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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED OCT 24 1985
DATE ENTERED DEC 6 1985

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

1 NAME

HISTORIC
Pierce Ranch

AND/OR COMMON
Pierce Ranch; Upper Pierce Point Ranch

2 LOCATION

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Not applicable (in Point Reyes Nat'l. Seashore) NOT FOR PUBLICATION N/A

CITY, TOWN
Not applicable X VICINITY OF Inverness

CONGRESSIONAL DISTRICT
Fifth

STATE
California

CODE
06

COUNTY
Marin

CODE
041

3 CLASSIFICATION

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

4 AGENCY

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

STREET & NUMBER
450 Golden Gate Avenue - Box 36063

CITY, TOWN
San Francisco n/a VICINITY OF

STATE
California 94102

5 LOCATION OF LEGAL DESCRIPTION

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

STREET & NUMBER
(no street address)

CITY, TOWN
San Rafael

STATE
California 94903

6 REPRESENTATION IN EXISTING SURVEYS

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

DATE
1980

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

DEPOSITORY FOR SURVEY RECORDS
National Park Service, Western Regional Office

CITY, TOWN
San Francisco

STATE
California

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

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

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

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

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

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

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

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

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

Specific buildings and structures at the ranch:

Part I - West Quadrangle

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Part II - East Quadrangle

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
n/a PREHISTORIC	n/a ARCHEOLOGY-PREHISTORIC	n/a COMMUNITY PLANNING	n/a LANDSCAPE ARCHITECTURE	n/a RELIGION
n/a 400-1499	x ARCHEOLOGY-HISTORIC	n/a CONSERVATION	n/a LAW	n/a SCIENCE
n/a 500-1599	x AGRICULTURE	n/a ECONOMICS	n/a LITERATURE	n/a SCULPTURE
n/a 600-1699	x ARCHITECTURE (type)	n/a EDUCATION	n/a MILITARY	n/a SOCIAL/HUMANITARIAN
n/a 700-1799	n/a ART	n/a ENGINEERING	n/a MUSIC	n/a THEATER
x 1800-1899	n/a COMMERCE	n/a EXPLORATION/SETTLEMENT	n/a PHILOSOPHY	n/a TRANSPORTATION
x 1900-	n/a COMMUNICATIONS	x INDUSTRY	n/a POLITICS/GOVERNMENT	n/a OTHER (SPECIFY)
		n/a INVENTION		

SPECIFIC DATES 1856-1935 BUILDER/ARCHITECT Solomon Pierce and others

STATEMENT OF SIGNIFICANCE

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

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

Historical Background

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

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

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

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

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 217.6

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	10	504 315	4 251 960	B	10	509 100	4 262 610
C	10	503 540	4 262 800	D	10	504 490	4 272 415

VERBAL BOUNDARY DESCRIPTION

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

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

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

11 FORM PREPARED BY

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

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

STREET & NUMBER 450 Golden Gate Avenue - Box 36063 — TELEPHONE (405) 556-4165

CITY OR TOWN San Francisco — STATE California 94102

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES X NO ___ NONE ___

Kathryn Gualtieri
STATE HISTORIC PRESERVATION OFFICER SIGNATURE

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

FEDERAL REPRESENTATIVE SIGNATURE Edson W Beasley

TITLE Chief Historian, National Park Service — DATE Oct. 16, 1985

FOR NPS USE ONLY

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

William B. Bushong — DATE 12/6/85

for DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: — DATE

KEEPER OF THE NATIONAL REGISTER

Shafters and their colleagues agreed not to sell any of this land, but instead developed it as a whole series of ranches, each given a letter of the alphabet. The only notable exception to their agreement to hold on to the land was the sale on December 5, 1858, of a 2,200 acre tract of land on the end of Tomales Point to one Solomon Pierce for $7,000. The sale may have been the product of an old friendship, for the Shafter brothers, Trenor Park, and the Pierce family all had come to California from the State of Vermont.

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

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

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

Abram stayed one year, then leased the ranch and went back to Vermont for a visit of several years. There on December 5, 1867, he married, and in November 1869, young Pierce and his bride, Minerva, returned to Pierce Point Ranch. Pierce immediately undertook construction of a two-story main residence for the ranch which survives today. It faced east with a magnificent view down the Gulch to and across

Tomales Bay. The Pierces soon had a son, William, to share their house. Unfortunately they were not long to enjoy it, for in 1870 Minerva Pierce's health was shattered by unknown causes, and the couple left for the South in hope that a change of climate would cure her. In June 1871, they returned to California, settling in Petaluma where Abram's father lived and where Abram worked in the grocery business. They were there only two years, for Minerva Pierce died on June 8, 1873.

