National Park Service
Cultural Landscapes Inventory
2008



Ranch A/B (Miwok Stables)
Golden Gate National Recreation Area

Ranch A/B (Miwok Stables)
Golden Gate National Recreation Area

Golden Gate National Recreation Area concurs with the findings of the CLI, including the management category and condition assessment as identified below:

MANAGEMENT CATEGORY: **B: Should be preserved and maintained**

CONDITION ASSESSMENT: **Fair**

Brian O'Neill 9-23-08

Superintendent, Golden Gate National Recreation Area Date

Please return to:

Erica Owens
Cultural Landscape Inventory Co-coordinator
National Park Service
Pacific West Regional Office
909 First Avenue
Seattle, WA 98104-1060

STATE OF CALIFORNIA - THE RESOURCES AGENCY
Arnold Schwarzenegger, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov

September 17, 2008

Reply to: NPS080818A

Paul Scolari
Golden Gate National Recreation Area
Fort Mason
San Francisco, CA 94123

RE: National Register of Historic Places form Determination of Eligibility for the Miwok Stables

Dear Mr. Scolari:

We have reviewed the revised National Register Nomination form for the Miwok Stables, that you have submitted to our office seeking a Determination of Eligibility (DOE), per 36 CFR Part 800.4. The nomination form has adequately addressed our May 2007 comments and incorporated sufficient information to make this determination. Therefore, I concur in the National Park Service finding that the Miwok Stables property is eligible for the National Register, at the local level of significance, under Criterion A, as a rare surviving representation of Marin County dairy ranching by Azorean-Portuguese, in the historic context of Agriculture and Animal Husbandry.

If in the future, if you chose to officially nominate this property to the National Register, there is a newer form that this office can provide, enabling you to transfer and reformat this information. Upon submittal at that time, this office can then review and comment in more detail on the specifics of an official nomination to the National Register.

Thank you for the opportunity to comment on this Determination of Eligibility for the Miwok Stables. I hope to see this property officially nominated to the National Register in the future. If you have any questions, you can contact Janice Calpo, at 916 653-9010, or jcalpo@parks.ca.gov.

Sincerely,

Susan K Stratton for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

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Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Cultural Landscapes Inventory – General Information

The Cultural Landscapes Inventory (CLI) is a database containing information on the historically significant landscapes within the National Park System. This evaluated inventory identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved inventory records when all required data fields are entered, the park superintendent concurs with the information, and the landscape is determined eligible for the National Register of Historic Places through a consultation process or is otherwise managed as a cultural resource through a public planning process.

The CLI, like the List of Classified Structures (LCS), assists the National Park Service (NPS) in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2001), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two goals are associated with the CLI: 1) increasing the number of certified cultural landscapes (1b2B); and 2) bringing certified cultural landscapes into good condition (1a7). The CLI maintained by Park Historic Structures and Cultural Landscapes Program, WASO, is the official source of cultural landscape information.

Implementation of the CLI is coordinated and approved at the regional level. Each region annually updates a strategic plan that prioritizes work based on a variety of park and regional needs that include planning and construction projects or associated compliance requirements that lack cultural landscape documentation. When the inventory unit record is complete and concurrence with the findings is obtained from the superintendent and the State Historic Preservation Office, the regional CLI coordinator certifies the record and transmits it to the national CLI Coordinator for approval. Only records approved by the national CLI coordinator are included on the CLI for official reporting purposes.

Relationship between the CLI and a Cultural Landscape Report (CLR)

The CLI and the CLR are related efforts in the sense that both document the history,

significance, and integrity of park cultural landscapes. However, the scope of the CLI is limited by the need to achieve concurrence with the park superintendent resolve eligibility questions when a National Register nomination does not exist or the nomination inadequately addresses the eligibility of the landscape characteristics. Ideally, a park's CLI work (which many include multiple inventory units) precedes a CLR because the baseline information in the CLI not only assists with priority setting when more than one CLR is needed it also assists with determining more accurate scopes of work.

In contrast, the CLR is the primary treatment document for significant park landscapes. It, therefore, requires an additional level of research and documentation both to evaluate the historic and the existing condition of the landscape in order to recommend preservation treatment that meets the Secretary of Interior's Standards for the treatment of historic properties.

The scope of work for a CLR, when the CLI has not been done, should include production of the CLI record. Depending on its age and scope, existing CLR's are considered the primary source for the history, statement of significance, and descriptions of contributing resources that are necessary to complete a CLI record.

Inventory Unit Description:

The 270-acre Ranch A/B (Miwok Stables) is located within the boundaries of Golden Gate National Recreation Area in the Marin Headlands along Tennessee Valley Road, south of Tamalpais Valley. The ranch's physical boundary is defined by natural features such as ridgelines and streambeds, road alignments and surrounding ranch boundaries. Strategically located in a rural natural setting near the head of Tennessee Valley, the ranch complex is hidden at the head of a draw behind flanking hillsides and windbreaks.

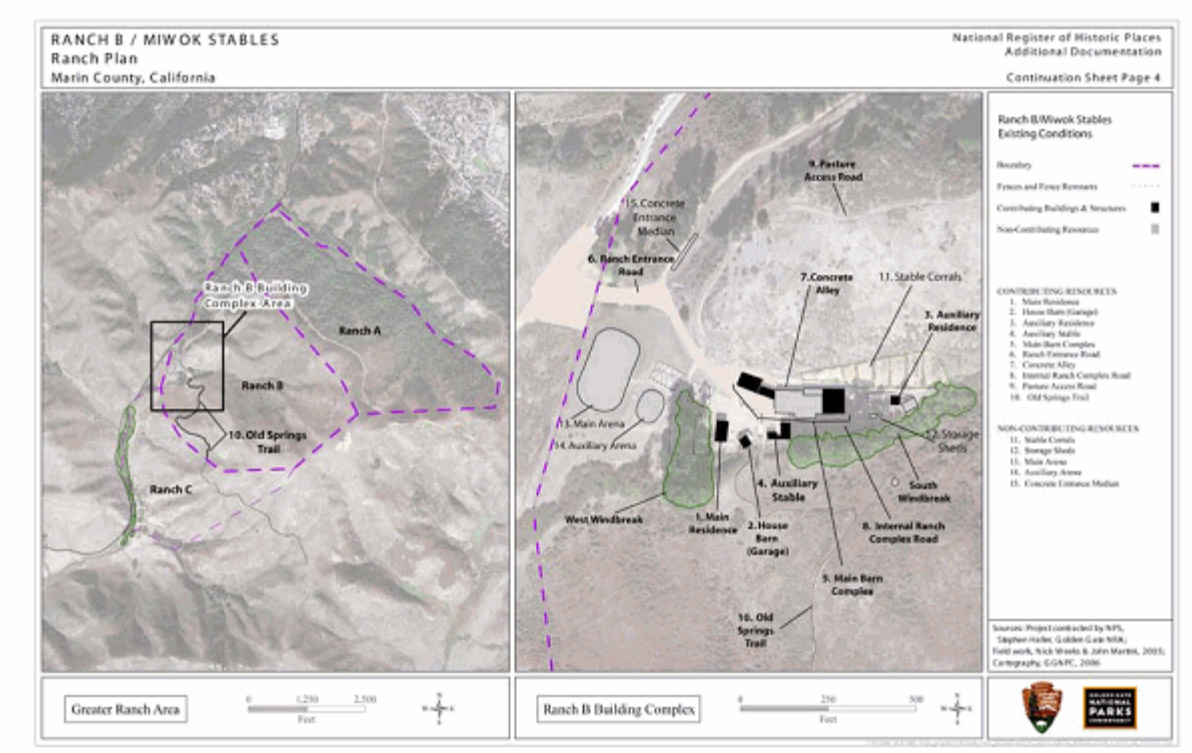
Ranch A/B is significant at a local level under Criterion A as a rare survivor representing Marin County dairy ranching by Azorean Portuguese, who were the dominant immigrant group in California dairying. The ranch reflects the "Developing the American Economy" National Register thematic context in the area of "Agriculture and Animal Husbandry." The period of significance begins in 1903 and extends to 1955, reflecting the dairy ranching period. The boundaries of the ranch include Ranch A/B in its entirety and a portion of Ranch A, which had been owned by Ranch B owner's in the dairy era.

