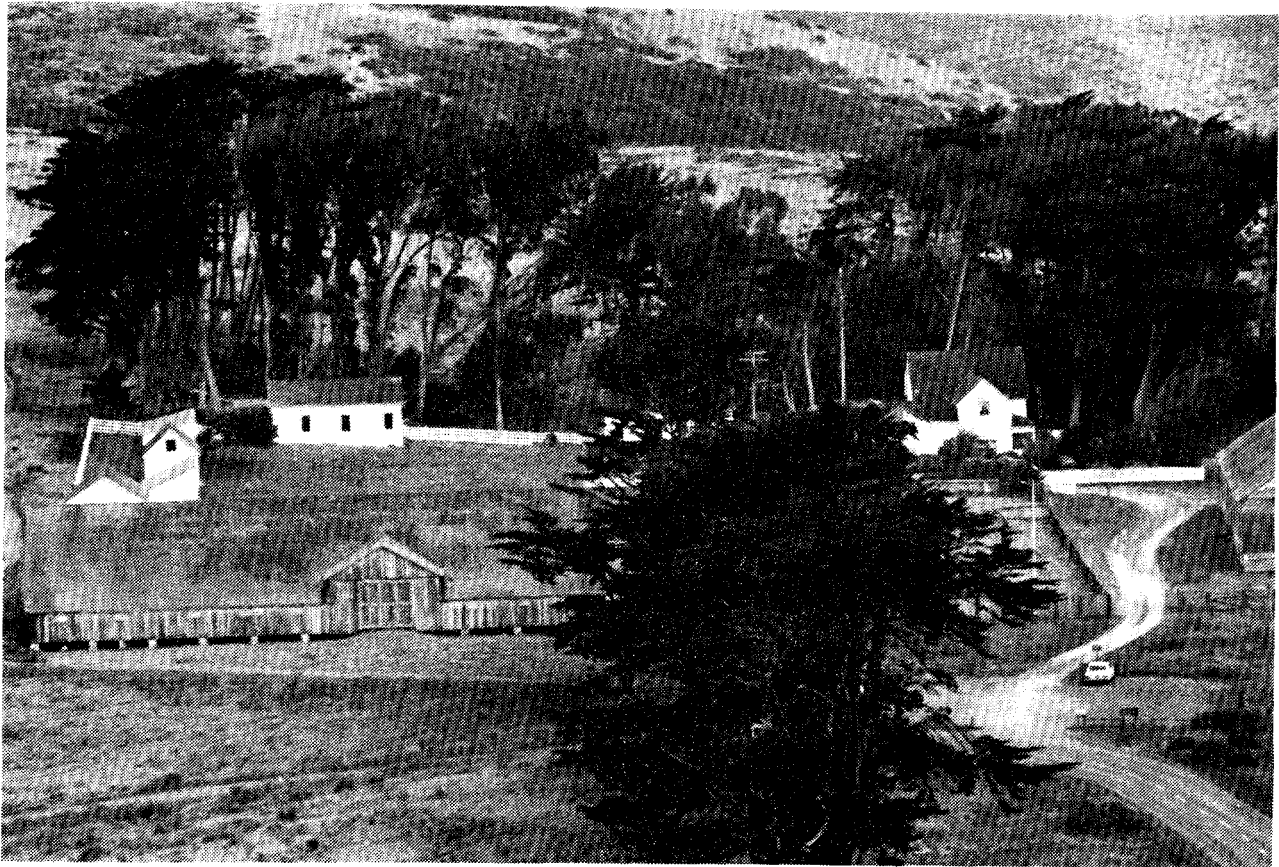


Figure 33. Looking north at Upper Pierce Point Ranch. Note: The buildings shown in this photograph have either been stabilized or are in the process of being stabilized.

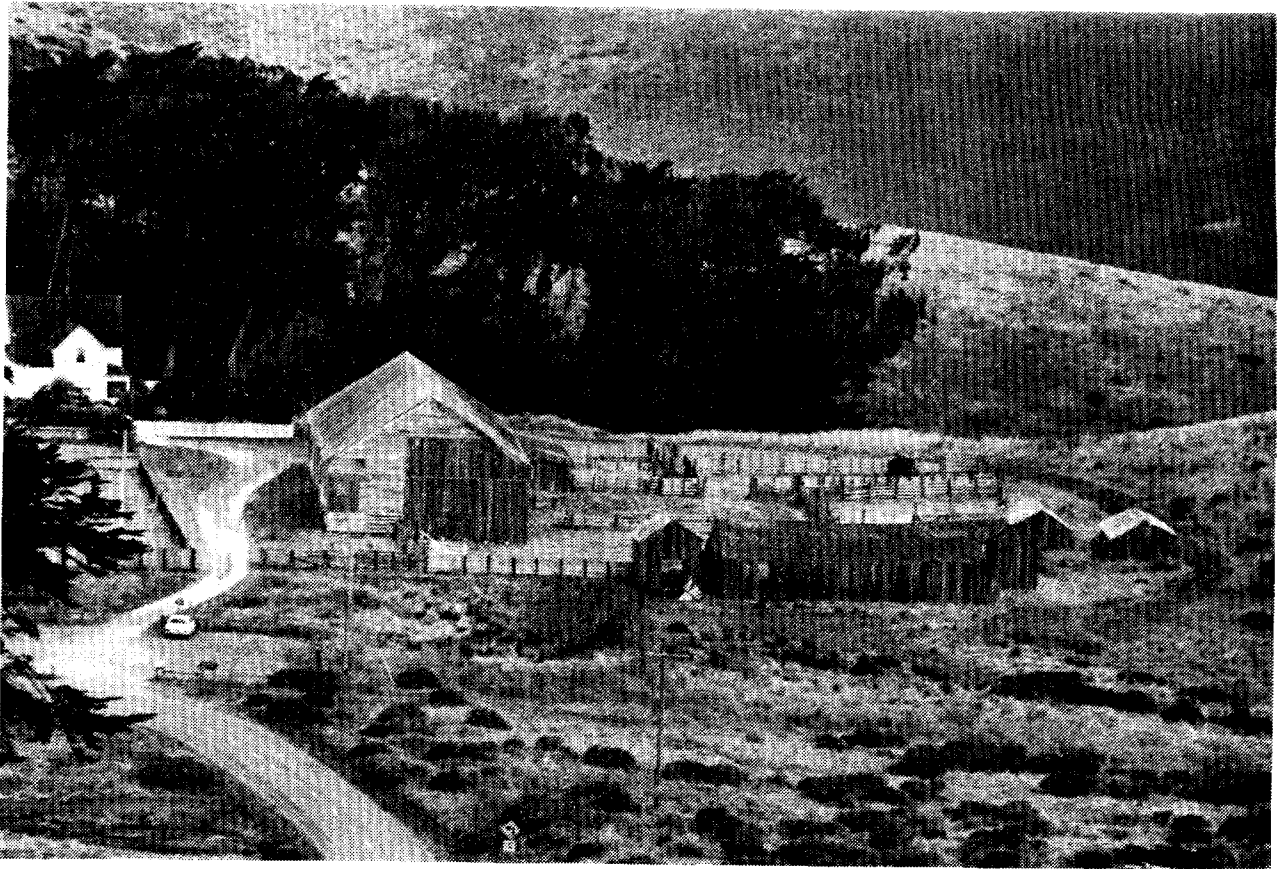


Figure 34: Looking north at Upper Pierce Point Ranch. Buildings shown are east of those in Figure 1. Reference the Main House in the upper left of this photo to locate these buildings in relation to those shown in that Figure. Note: The buildings shown in this photograph require the greatest amount of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

Elements of Character to be Retained

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

DESCRIPTION OF INDIVIDUAL STRUCTURES

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

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

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



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



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

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

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

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

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

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

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

Main House Potential Usage

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

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

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

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

Elements of Character to be Retained

-Exterior Appearance

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

-Interior Appearance

- Existing wall divisions and openings
- Historic materials

EXTERIOR

PARK Pt. Reyes.