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

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

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

> $500. Average product of eggs, a box (fifty-four dozen) a week, for seven months, at not less than $12 a box. Raised thirty acres of potatoes, and cut 150 tons of hay. Mr. Pierce farms 125 acres.

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

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

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

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

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

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

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

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

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

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

Apparently after Abram's death the ranch was run by a resident superintendent. After William's suicide in 1895, Mary Pierce began to lease the ranch. One lessee was a man named Molson, who apparently had it around the turn of the century, followed by the Avila family. Mary Pierce received full title to the ranch from the Bank and Trust Company of Tomales in 1902, and fifteen years later, on November 30, 1917, she sold 2,546 acres to John G. Rapp, who two years later also purchased all of the Charles Howard estate lands on Point Reyes. Rapp owned a brewery in San Francisco, and reportedly never lived on the ranch, but leased it to others. Joseph V. Mendoza is believed to have been one of his lessees, although it is possible Mendoza also leased from Mrs. Pierce prior to the sale to Rapp.

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

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

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

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

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

John McClure died of a stroke in 1963, and his widow sold the ranch in 1966 because her brother-in-law, David, felt he could no longer run it alone, and she could not afford to buy his interest in it. Subsequent owners, a holding company, leased the ranch to Mervin McDonald, who operated it until the spring of 1980. The National Park Service, having purchased the ranch in 1972, then undertook efforts to have McDonald vacate it. The National Park Service had considered it as a location for a "Living Historical Farm" as early as 1968, and began monitoring the property closely after National Park Service acquisition in 1972. The schoolhouse was stabilized, a new foundation built, new flooring installed in 1977, and the roof reshingled in 1979. Also in 1976, part of the ranch was established as a Wilderness Area, and in 1978 tule elk were reintroduced in 1978 into the peninsula.

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

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

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

Archeological Resources

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

Historical Context

The historic resources study by Anna Coxe Toogood cited in Item 9 of this form provides contextual data with respect to other dairy ranches in Point Reyes National Seashore and Golden Gate National Recreation Area. While many of these ranches have varying degrees of significance, none has the degree of integrity of the Upper Pierce Ranch, nor does any of them have its unique land ownership history. In examining many of the surviving ranches, one finds a nice grouping of whitewashed 19th or early 20th Century barns, sheds, corrals, other outbuildings--and a modern suburban home. In most other instances one finds an old 19th Century residence, sometimes with modernization such as a picture window or other such alteration--and and a modern, metal prefabricated barn. In contrast, Pierce Ranch retains both the 19th Century residences and the whitewashed wooden barns and outbuildings, most of them also from the 19th Century. Pierce Ranch has greater integrity of original design and construction than any other ranch within National Park Service boundaries in Golden Gate National Recreation Area, Point Reyes National Seashore, and, for that matter, Redwood National Park.

The true context for Pacific Coast dairy ranches probably extends from central California coastal counties all the way to the Canadian border. Unfortunately no contextual studies of dairy ranches exist, even of dairy ranches in California, and the National Park Service has neither funding nor legal authority to undertake such studies beyond the boundaries of National Park Service lands.

Addendum to Significance - Findings of New Research

As of October 1, 1985, since preparation of this National Register form and since its processing by the S.H.P.O. and the National Register staff and determination that it is eligible for the National Register, new research in the form of oral history and a significant collection of historic photographs taken between 1892 and 1906 currently in the process of being copied have added greatly to an understanding of the history of this ranch, especially its physical history.

While the author of this form had assumed that a number of the outbuildings of the ranch and probably one of the barns were early 20th Century structures, some dating perhaps as late as the 1920s or 1930s, photographs which can be dated as around 1900-1903 clearly indicate that most of the outbuildings and both barns are much older than hitherto thought. With the exception of the New Dairy built in 1933, almost all of the buildings on the ranch are now thought to date from the 19th Century, possibly from as far back as the 1870s. The historic photographs confirm the existence of and show the design of the porch on the main house partially destroyed in the earthquake of 1906, and show two brick chimneys on the main house now missing, possibly destroyed in the same earthquake. These photographs also show an additional portion of the Old Creamery which has been missing for many years; with that now-missing portion added to its dimensions, the Old Creamery may well be the same building described in 1880. Both barns which appear in photographs taken c. 1892-1906 appear to be the same barns present

today, and in those historic photographs neither appears to be an especially new building. Building 192, now a garage and hitherto presumed to have been built after advent of the automobile at the ranch, now appears to be the remaining portion of a much longer building which extended to the north parallel to the longer axis of the Old Horse Barn. Its original use is unknown, though further research may reveal its purpose. West of Building 192 about 1900 was a small building of unknown purpose, no longer standing. The picket fence around the main house c. 1900 had pickets cut square at the top, rather than the decorative pattern present in later years, and the garden was quite elaborate, with star pattern flower beds, shaped or contoured shrubs, and other such decorative features.