Serving as a small scale family-owned dairy, Ranch A/B was operated between 1903 and 1955 by a series of Azorean Portuguese companies and families. The settlers came in a wave of European immigration during the late nineteenth and early twentieth centuries, and generally settled as tenants on the subdivided ranches, including Ranch A/B. The Azorean Portuguese came from an agrarian society with poor economic conditions and were particularly adept at subsistence agriculture in rugged terrain as a result of their history in the Azores. Their heritage required frugality, hard work and communal cooperation to survive. The land in southern Marin County was unsuitable for market gardening, which occupied many Azorean Portuguese in the eastern and southern San Francisco Bay counties, although it offered opportunities for successful dairying, particularly attracting Azoreans from islands such as San Jorge with dairying traditions.

Ranch A/B is comprised of a number of contributing resources, which includes five buildings (one containing multiple components). The ranch's primary building cluster is comprised of the main residence, auxiliary residence, house barn/garage, auxiliary stable and the main barn complex. Contributing circulation features include the ranch entrance road, the internal ranch complex road, the pasture access road, concrete alley and the Old Springs Trail. Extant historic cypress and eucalyptus windbreaks (located on the south and west sides of the ranch) and redwood post and barbed wire fencing also contribute to the character of the district.

Contributing landscape characteristics include natural systems and features, spatial organization, vegetation, circulation, cluster arrangement, small-scale features, buildings and structures and archeological sites. Collectively, these landscape characteristics and their associated features help convey the overall design and function of the ranch. Today, the property remains in fair condition and continues to reflect its association with early twentieth century dairy farming on the Marin Peninsula.

Site Plan



Site plan of Ranch A/B (Miwok Stables) illustrating the district boundary as well as contributing and non-contributing features (GGNPC 2006). See Appendix for a larger version of the site plan.

Property Level and CLI Numbers

Inventory Unit Name: Ranch A/B (Miwok Stables)

Property Level: Landscape

CLI Identification Number: 975330

Park Information

Park Name and Alpha Code: Golden Gate National Recreation Area -GOGA

Park Organization Code: 8140

Park Administrative Unit: Golden Gate National Recreation Area

Concurrence Status

Inventory Status: Incomplete

Completion Status Explanatory Narrative:

Fieldwork and National Register of Historic Places documentation was performed by Elizabeth McKee, Historic Consultant and Nicholas Weeks, Landscape Consultant. Information was entered into the CLI database by Jason Biscombe in March 2007 and by Cortney Cain in July 2008. The CLI will be considered complete once it has gone through review and has received SHPO and park concurrence.

Concurrence Status:

Park Superintendent Concurrence: No

National Register Concurrence: Eligible -- SHPO Consensus Determination

National Register Concurrence Narrative:

The Ranch A/B (Miwok Stables) was determined eligible for the National Register of Historic Places by the California SHPO in September, 2008.

Geographic Information & Location Map

Inventory Unit Boundary Description:

Boundary Description

Ranch A/B's physical boundary is defined by natural features such as ridgelines and streambeds, road alignments and surrounding ranch boundaries. Specifically, the Ranch B boundary consists of Tennessee Valley Road on the west, Ranch C's boundary on the south and the ridge line including a portion of the Miwok Trail to the east. That portion of Ranch A owned by Ranch B owner's in the dairy era shares its south boundary with Ranch B's north boundary and its north boundary is defined by the Oakwood Valley stream bed and Tennessee Valley Road on the west. Today, scattered remnants of redwood fence sections and marker posts with barbed wire are located around the ranch borders, but no distinct uniform pattern remains.

The boundary is legally defined as all that real property situated in the County of Marin, Area 8140, State of California described as follows: Ranch B as shown on the map entitled, "Tamalpais Land and Water Company Map No.3" filed in the office of the County Recorder of the County of Marin on December 12, 1898 in Map Book 1 at page 104 and fields notes in Book D of Miscellaneous Records, County of Marin.

Ranch A is defined as a portion of Lot "D" of the Saucelito or Richardson Rancho described as follows: commencing at the common corner of ranches "A," "E" and "F" on the map hereafter mentioned, running thence on the dividing line Ranches "A" and "F" South sixty-one degrees fifty-nine minutes West (S. 61° 59' W.) Two hundred ninety-five and eighty-five one-hundredths (295.85) feet; thence South fifty-one degrees forty-three minutes West (S. 51° 43' W.) Six hundred and seventy-five (675) feet to the common corner of Ranches "A," "B" and "F" thence along the dividing line between ranches "A" and "B" South twenty-one degrees one minute East (S. 21° 01' E.) Fourteen hundred and thirty-eight one-hundredths (1438.23) feet thence South thirty-five degrees thirty minutes East (S. 35° 30' E.) Two thousand and fifty (2050) feet, thence South twenty-eight degrees five minutes East (S. 26° 05' E.) Twelve hundred and fifty-eight and seventy-one hundredths (1258.70) feet to as stake marked No. 3, thence leaving the dividing line between Ranches "A" and "B" North eighty-eight degrees twenty-seven minutes East (N. 88° 27' E.) Two thousand three hundred and thirty-seven and sixty one-hundredths (2337.60) feet to stake marked No. 2, thence South eighty-eight degrees thirty-nine minutes East (S. 88° 39'E.) Seven hundred and twenty-six and ninety-two one-hundredths (726.92) feet; thence leaving the boundary line of Ranch "A" North two degrees four minutes West (N. 2° 04' W.) Six hundred and one and sixty-one one-hundredths (601.61) feet; thence North thirty-six degrees forty-two minutes West (N. 36° 42' W.) Seven hundred and thirty-three one-hundredths (700.33) feet; thence North 60 degrees fourteen minutes West (N. 60° 14' W.) Two hundred and seventeen and nineteen one-hundredths (217.09) feet; thence North thirty degrees twenty minutes West (N. 30° 20' W.) One hundred and seventy-five (175) feet thence North seventy-degrees thirty minutes West (N. 70° 30' W.) One hundred (100) feet, thence North 54 degrees twenty minutes West (N. 54° 20' W.) Seven hundred and fifty (750) feet; thence North fifteen degrees forty-five minutes West (N. 15°45' W.) One hundred and thirty (130) feet: thence North forty-three degrees twenty-four minutes West (N. 43° 24'W.) Four hundred and eight and sixty-six one-hundredths (408.66) feet; thence North twenty-seven degrees no minutes West (N. 27° 00'W.) One hundred and thirty-two (132) feet; thence North fifty-two degrees fifty minutes West (N. 52° 50' W.) Six hundred and twenty-three (623) feet;