BLDG. NAME

REMARKS: DATE 2 April 80

Main Bldg.
House.

L.P.P. Ranch
Floors over Trunk of House seem to have
settled

FOUNDATION

MATERIALS
CONSTRUCTION
FINISH
COLOR
REMARKS

Heavy 6" Siding Lap Board Siding to grade
Caisson Post & Stone Foundation -
Cast Victorian Crawl Space Vents used -
Much Foundation Plumbing should be
removed -

WALLS

MATERIAL
CONSTRUCTION
FINISH
COLOR
REMARKS

Wood Frame - Horizontal Lap Siding 4" in
front -
Asbestos Siding over remainder of House -
Said to be Bd. & Batten vertical on walls
of back side -

ROOF

CONSTRUCTION
UNDERLAYMENT
ROOFING-TYPE
COLOR/FINISH
REMARKS

Diamond Pattern Comp. Red Roofing - Faded
Seems to be in good condition -

TRIM

MATERIAL
FINISH
COLOR
REMARKS

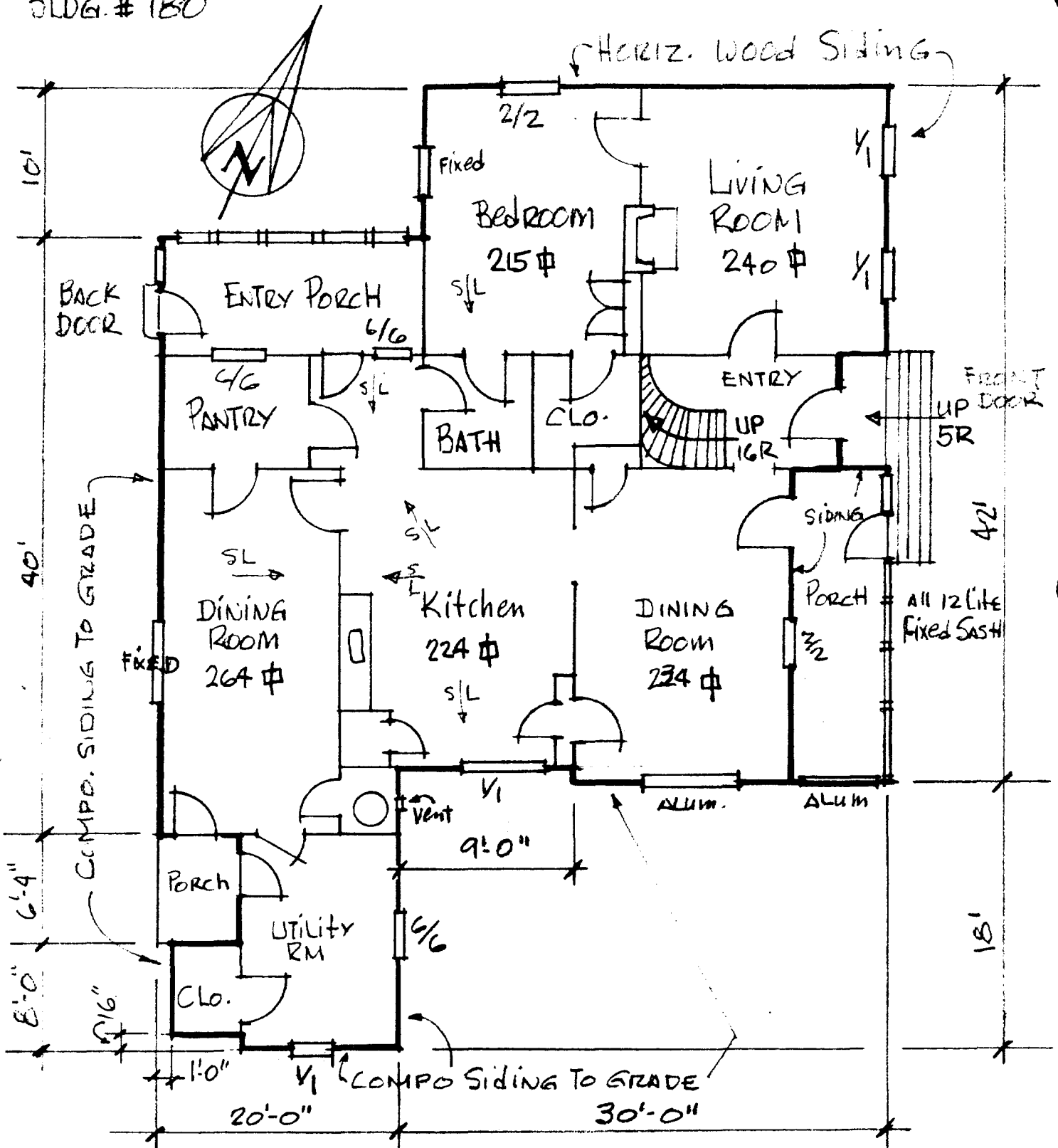
Some wood gutters
Gutters & Downspouts are full & with
growies coming out the top.

Alumin. Sash + 6 over 6 DH wood -
plus fixed plate - plus 1 over 1 DH wood -
plus 2 over 2 DH wood -

(over)