Overall, a comparison of the historic photographs with present day photographs reveals much less change in the last 85 years than had been assumed, which further enhances the integrity of this property, and proves that most of the buildings for which no dates of construction were known are much older than hitherto believed. Oral history yet to be conducted is expected to provide still more information about the physical history of the ranch and information on the social and agricultural history of the property which will contribute greatly to interpretation of its history.

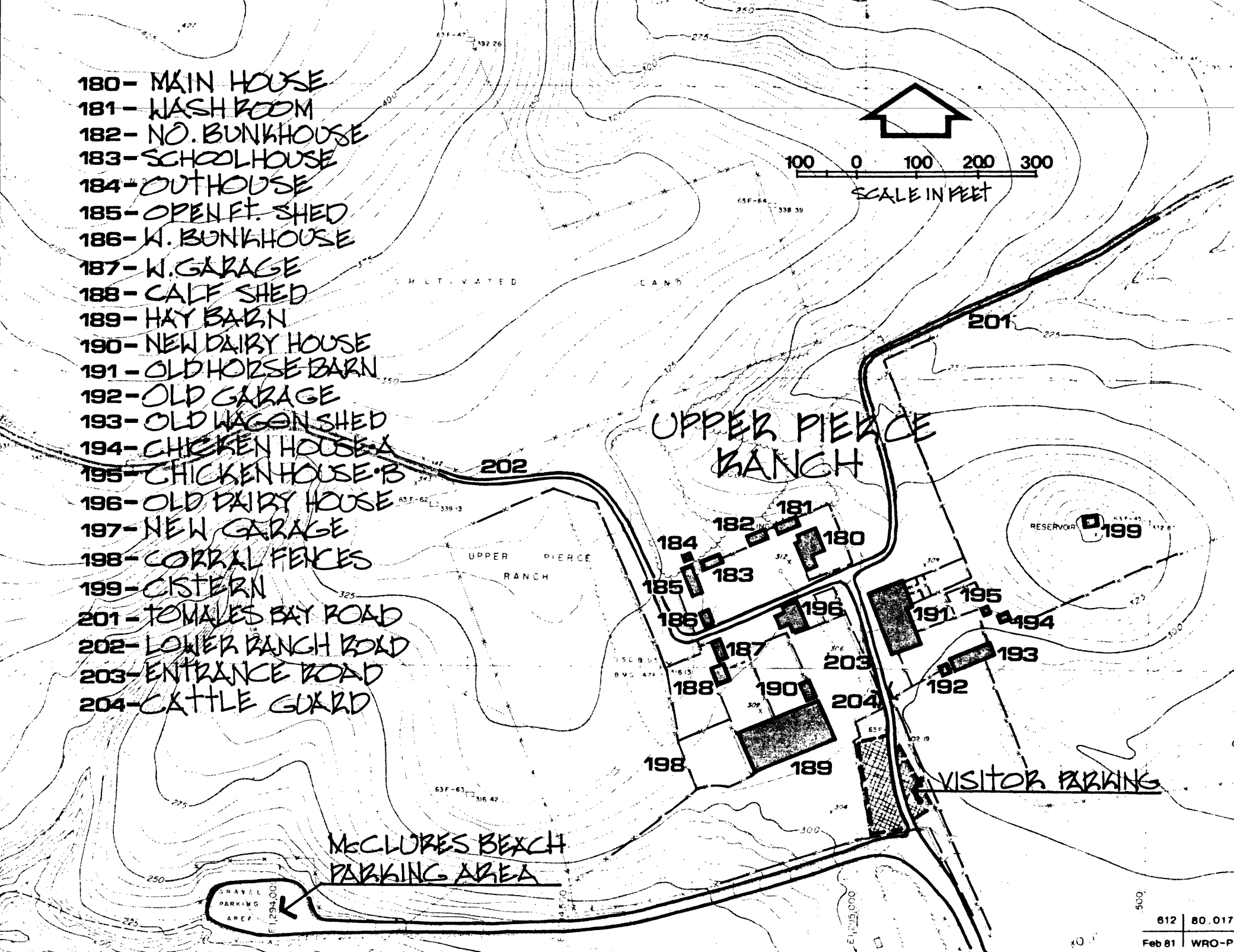
Munro-Fraser, J.P., History of Marin County, California. (Oakland: Alley, Bowen & Co., 1880)

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

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

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

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


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