thence North sixty-one degrees fifty-nine minutes West (N. 61° 59' W.) One hundred and twenty-three and seventy-nine one-hundredths (123.79) feet; thence South eighty-four degrees no minutes West (S. 84° 00' W.) One hundred and thirty (130) feet; thence North fifty eight degrees thirty-five minutes West (N. 58° 35' W.) sixty (60) feet; thence North twenty-four degrees five minutes West (N. 24° 05' W.) One hundred and fifty two and twenty one-hundredths (152.21) feet; thence North seventy-four degrees thirty-one minutes West (N. 74° 31' W.) One hundred and sixty (160) feet thence North sixty degrees eighteen minutes West (N. 60° 18' W.) Two hundred and forty (240) feet North fifty-two degrees thirty-five minutes West (N. 52° 35' W.) One hundred and nineteen and sixty-six one-hundredths (119.66) feet; thence North fifty degrees twenty-five minutes West (N. 50° 25' W.) One hundred and eighty-four and four one-hundredths (184.04) feet thence North fifty-two degrees four minutes West (N. 52° 04' W.) Three hundred and eleven and eighty-seven one hundredths (311.87) feet thence North eighty-four degrees thirty-one minutes West (N. 84° 31' W.) One hundred and seventy-seven and four one-hundredths (177.04) feet; thence North sixty-one degrees seven minutes West (N. 61° 07' W.) Two hundred and sixteen and ninety-seven one hundredths (216.97) feet; thence North forty-one degrees twenty minutes West (N. 41° 20' W.) Four hundred and forty-two and seventy-six one-hundredths (442.76) feet; thence North fifty-one degrees thirty-one minutes West (N. 51° 31' W.) Four hundred and eighty and fifty-eight one-hundredths (480.58); thence North forty-six degrees thirty-four minutes West (N. 46° 34' W.) One hundred and forty-six and thirty-six one-hundredths (146.36); thence North fifteen degrees Twenty-five minutes East (N. 15° 25' E.) Two hundred and nineteen and forty-two one-hundredths 219.42 feet; to the point of commencement. Being a portion of Ranch “A” and containing two hundred forty-seven and sixty-eight one-hundredths (247.68) acres of land. All as laid down and delineated on the map entitled “Tamalpais Land and Water Company Map No. 3” which map, together with the field notes of the survey thereof, is on file in the office of the County Recorder of said County of Marin.

State and County:

State: CA

County: Marin County

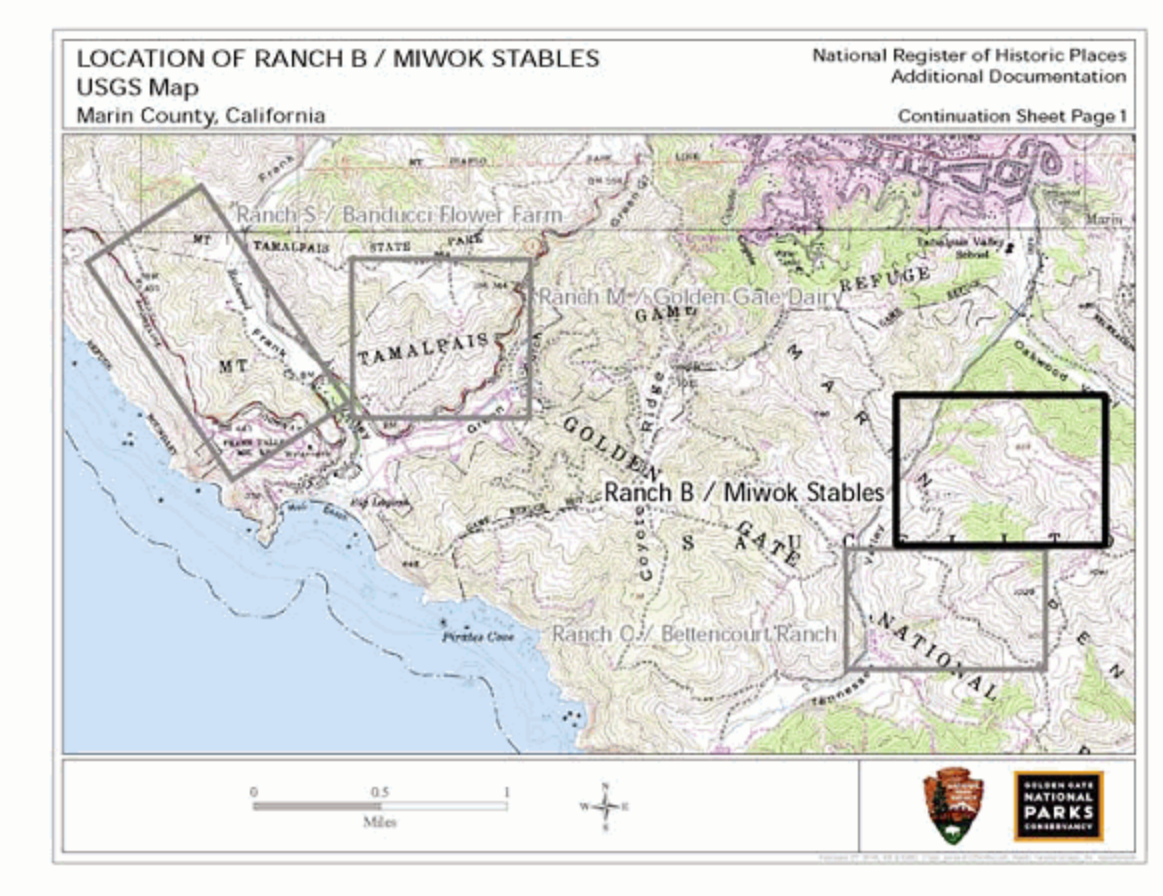
Size (Acres): 270.05

Boundary UTMS:

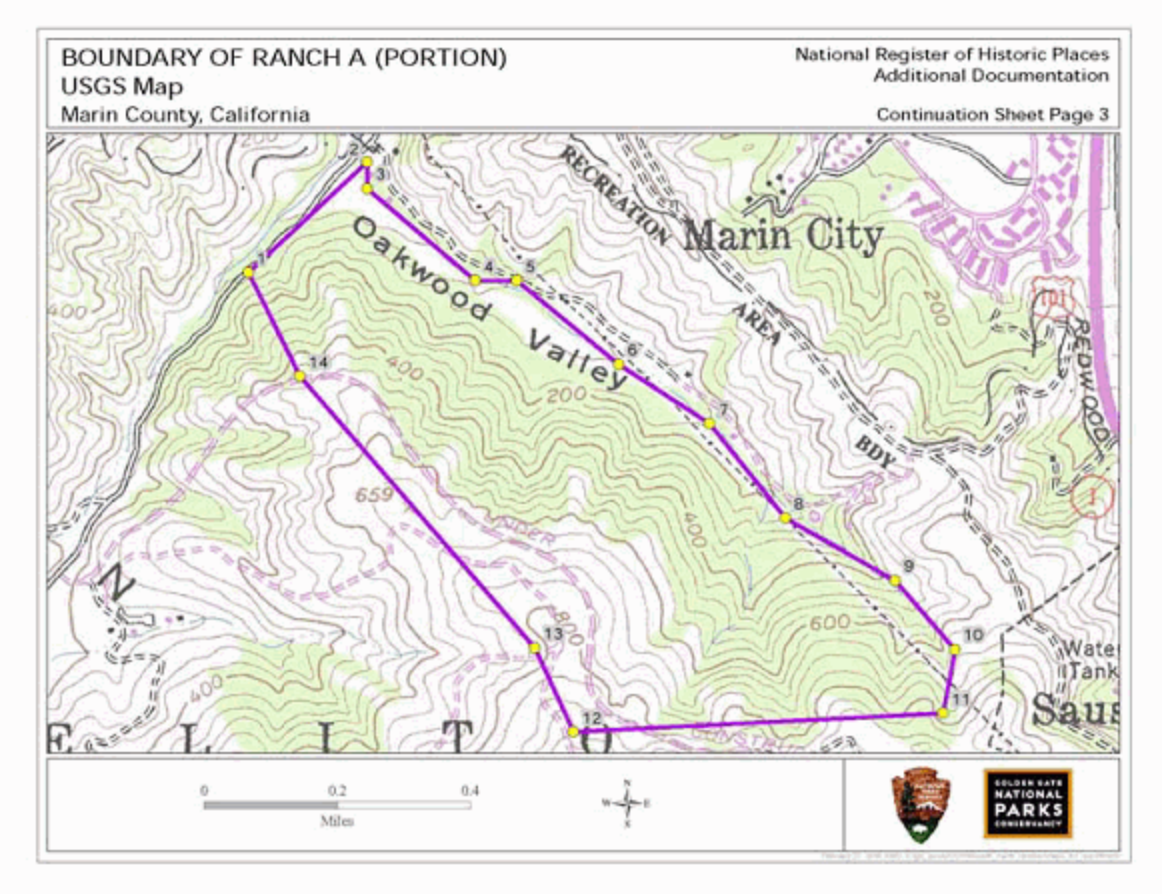
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GPS-Uncorrected	Area	NAD 83	10	541,293	4,191,195
GPS-Uncorrected	Area	NAD 83	10	541,580	4,191,463
GPS-Uncorrected	Area	NAD 83	10	541,580	4,191,399
GPS-Uncorrected	Area	NAD 83	10	541,842	4,191,176
GPS-Uncorrected	Area	NAD 83	10	541,942	4,191,176
GPS-Uncorrected	Area	NAD 83	10	542,188	4,190,973
GPS-Uncorrected	Area	NAD 83	10	542,409	4,190,829
GPS-Uncorrected	Area	NAD 83	10	542,591	4,190,601
GPS-Uncorrected	Area	NAD 83	10	542,858	4,190,450
GPS-Uncorrected	Area	NAD 83	10	543,002	4,190,283
GPS-Uncorrected	Area	NAD 83	10	542,974	4,190,129
GPS-Uncorrected	Area	NAD 83	10	542,078	4,190,084
GPS-Uncorrected	Area	NAD 83	10	541,986	4,190,287
GPS-Uncorrected	Area	NAD 83	10	541,418	4,190,944
GPS-Uncorrected	Area	NAD 83	10	540,797	4,190,261
GPS-Uncorrected	Area	NAD 83	10	540,875	4,190,530
GPS-Uncorrected	Area	NAD 83	10	540,985	4,190,665
GPS-Uncorrected	Area	NAD 83	10	541,022	4,190,761
GPS-Uncorrected	Area	NAD 83	10	541,022	4,190,761
GPS-Uncorrected	Area	NAD 83	10	541,025	4,190,835
GPS-Uncorrected	Area	NAD 83	10	541,110	4,190,987
GPS-Uncorrected	Area	NAD 83	10	541,183	4,191,044
GPS-Uncorrected	Area	NAD 83	10	541,234	4,191,129
GPS-Uncorrected	Area	NAD 83	10	541,293	4,191,195
GPS-Uncorrected	Area	NAD 83	10	541,418	4,190,944
GPS-Uncorrected	Area	NAD 83	10	541,986	4,190,287
GPS-Uncorrected	Area	NAD 83	10	542,078	4,190,084
GPS-Uncorrected	Area	NAD 83	10	541,663	4,189,728

GPS-Uncorrected	Area	NAD 83	10	541,188	4,189,709
GPS-Uncorrected	Area	NAD 83	10	540,932	4,189,921
GPS-Uncorrected	Area	NAD 83	10	540,816	4,190,103