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

BLDG. # 180



MAIN FLOOR PLAN -

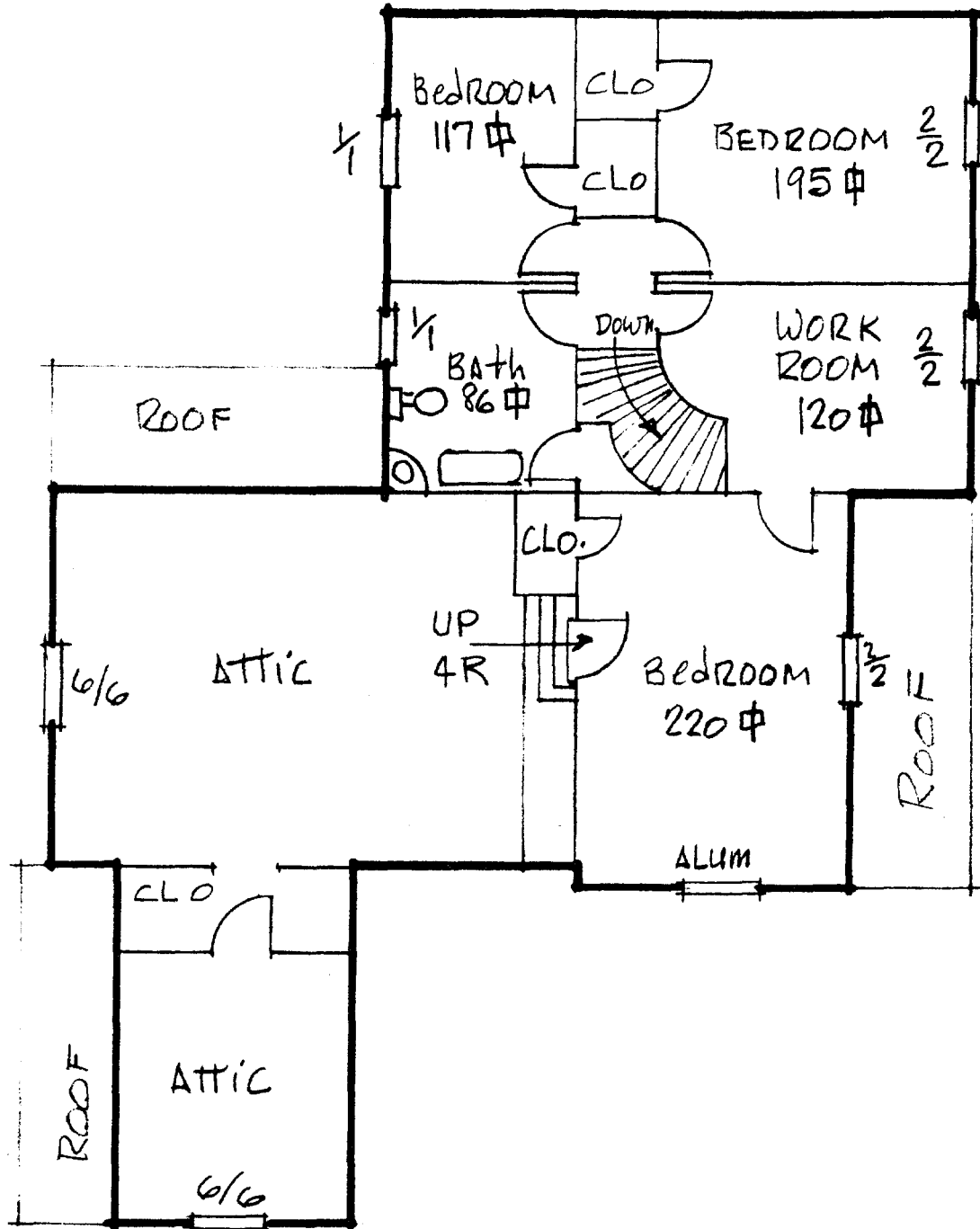
1/8" = 1'-0"

LCS FIELD NOTES

FROM JACK WILLIAMS

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

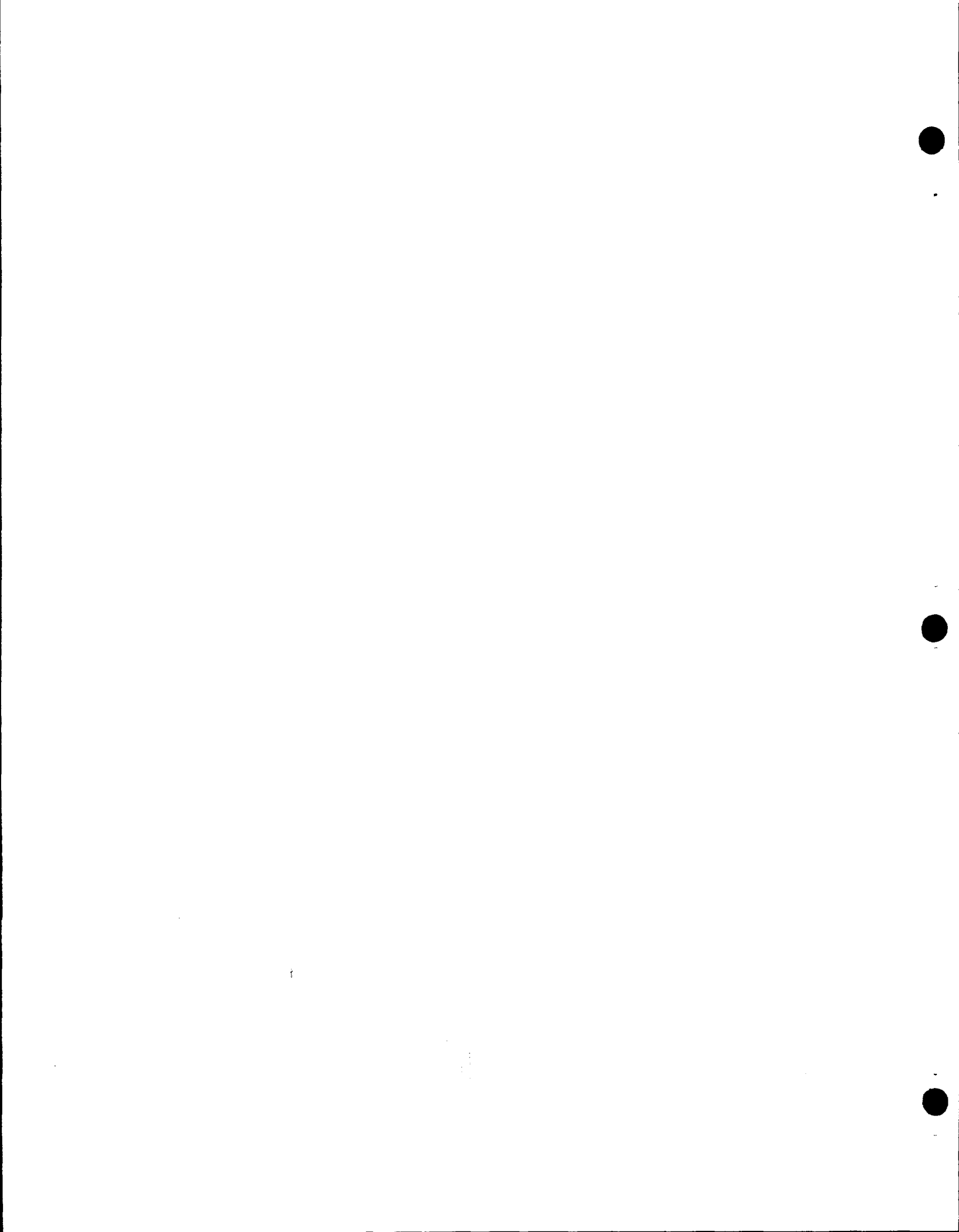
BWG.# 180



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

LCS FIELD NOTES



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

Other names: Washroom (NPS-1980).