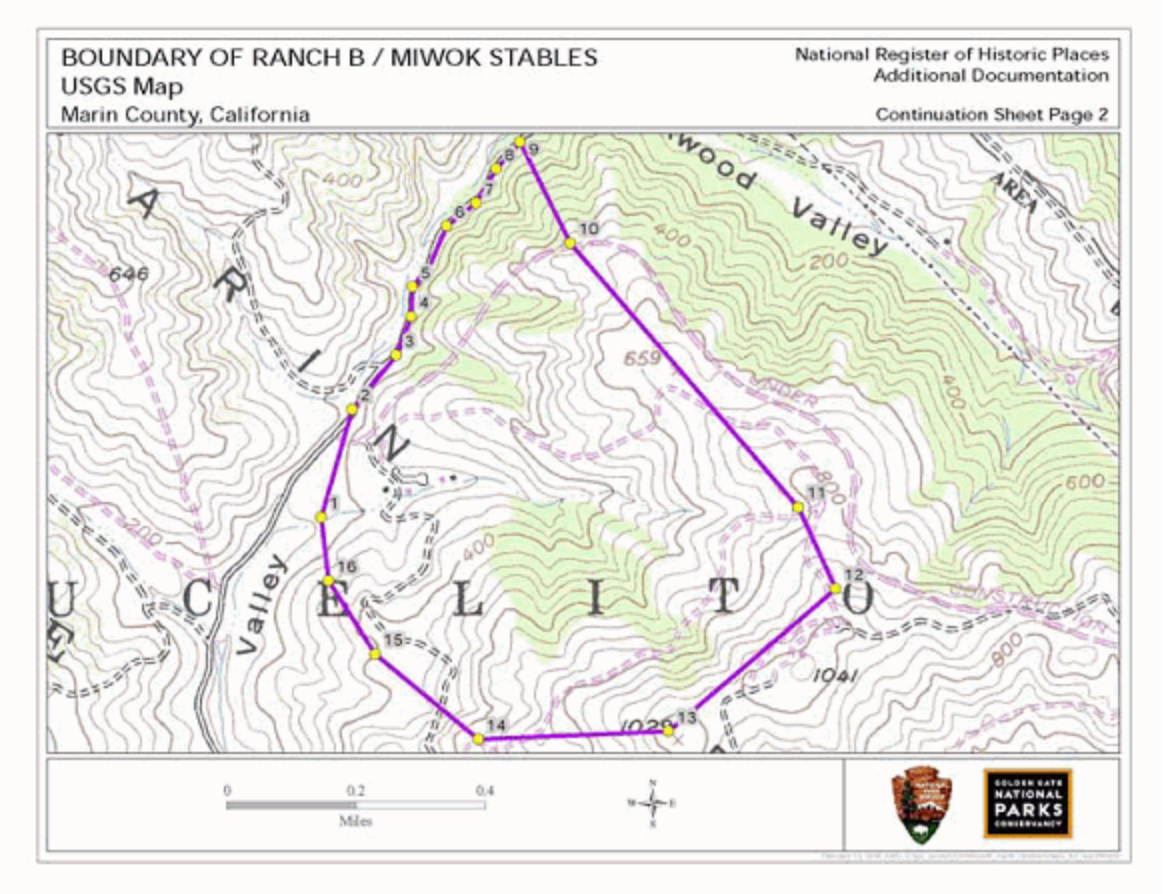
Location Map:



Location of Ranch A/B (Miwok Stables), demarcated by the black box. The grey boxes show the location of other ranches in the area (GGNPC, 2006).



Boundary of Ranch A (portion) (GGNPC, 2006).



Boundary of Ranch B (GGNPC, 2006).

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Explanatory Narrative:

Contributing landscape features located within the boundaries of Ranch A/B (Miwok Stables) meet management criteria under Category B: Should be Preserved and Maintained. The landscape meets the necessary requirements for management under this category as a result of it's compatibility with Golden Gate National Recreation Area's legislated significance and its continuing purpose or function that is appropriate to its traditional function or use.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Special Use Permit

Expiration Date: 2011

Management Agreement Explanatory Narrative:

Under the terms of a Special Use Permit, the non-profit Miwok Stables Center for Preservation and Public Programs utilizes the ranch and its boarding facilities.

NPS Legal Interest:

Type of Interest: Fee Simple

Explanatory Narrative:

Ranch A/B (Miwok Stables) is located within the boundaries of Golden Gate National Recreation Area.

Public Access:

Type of Access: Unrestricted

Explanatory Narrative:

The public has full access to Ranch A/B (Miwok Stables), although building access is restricted.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Lands associated with adjacent Ranch A (located on Ranch B's northern boundary) that were owned by Ranch B's owners during the dairy era contribute to the historical development of the site.

National Register Information

Existing National Register Status

National Register Landscape Documentation:

Undocumented

National Register Eligibility

National Register Concurrence:	Eligible -- SHPO Consensus Determination
Contributing/Individual:	Individual
National Register Classification:	District
Significance Level:	Local
Significance Criteria:	A - Associated with events significant to broad patterns of our history

Period of Significance:

Time Period:	AD 1903 - 1955
Historic Context Theme:	Developing the American Economy
Subtheme:	Agriculture
Facet:	Animal Husbandry (Cattle, Horses, Sheep, Hogs, Poultry)

Area of Significance:

Area of Significance Category	Area of Significance Subcategory
Agriculture	None

Statement of Significance:

Ranch A/B is significant at the local level under Criteria A as a rare survivor representing Marin County dairy ranching by Azorean Portuguese, who were the dominant immigrant group in California dairying. The ranch reflects the "Developing the American Economy" National Register thematic context in the area of "Agriculture and Animal Husbandry." The period of significance for Ranch A/B begins in 1903 and extends to 1955, reflecting the dairy ranching period.

The 270-acre ranch, situated within the larger holdings of the Golden Gate National Recreation Area, includes a tightly established compound of vernacular buildings, which, with the surrounding landscape, have retained sufficient integrity to express the evolution of the small owner-operated dairy (1). Comprised of a number of contributing resources, the ranch includes five buildings (one containing multiple components). In addition, historic cypress and eucalyptus windbreaks, historic circulation features and small-scale features contribute to the character of the district. Collectively, these landscape features help convey the overall design and function of the ranch and its association with

early twentieth century dairy farming on the Marin Peninsula.

Criterion A

In association with the origins of Azorean Portuguese dairying in California, Ranch A/B is significant under Criterion A. Exhibiting local significance, Ranch A/B, also known as Miwok Stables, is associated with events that have made a significant contribution to the broad patterns of our history. Today, the ranch serves as a testimony of the existence of the Azorean Portuguese rancher in southern Marin County.

The Azorean Portuguese came in a wave of European immigration during the late nineteenth and early twentieth centuries and generally settled as tenants on the subdivided ranches, including Ranch A/B. The ranchers came from an agrarian society with poor economic conditions and were particularly adept at subsistence agriculture in rugged terrain as a result of their history in the Azores. Their heritage required frugality, hard work and communal cooperation to survive. The land in southern Marin County was unsuitable for market gardening, which occupied many Azorean Portuguese in the eastern and southern San Francisco Bay counties, although, southern Marin County offered opportunities for successful dairying, particularly attracting Azoreans from islands such as San Jorge with dairying traditions.

With the loss of dozens of similar properties, only two ranches, Ranch A/B and Ranch M, located along the Shoreline Highway, survive within their rural landscape context to represent Azorean Portuguese dairy ranching in southern Marin County. (2) Today, the extant buildings, structures and landscape features associated with Ranch A/B demonstrate the persistence, frugality and hard work that enabled the Azorean Portuguese dairy farmers to succeed. Furthermore, Ranch A/B also captures the primary period of the dairying industry in Marin County, and evokes the story of the land in an uninterrupted fashion through suburban threat and the conservation movement into the present day.

Historical Context

Dairy ranching had begun insignificantly in Marin County during the mission and early rancho period, when cattle raising was intended for the hide and tallow industry. The Gold Rush of 1849, however, created an immediate market for dairy products in the boomtown San Francisco. Marin County, with its cool moist climate, sufficient fresh water, and long growing season, came to be acknowledged in that period as the premier dairy region for California. Ranches developed along Point Reyes and in Olema Valley in the 1850s and 1860s are credited with being instrumental in the development of California's dairy industry. By the 1860s, Marin County surpassed Sonoma County as a butter and cheese producer. As the ranchos in Point Reyes and the Olema Valley were subdivided early in the American period and the terrain was relatively spacious, the dairies that developed there, particularly in Point Reyes, are notable as being among the first large-scale and high-quality dairies in the state. Historian D.S Livingston has noted that the Oscar and James Shafter butter district was reputed to be the largest in the world at one time. (3) The distance between Point Reyes and San Francisco, however, consigned that area to producing butter and cheese until technologies changed. Although the more

expansive ranches of Point Reyes Peninsula are recognized as models for dairying history in the San Francisco Bay Area, the smaller farms in the southern Marin peninsula were also significant. Due to their close proximity to San Francisco they had the ability to ship fresh milk to the city, which proved to be an advantage for many dairy farmers in the region.

End Notes

1. Previous documentation of this property by the National Park Service includes the following reports. A preliminary history of southern Marin dairy lands managed as the Golden Gate National Recreation Area was produced as the "Incomplete Dairy Ranching History and Outline of Land Use in the Marin Headlands," by Darcy Luce, working for the GGNRA. Unfortunately even by that time oral sources directly associated with the property were not available. Furthermore, the more intriguing research notes gathered for that effort were not substantiated with citations. About the same time, on September 1, 1993, a staff person identified as the "LCS Historian" wrote a memo to the GGNRA "Park Planner" summarizing the historical context and historic features for the Caddell property (Ranch M) as well as the Rapozo property (Ranch A/B) and suggested that they were eligible for inclusion on the National Register of Historic Places. GGNRA subsequent efforts focused on managing the physical property. In 2001 Kristin Baron authored the Golden Gate Dairy Ranch House: Physical History Report, Golden Gate Dairy, Muir Beach, California and in 2003 Jane Lehman produced the "Golden Gate Dairy Preservation Guide."
2. The other property is Ranch AB in Tennessee Valley. Suburbanization has overtaken ranch properties in southeastern Marin and most ranches on public lands have been demolished. A few structures, lacking their ranching landscapes survive surrounded by residential developments in Mill Valley for instance. Elsewhere a few more recent (1940s+) buildings remain within public land holdings but this author's survey could not locate any relatively intact dairying complex within in agricultural setting in southern Marin other than those north of Bolinas in the Olema valley, which have been acknowledged in separate inventories.
3. Extensive histories of these areas are found in works by D.S. (Dewey) Livingston, including Ranching on the Point Reyes Peninsula and A Good Life: Dairy Farming in the Olema Valley.

National Historic Landmark Information

National Historic Landmark Status: No

World Heritage Site Information

World Heritage Site Status: No

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Vernacular

Current and Historic Use/Function:

Primary Historic Function: Livestock

Primary Current Use: Leisure-Passive (Park)

Other Use/Function	Other Type of Use or Function
Livestock	Both Current And Historic
Agricultural Field	Historic

Current and Historic Names:

Name	Type of Name
Ranch A/B	Historic
Cunha Ranch	Historic
Miwok Stables	Current

Ethnographic Study Conducted: Yes-Unrestricted Information

Associated Group:

Name of Group: Azorean Portuguese

Type of Association: Historic

Ethnographic Significance Description:

There are several sources of ethnogeographic and ethnohistoric information associated with the region, including work by Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz. The following information was provided by Paul Scolari, Historian, Golden Gate National Recreation Area.

1) Randall Milliken (working for Archaeological and Historical Consultants), Ethnohistory and Ethnogeography of the Coast Miwok and Their Neighbors, 1783-1840, (Draft prepared for Golden Gate NRA in 2004).

This document serves as a basic introduction to the aboriginal peoples of parklands in Marin County. The purpose of the ethnogeographic work was to establish tribal territories and thus understand where certain individuals and tribes that appear in Spanish colonial Mission records hailed from. Furthermore, the document also examines movement of populations from traditional tribal areas to Spanish Missions from 1783-1840, presenting a portrait of the tribal population throughout the entire period.

2) Randall Milliken, Laurence H. Shoup, and Beverly R. Ortiz (Archaeological and Historical

Consultants), Ohlone/Costanoan Indians of the San Francisco Peninsula and Their Neighbors, Yesterday and Today, (Draft prepared for Golden Gate NRA in 2007).

More comprehensive than the above study, it provides a history of Ohlone/Costanoans (peoples inhabiting lands in the San Francisco Bay Area south to the Monterey Bay Area), dating back several thousand years to the present. Additionally, the document analyzes the cultural affiliation of present-day Ohlone peoples to native peoples who inhabited parklands in the ancient and more recent past through a study of linguistics, ethnography, archaeology and anthropology.

Chronology:

Year	Event	Annotation
AD 1828	Land Transfer	William Richardson applied for the Rancho Saucelito land grant.
AD 1838	Land Transfer	William Richardson acquired 19,571 acres of land in Marin County. Named El Rancho Del Saucelito, the area remained largely undeveloped during Richardson's tenure.
AD 1856	Land Transfer	As a result of the Bear Flag Revolt of 1846, William Richardson encountered financial hardships. In 1856, Richardson died in debt. Samuel Throckmorton, Richardson's attorney, negotiated ownership of the rancho with Richardson's heirs.
AD 1856 - 1883	Inhabited	After Throckmorton acquired the rancho, he sold the southern portion of the property to the United States government as a military reservation. The remaining portion of the former rancho was utilized as a hunting preserve until his death in 1883.
AD 1885	Built	Circa 1885, the ranch complex was built on what later was subdivided as Ranch B. The complex may have included the 30 x 28 foot dwelling characterized by a five-foot deep porch, hipped roof, wood foundation and a dormer that was mentioned in the ca. 1928 assessment.
AD 1887	Land Transfer	Throckmorton’s Marin County land holdings were acquired by banking interests who subsequently incorporated the land into the Tamalpais Land and Water Company.
AD 1898	Land Transfer	The Tamalpais Land and Water Company filed the subdivision map of alphabet ranches in southern Marin County. The map showed 32 subdivisions known as ranches designated by the letters "A" to "Z."
AD 1903	Land Transfer	Manuel Ferreira Da Cunha purchased a 170.05 acre portion of Ranch B.
AD 1905	Land Transfer	Manuel Ferreira Da Cunha purchased a 247.68 acre portion of Ranch A.

AD 1928	Built	Prior to 1928, several buildings and structures were located within the boundaries of Ranch AB, near the ranch complex. Buildings included a 33 x 24 foot single story, hipped dwelling, a 28 x 30 foot dwelling, a 10 x 10 foot shed, a one-story 66 x 62 foot milking barn, a 14 x 22 foot bunkhouse, a 12 x 33 foot separator house, a 36 x 36 foot barn, a 52 x 132 foot feed barn, a 24 x 24 foot stable and an auto building.
AD 1935	Built	Circa 1935, a dwelling on Ranch AB was destroyed by fire.
AD 1945	Land Transfer	Manuel Ferreira Da Cunha's heirs sold the property to John Rapozo.
AD 1947	Built	Circa 1947, the Grade A Sanitary Barn (now Horse Barn) was constructed by Rapozo and Lopes.
AD 1963 - 1966	Land Transfer	John Rapozo sequentially sold sections of the ranch to Gulf Oil.
AD 1973	Land Transfer	Circa 1973, the United States acquired Gulf Oil/Marincello holdings and final Rapozo rights to the remaining land parcel.