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

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

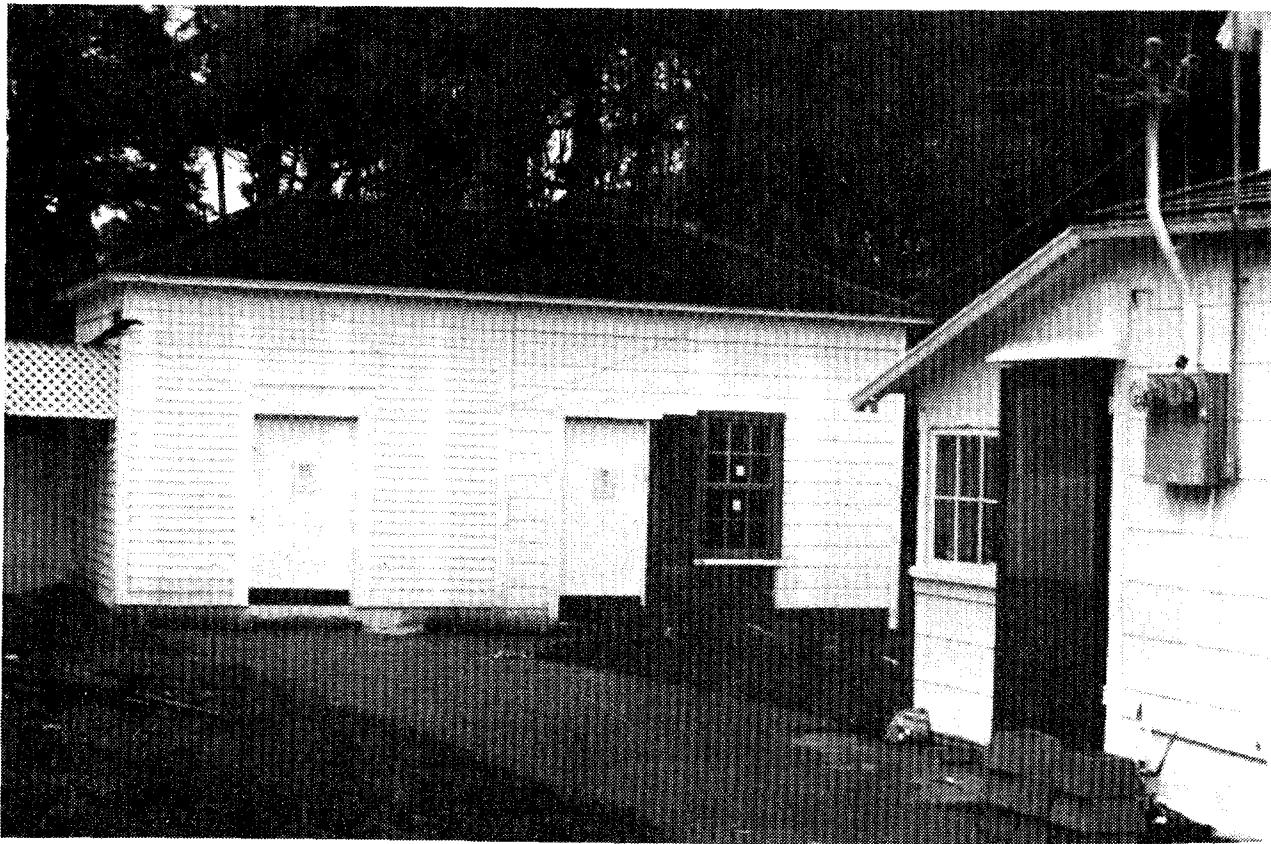


Figure 37. Looking north at the washhouse. This picture was taken in November of 1982 and shows the completion of stabilization work on the building.

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

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

Washhouse Potential Usage

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

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

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

Elements of Character to be Retained

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

EXTERIOR

PARK H. Reyes

BLDG. NAME
 1st Able Room (Honor)
 Bldg. 181

REMARKS: DATE 2 April 80
 LIPP Ranch.
 Said to have had a Cupala of Bell some
 years ago - removed by the Mrs. Donalds (?)

FOUNDATION

MATERIALS
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS

Skirt - narrow meets grade -
 Probably Wood on Stone Plate or Conc.
 Floor inside is shot -

WALLS

MATERIAL
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS

2x4 Studs some at 18" OC.
 Cover 6" D4 Wood Sash - Front Sash
 are not visible because of heavy growth.

ROOF

CONSTRUCTION
 UNDERLAYMENT
 ROOFING-TYPE
 COLOR/FINISH
 REMARKS

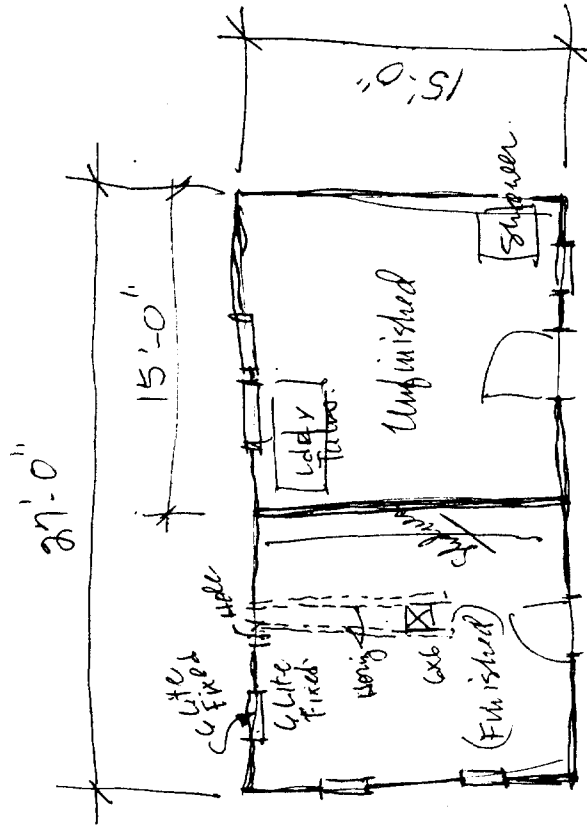
Hipped Roof - w/wood Slunges - Box Eaves
^{1x6} Strip Sheathing Spaced ± 9" OC to
 Conroy Slunges

TRIM

MATERIAL
 FINISH
 COLOR
 REMARKS

Wood Trim -
 Painted White

Much growth surrounds Bldg -
 IVY Growing inside



27
15
12

- ✓ Shrink
- ✓ Electric
- ✓ Plumbing
- ✓ Fdn.
- ✓ Paint
- ✓ Furniture

Finished Room - w/
Sealed walls & ceiling.
(may be insulated)
Good Room - hang
unit from back -
stg. shelves.

54
32
84
500
300
200
135 16

27 x 15 = 405 SF



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

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

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

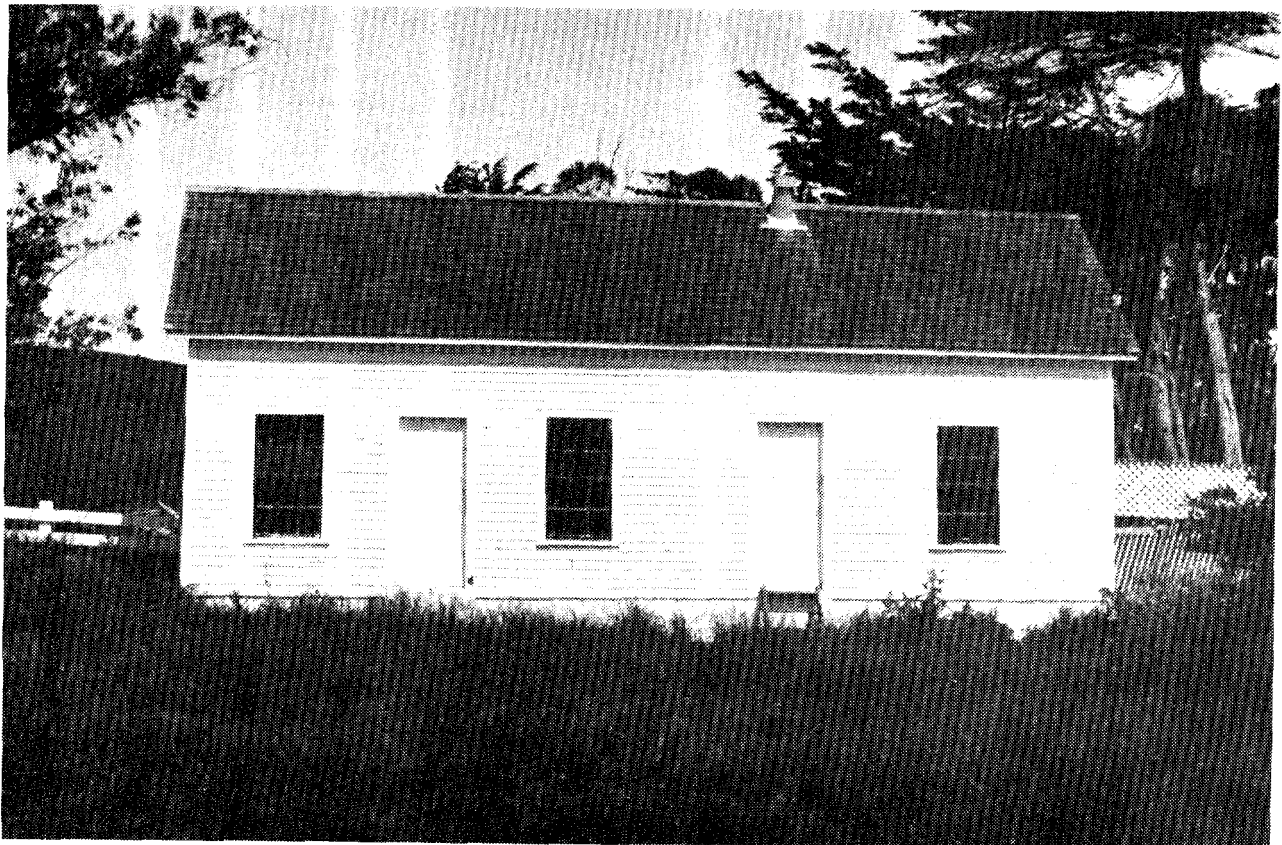


Figure 38. Looking north at the North Bunkhouse. Note: This building has been fully stabilized.



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

North Bunkhouse Potential Usage

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

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

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

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

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

Elements of Character to be Retained

- Exterior Appearance

- Color
- Windows
- Doors
- Siding
- Wood Roof
- Steps (1900)
- Flue pipe
- Electrical equipment (not necessarily functioning)

- Interior

- Existing room divisions and openings
- Interior finishes
- remaining knob and tube electrical equipment (not necessarily functioning)
- hardware on doors, windows, and walls

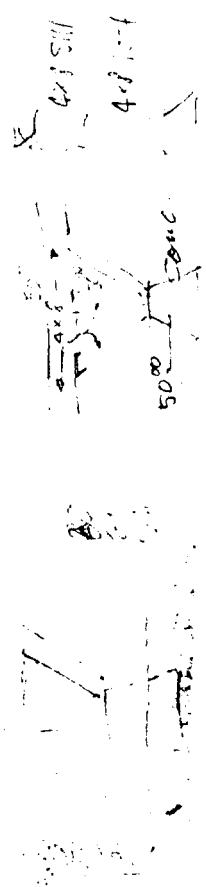
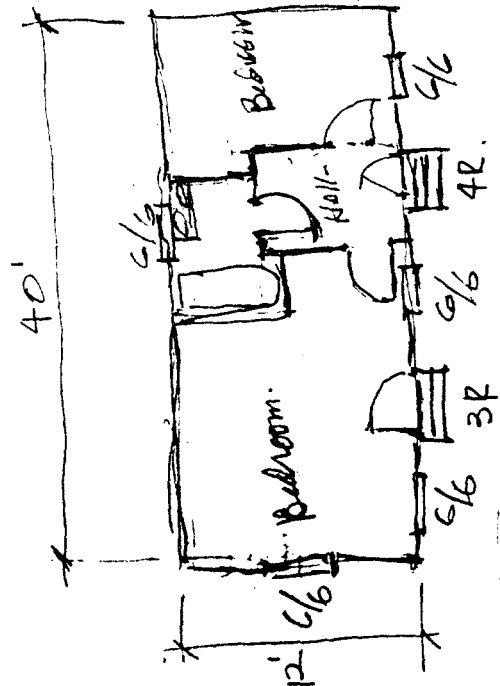
EXTERIOR CONSTRUCTION

21 April 1980
 NOTES
 Upper Beach Point Ranch.
 Wood posts sitting on wood poles -
 undermined - Has Hering. Wood Skirting
 Shows Overgrowing Foundation
 Hering Lap Siding. 4" x 6 weather
 Wood frame -
 Color gone. Was white - Needs Paint
 Ivy Growing up walls -
 Gable Roof - w/ wood Shingles
 & Ridge board + Chipped Sides -
 Needs New Roof -
 Vertical Stack on log. Rusted
 TV antenna on one end.
 6/6 Wood D.H. Sash -
 Some G Laying Missing
 Wood Steps 4 Riser - New Replaced.
 3 Riser
 Vertical Board Doors - 2 in front
 Bath OK -
 NOT Needed.

BLDG. NAME
 North Bunkhouse
 FOUNDATIONS
 MATERIAL
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS.
 WALLS
 MATERIAL
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS
 ROOF
 CONSTRUCTION
 UNDERLAYMENT
 ROOFING
 TYPE
 COLOR/FINISH
 REMARKS
 TRIM
 MATERIAL
 FINISH
 COLOR
 REMARKS
 Needs
 New Roof
 New Floor
 New Foundation
 Repaired -
 New Electrical
 New Plumbing
 from Gate

INTERLOCK

(All Green; Paint)
 cly 1x6 wood Butt Boards
 1/4 Wood Floor - Slopes - Buckleed in mid.
 wells. 1x6 wood Butt Boards - Hering
 Some 1x3 wood Beede -
 Floor needs to be Redone -
 Kinds of Tube elec.



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

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

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



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

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

School House Potential Usage

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

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

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

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

Elements of Character to be Retained

- Exterior Appearance

- Color
- Windows
- Doors
- Siding
- Wood Roof
- Steps (ca. 1900)
- Electrical Equipment (not necessarily functioning)

-Interior

- Existing room divisions and openings
- Finish materials
- Blackboard ghosts
- Hardware on doors, windows, and walls (including flue openings)
- Remaining knob and tube wiring (not necessarily functioning)

EXTERIOR CONSTRUCTION

BLDG. NAME
School House

NOTES
Bldg. 183
21 April 1980
Upper Pierce Point Ranch

FOUNDATIONS
MATERIAL
CONSTRUCTION
FINISH
COLOR
REMARKS.

New Conc. & Wood Post.
Heavy Wood Skirting To Grade.