Physical History:

Early History

Ranching was introduced in the southern part of the peninsula that constituted Marin County, California, when it was subdivided as land grants, including that given to William Richardson in 1838. (1) Richardson called the 19,571 acre holding El Rancho Del Saucelito. He established a home on the bayside of the Marin peninsula on the valley north of Whalers Cove, around which a small community grew and was eventually named for the rancho. Although Richardson grazed beef cattle on his property, much of it remained an undeveloped landscape populated with waterfowl and herds of deer and elk. The Bear Flag Revolt of 1846 and the subsequent American acquisition of California, however, eventually ruined Richardson in the frenzy of development and investment speculation that followed, so that following his death in 1856, his attorney Samuel Reading Throckmorton acquired the rancho. Throckmorton then set about transforming the property, which was burdened with debt and title litigation. Although he sold the southern portion of his property to the United States government as a military reservation and the area around the port of Sausalito to the Sausalito Land and Ferry Company, Throckmorton kept the bulk of the former rancho restricted as a hunting preserve. (2) He built a hunting lodge called The Homestead, on a small valley at the foot of Mount Tamalpais near Richardson Bay, where he constructed a wharf for shipping hay, dairy products, and wood on barges and reportedly protected his holdings with a system of fences and seven padlocked gates to exclude hunters and hikers.

Southern Marin Dairy Ranches

Dairy ranching had begun insignificantly in Marin County during the mission and early rancho period, when cattle raising was intended for the hide and tallow industry. The Gold Rush of 1849, however, created an immediate market for dairy products in the boomtown San Francisco. Marin County, with its cool moist climate, sufficient fresh water, and long growing season, came to be acknowledged in that period as the premier dairy region for California. Ranches developed along Point Reyes and in Olema Valley in the 1850s and 1860s are credited with being instrumental in the development of California's dairy industry. By the 1860s, Marin County surpassed Sonoma County as a butter and cheese producer. As the ranchos in Point Reyes and the Olema Valley were subdivided early in the American period and the terrain was relatively spacious, the dairies that developed there, particularly in Point Reyes, are notable as being among the first large-scale and high-quality dairies in the state. Historian D.S. Livingston has noted that the Oscar and James Shafter butter district was reputed to be the largest in the world at one time. (3) The distance from Point Reyes, however, consigned that area to producing butter and cheese until technologies changed. Although the more expansive ranches of Point Reyes Peninsula are recognized as models for dairying history in the San Francisco Bay Area, the smaller farms in the southern Marin peninsula situated closer to San Francisco also were early producers, those who predominantly shipped fresh milk to the city.

During the 1880s, small dairy ranches appeared across the Marin landscape. (4) Throckmorton delegated management of tenant dairy ranches on his holdings and does not appear to have recorded their activities. He may have in fact deliberately obscured his

tenancies because of litigation by others claiming an interest in the property. (5) The 1880 population census, wherein two dozen Portuguese dairy ranchers were enumerated in the Sausalito Township, provides only slight evidence for this period. (6)

Tamalpais Land and Water Company (TL&W)

Following Throckmorton's death in 1883, his daughter Susanna transferred some 3,800 acres in Marin County to the San Francisco Savings Union, which held a mortgage on the property. (7) Principals at the bank and others then formed the Tamalpais Land and Dairy Company, incorporated on July 9, 1886 to manage the ranching operations. (8) However, shortly thereafter, on July 17, 1889, the principles re-incorporated as the Tamalpais Land and Water Company (TL&W), evidently having reconsidered their opportunities. They quickly developed Eastwood, later renamed Mill Valley, in Cascade Canyon, near Throckmorton's homestead ranch. Nestled at the base of Mount Tamalpais, with its well-planned access to San Francisco, it quickly became a colony of the middle and upper class. (9)

The bulk of the Sausalito Rancho was still reserved for agricultural development. In 1892, the TL&W arranged for a survey of the ranch land to the east, but did not immediately market the land. By this time the southern part of the ranch around Rodeo Lagoon had been acquired by J.B. Haggin (540 acres) and Antoine Borel (1,631), who continued to lease the land to dairy ranchers. (10) It is possible that the company's plans to market the remaining ranch property were delayed by the economic downturn of the 1890s Depression. Finally, however, in 1898 the local newspaper reported:

"The survey part of the Tamalpais Land and Water Company has been brought to its full strength again and is now in the field under the direction of Mr. A.D. Avery. They are engaged in laying out the lands of the company, outside the town site of Mill Valley, into tracts suitable for grazing and agriculture. These farms will range in size from 100 to 1000 acres." (11)

Company records indicate that the survey of that portion of Lot "D" of the Sausalito Rancho was delineated on the Map entitled "Tamalpais Land and Water Company Map No. 3," showing thirty-two subdivisions known as "ranches" designated by the letters "A' to "Z" and the numbers "1" to "8" and Homestead Valley, was conducted by Charles H. Clapp in 1892 and checked and verified by A.D. Avery, C.E. in 1898. (12)

There were approximately twelve existing tenant ranches on the TL&W lands offered for sale in 1898. (13) By October of that year the local Sausalito News reported that a portion of the property had already been sold and that "the outlook for a great increase in the dairy business is good, and hopes are expressed that it may not be long before a creamery will be established." (14) In November the newspaper reported that "Many Portuguese from surrounding counties are quietly visiting here. They have been shown over the Throckmorton Ranch by Agent Steele, who reports important sales." (15)

Public records confirm that on December 12th of that year both Antonio A. Silva and

Constantino Bello purchased ranches S and K, M and T, respectively. Miguel Terra purchased ranches N and Q, and Jose Austino de Saroza purchased ranch Z. On the 15th John Dias purchased ranches O, P and a corner of Q. (16) Research on the few remaining ranches indicates that, despite the reference to Portuguese visiting from other counties, many of the new owners were likely to have been local Portuguese tenant ranchers.