WALLS
MATERIAL
CONSTRUCTION
FINISH
COLOR
REMARKS

Hozy Lap Siding. 4 1/2" Exposure
has been painted white -
Plastic over windows -
Patching Blkg. Paper at Joints - needs trim

ROOF
CONSTRUCTION
UNDERLAYMENT
ROOFING
TYPE
COLOR/FINISH
REMARKS

New Wood Shingle & Ridge Board -
Unpainted -

TRIM
MATERIAL
FINISH
COLOR
REMARKS

3 D/H Wood Sash, 6/6 New to
Be Partially Rebuilt -

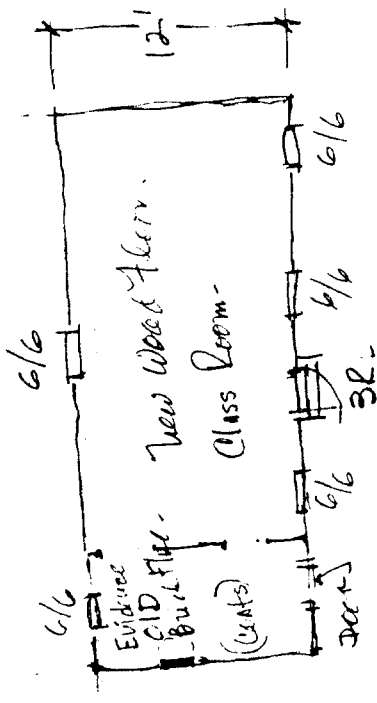
Windows -

Finish 3 Sash
Finish Exterior Trim
Finish exterior walls near floor
Paint - Eave Board -
Patch Exterior Siding - One board on end.

Clg. 1x4 wood Bole - white
Walls - 1x6 Hardwood - Butt edge -
Lower wall boards missing inside
No evidence of Electrical Cords

62
73
147

36'-0"





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

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

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

Outhouse Potential Usage

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

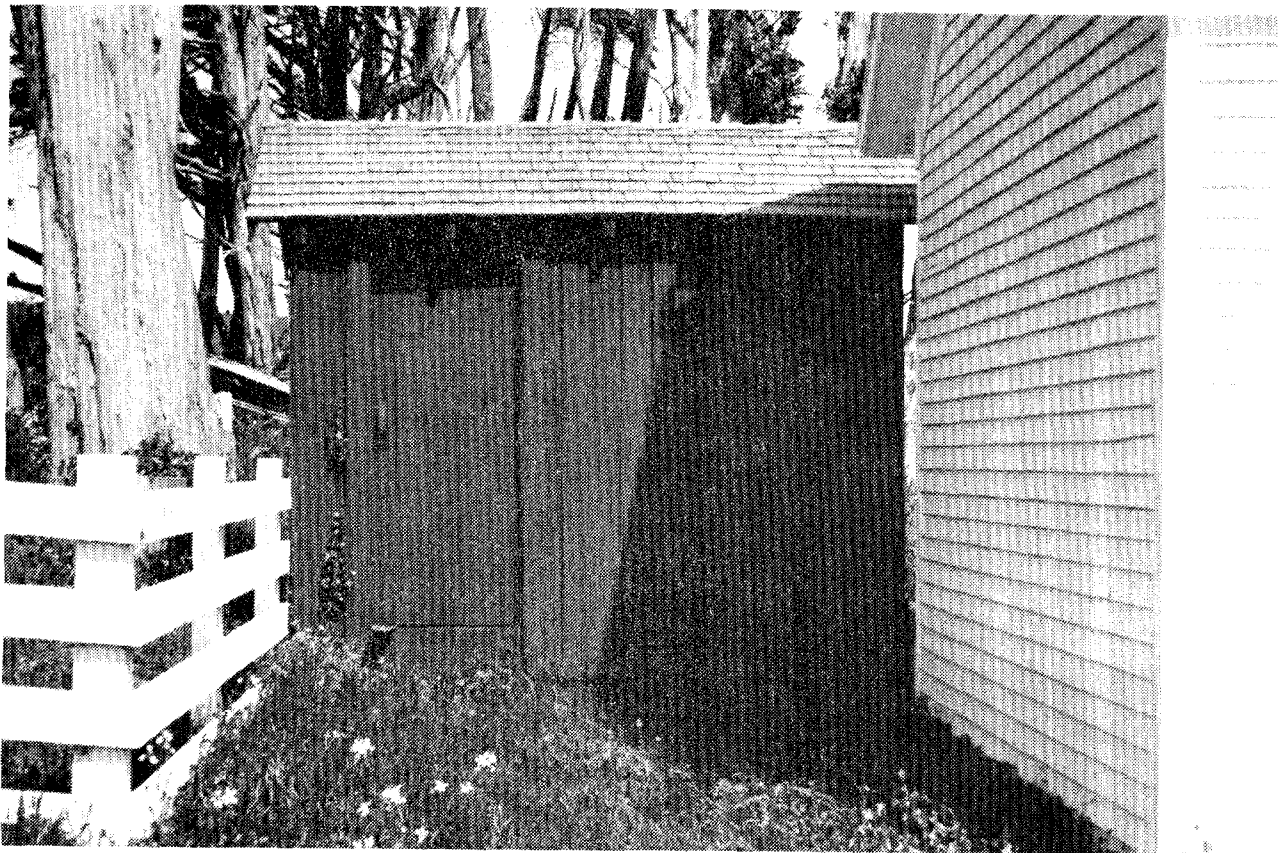


Figure 41. Looking north at the Outhouse. Note: The building has been stabilized but no longer serves in its original function.

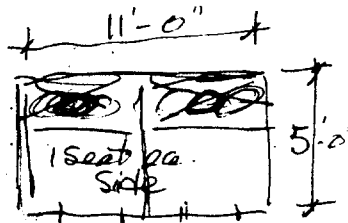
Elements of Character to be Retained

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

EXTERIOR CONSTRUCTION

Bldg. 184
21 April 1980

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





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

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

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



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

Open Front Shed Potential Usage

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

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

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

Elements of Character to be Retained

- Exterior Appearance
 - Siding
 - Wood Roof
 - Color

EXTERIOR CONSTRUCTION

Park: Upp Ranch -

BLDG. NAME: Pen Front Shed
 NOTES: Bldg. 185
 21 April 1980

FOUNDATIONS
 MATERIAL
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS.

Wood on douth - much rot.
 Wood frame
 white wash -

WALLS
 MATERIAL
 CONSTRUCTION
 FINISH
 COLOR
 REMARKS

Wood - vertical 1x6 boards -
 frame
 Painted white - (white wash)
 (near collapse)

ROOF
 CONSTRUCTION
 UNDERLAYMENT
 ROOFING
 TYPE
 COLOR/FINISH
 REMARKS

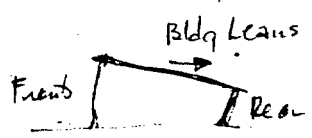
Shed Roof
 Horiz. trailables indicate earlier
 wood Shingle Roof
 now Corrugated Sheet Metal

GA
 36
 28
 CU

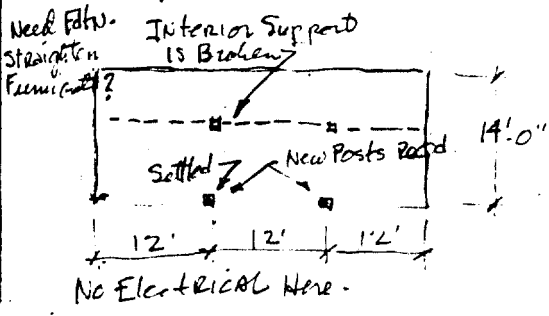
TRIM - none
 MATERIAL
 FINISH
 COLOR
 REMARKS



Remove Plumbing (Wood End
 & Along Back Side)



(14' to end)





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

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

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

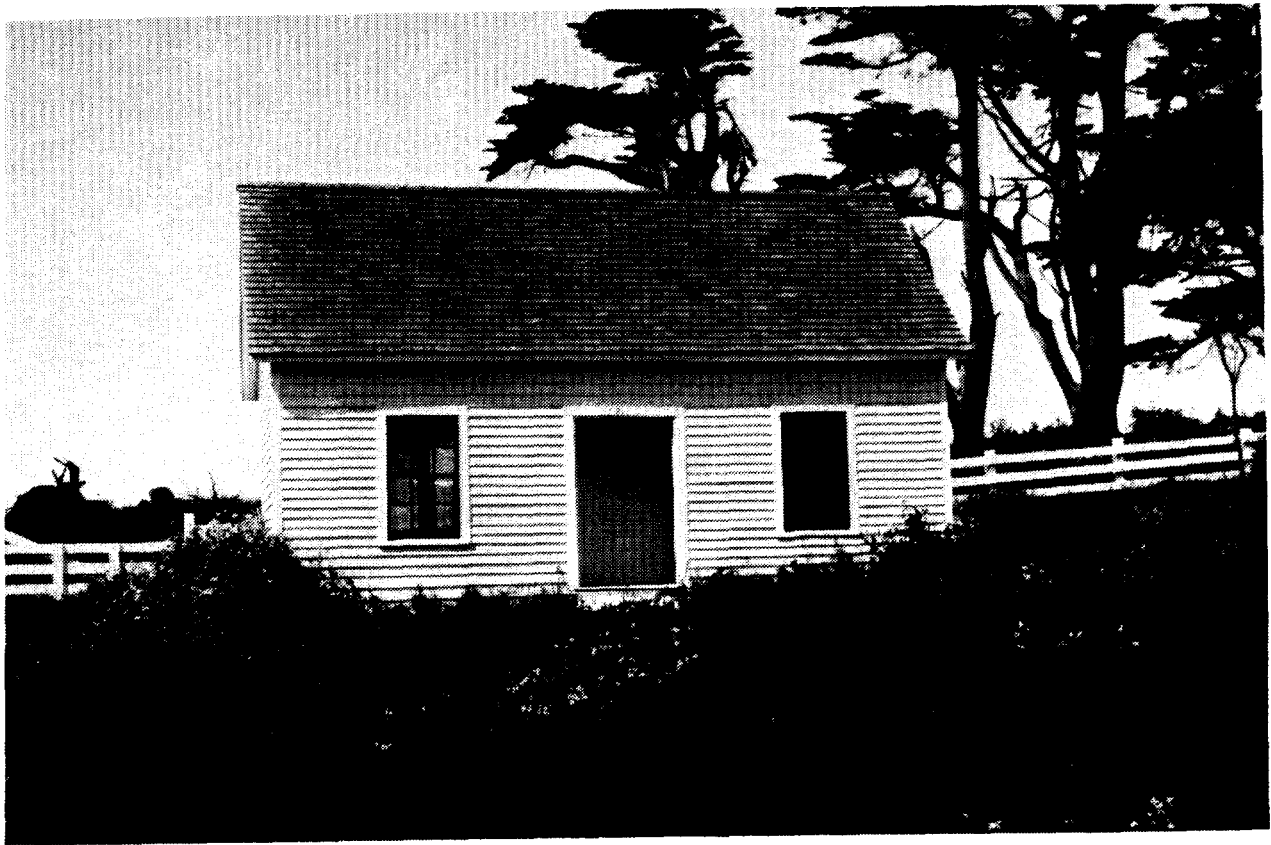


Figure 42. Looking west at the West Bunkhouse. Note: This building has been fully stabilized.

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

West Bunkhouse Potential Usage

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

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

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

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

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

Elements of Character to be Retained

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

EXTERIOR CONSTRUCTION

BLDG. NAME
West Bank House -

NOTES
Partly Vandy
Body 184
21 April 1980

FOUNDATIONS
MATERIAL CONSTRUCTION
FINISH
COLOR
REMARKS.

Wood - Water Table - no sign of concrete.
Probably wood to grade.

WALLS
MATERIAL CONSTRUCTION
FINISH
COLOR
REMARKS

Horizontal 1"x6" Siding 4 1/2" To weather
wood name
Painted white - needs paint
Remove grass from base of body.

ROOF
CONSTRUCTION
UNDERLAYMENT
ROOFING
TYPE
COLOR/FINISH
REMARKS

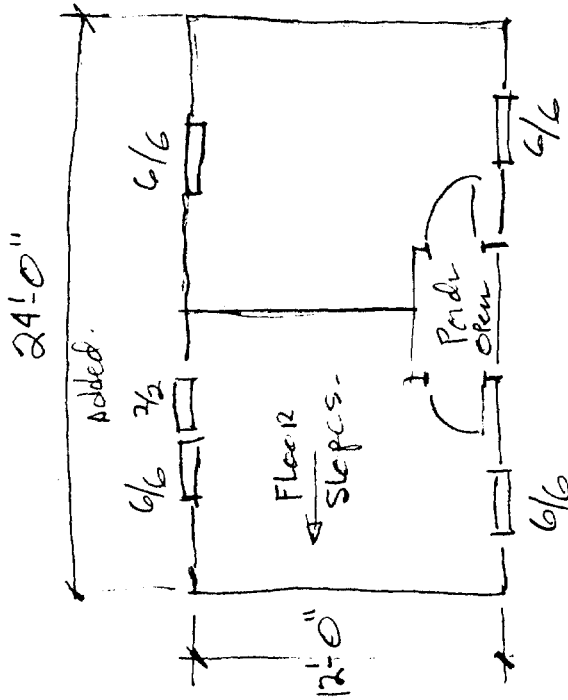
Wood Shingle w/ Ridge Board -
Lots of lichen - Roof may be OK still -
Steep Gable w/ Loft Door one end.

TRIM
MATERIAL
FINISH
COLOR
REMARKS

wood 1x4 Trim - Some needs replacement
DH Sash - G/G. Reputing etc.
Knob & Tube wiring inside.

Notes: Foundation
New Siding
1/2 New Floor
New Exterior Paint
4 Sash R. Built
New Electrical
New Roof in 2 years or less.

Walls & Clg. - 1x3 Bead Siding Impaint
Floor - 1x4 Butt edge Wood -
Decor - Vertical Plank. Ledger & Board
Porch Floor Missing - No Step





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

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

West Storage Shed Potential Use

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

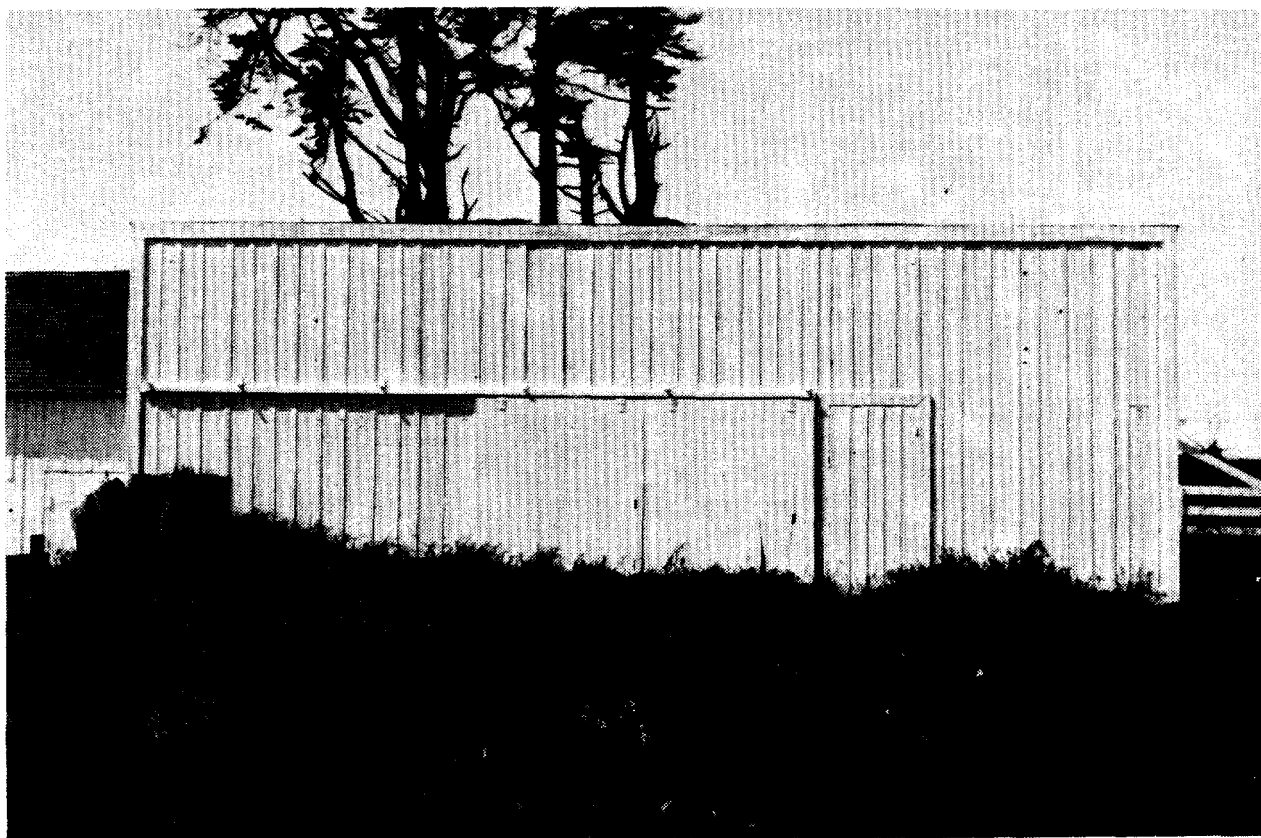


Figure 44. Looking west at the West Storage Shed. Note: The building has been fully stabilized.

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

Elements of Character to be Retained

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

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

EXTERIOR CONSTRUCTION

BLDG. NAME: WEST GARAGE
 NOTES: Part 1 Ranch
Bldg # 187
21 April 1980

FOUNDATIONS
MATERIAL
CONSTRUCTION
FINISH
COLOR
REMARKS.

WOOD TO GRADE
 SHOWS SEVERE SETTLEMENT



WALLS
MATERIAL
CONSTRUCTION
FINISH
COLOR
REMARKS

Vertical Random Width Board
 wood frame -
 white (white wash?)
 Some Bd & Bottom end wall & in floor.

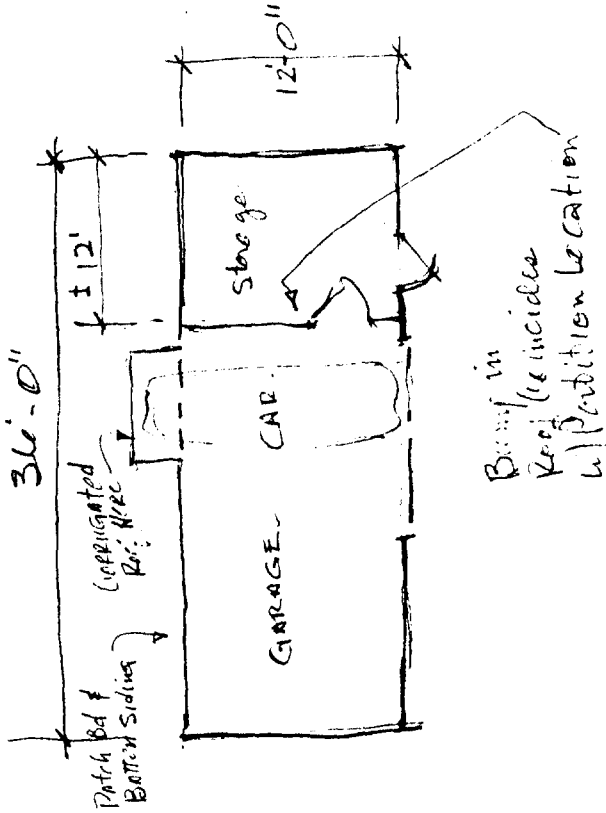
ROOF
CONSTRUCTION
UNDERLAYMENT
ROOFING
TYPE
COLOR/FINISH
REMARKS

Steep Shed Roof -
 Wood frame w/ wood slungles -
 Filler Sliding in Δ cut made to patch
 wall openings caused by settlement
 1x6 spaced nailable for slungles.
 Corrugated & slit metal on Block Bump for

TRIM
MATERIAL
FINISH
COLOR
REMARKS

None -
 Horizontal Metal Tracks for Sliding Door
 on Front -
 Kind of Tube Shear inside -
 Try to remove Bump.

Needs - New Electric
 - New Roof - don't try to remove Bump.
 - Foundation - all ports.
 - New Paint.
 - Furnigold(?)





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

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

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



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

Calf Shed Potential Usage

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

Barrier-free access is not possible in this building.

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

Elements of Character to be Retained

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

EXTERIOR CONSTRUCTION

Part: Ranch

BLDG. NAME

Ally # 187

West GARAGE

21 April 1980

NOTES:

FOUNDATIONS
MATERIAL
Construction

FINISH

COLOR

REMARKS.

Need TO GRABBE
Show Secure Settlement -



Front & back.

WALLS
MATERIAL
Construction

FINISH

COLOR

REMARKS

Vertical Random Width Board.
wood frame -
white (white wash)?
Some Ad & Patten end wall & in floor.

ROOF
Construction
UNDERLAYMENT

ROOFING

TYPE

COLOR/FINISH

REMARKS

steep Shed Roof -
Wood frame w/wood Shingles -
Filler Siding in Δ cut made of metal
wall openings caused by settlement
1x6 spaced nailers for Shingles.
Corrugated slit metal on Block Bump for Co.

TRIM

MATERIAL

FINISH

COLOR

REMARKS

None -
Horizontal Metal Track for Sliding Door
on Front -
Kud & Tube Shear inside -

Needs - New Electric

- New Roof - Dept Try to Remove Bump.

- Foundation - all Parts.

- New Paint.

- Fumigation(?)