At that time dairy ranches were located across the rural landscape of southern Marin County with the exception of the steep slope on Mount Tamalpais. On Richardson Bay south of Richardson's Homestead, a tenant ranch existed as early as 1870 in Tamalpais Valley, then named Coyote Valley. Later, in the 1910s suburban development of the valley supplanted the ranch. Around 1870, the Pimentel/Silva family first established their ranch nearby at the eastern end of Tennessee Valley (then called Elk Valley), near its junction with Tamalpais Valley. They operated a dairy ranch for approximately sixty years on their property, where family members still reside. These ranches in Tamalpais Valley and Tennessee Valley were delineated on the 1885 US Coast and Geodetic Survey map, as well as a ranch near Frank's Valley to the north, two other ranching complexes in lower reaches of Tennessee Valley, and several southward along the coast in the Rodeo Lagoon area. These lands were generally ranched under a tenant system since the late-nineteenth century and not every tenant eventually purchased the land he worked. An exact accounting and association for each ranch is not feasible. (17) During the Throckmorton era the tenant ranches may have been informally bounded, concentrated on the terrain with the most advantages, and consisted of modest building compounds. U.S. Coast and Geodetic Survey maps suggest that one ranch may have been established by the 1880s; the fields do not conform to the subsequent subdivision lines of the TL&W map. (18)

Portuguese Settlement of Marin County

What most distinguishes the southern Marin County dairies is the history of Portuguese immigrants that owned the majority of these properties from the nineteenth century into the 1950s. Portuguese immigration to the United States extended from the mid-1800s into the late 1920s and concentrated in two areas historically: New England and California. More than one million Americans claimed Portuguese ancestry in the 2000 census. Forty-three percent were concentrated in Massachusetts, Rhode Island, and Connecticut and thirty-three percent were concentrated in California. Only in California, however, have large numbers of Portuguese immigrants historically settled on farms, which, in consideration of the importance of agriculture in California's past, suggests the significance of this relatively inconspicuous community. Whereas the Portuguese were among several groups that operated dairies as tenants throughout California, including the rest of Marin County, in southern Marin they were a clear majority presence and employed specific financial strategies and made use of family and ethnic connections to acquire and retain ranch property for generations. (19) The relatively small scale of the ranches made them affordable to those with limited capital, and the Azorean immigrant was particularly adept at subsisting on terrain that was relatively more rugged and less fertile than the other dairying areas of Marin County.

Most of the Portuguese emigrants to California were from the Azores, also called the Western

Isles, and located 900 miles west of Iberian Portugal. The nine islands, Corvo, Flores, Graciosa, Faial, Pico, San Jorge, Terceira, San Miguel and Santa Maria, are volcanic in origin and lack abundant level land for agriculture (possibly predisposing immigrants to appreciate Marin County's terrain). Discovered around 1427, the Azores were settled by Portuguese, as well as colonists from France, Belgium, and the Netherlands. The subsequent centuries of relative isolation created a homogeneous peasant society by the mid-1800s. It was static, structured, and agrarian. Farmers and common laborers constituted eighty percent of the population in 1900. The average person lived in a small village. His fields were small and scattered. He was kept poor by illiteracy and a system of land tenure that discouraged ambition or social advancement. Azoreans were predominantly Roman Catholic. This supported conservative values but also enriched a prescribed existence with many religious festivities.

Most Azoreans chose the United States as their destination, whereas Continental Portuguese emigration was primarily destined for Brazil. Moreover, for the period between 1910 and 1913 at the peak of Portuguese emigration, three times as many Azoreans emigrated as Continental Portuguese, in proportion with their populations. The initial emigration to the Americas developed as Azoreans hired on to whaling vessels. These whaling ships were known to anchor near Sausalito in Richardson Bay by the late 1840s. Like other sailors, they jumped ship for opportunities in the California gold fields. As they settled in California, the Portuguese predominantly became farmers and concentrated on the Central Coast in the 1860s, 1870s and 1880s. Of 13,159 Portuguese enumerated in California in 1880, 9,409 were living on the Central Coast, which included the San Francisco Bay area. (20) This occupation evidently was an outgrowth of seasonal maritime employment in that area. Sites chosen for whaling camps were often near open and available land. Through 1910 the Central Coast of California dominated as the agricultural destination. In particular, the San Francisco Bay Area alone saw an increase from 4,494 Portuguese-born residents in 1880 to 13,992 in 1910. In Alameda, Santa Clara, Sacramento and Fresno Counties, in the east and south Bay and areas inland, the immigrants were occupied largely with intensive farming, also called market gardening, in the nineteenth century. (21) In particular, these immigrants settled around Oakland, Castro Valley, San Leandro and Mission San Jose (areas now largely urbanized).

This settlement occurred in the same period that Marin County with its abundant natural pasturage and, to some degree, southern Sonoma County comprised the primary dairy region of the State. By 1870 about one-quarter of the thirty-eight individual names or partnerships enumerated in the agricultural census for Sausalito township appear to be Portuguese. By 1880 of the forty-four individuals and partnerships listed, more than half appear to be Portuguese. Seventeen of these are "companies" with names such as Joseph P. Silvera and Company, Manuel Victorino and Company, Antonio Silva and Company, and Manuel Mattos and Company. In 1880 over eighty-two percent of Portuguese immigrants living in California owned or operated farms. Of the 284 persons of Portuguese birth or parentage involved in dairy labor, operation, or ownership, in all of California, fifty-eight percent were located in Marin County. Forty-eight percent were located just in Sausalito and Point Reyes Township. The Portuguese community in Sausalito Township constituted twenty-three percent of the total population and primarily originated in the Azorean Islands. Scholar Alvin Ray Graves has

written in a recent history on Portuguese in California agriculture that “In the late 1860s and early 1870s the very first significant Portuguese involvement in the California Dairy industry was begun by recent immigrants from Sao Jorge Island to Sausalito Township.” (22) Robert Santos, another historian whose focus has been Portuguese Californians, has also concluded that dairying there was especially suitable to these immigrants because dairying has a long history on the Azorean islands of Sao Jorge, Flores, and Terceira, which are believed to be the home islands of most of the Azorean immigrants to the area. These are rugged windswept places not unlike southern Marin County. (23)

The chain of migrations from the Azores to the Sausalito area was sustained by strong social connections supported by their Roman Catholic faith. For example, Sausalito’s Saint Mary’s Star of the Sea Church, founded in 1881, was where the Portuguese were most visible as a community. The annual gatherings for the Holy Ghost “Festa,” dating from as least 1886, were the main social occasion for Portuguese from Sausalito and the surrounding rural areas. (24) In 1896, a local newspaper described the community event in the following manner:

"A procession through Sausalito took place last Tuesday under the auspices of the Sodality of the Holy Ghost composed of our citizens from the Azores and Portugal. It was the beginning of the festivities of the week marked by religious and social celebrations of great national Significance to all people from that country. The procession was headed by Richardson’s band, followed by sixteen head of cattle adorned with flowers, ribbons and fancy papers and driven by fifteen vaqueros. Then came men, women and children in decorated wagons."

"On Tuesday eight of the cattle were slaughtered and distributed among the poor and friends throughout the county. The remaining eight were killed yesterday and will be used at the festival on Sunday….Early on next Sunday, the feast of Pentecost or Whit Sunday, the devout portion of the Catholic community can receive holy communion…at 11 o’clock the solemn national Portuguese celebration commences. The Sodality of the Holy Ghost, bearing in its midst a crown and headed by the band, will march in procession from the Society’s hall to the church. After mass and a sermon in Portuguese the crown is placed upon the head of an innocent maiden and the procession returns to the hall, where the young girl resigns the crown and it is deposited in the hall as a sacred emblem of the faithful. The social features commence down in the basement with a bountiful banquet, after which the “Chamarita” is danced, and continued until nearly midnight." (25)

Azorean Portuguese Dairies in Marin County

Census records confirm that the Portuguese enumerated in Sausalito Township were largely occupied as dairy ranchers and ranch laborers. The absence of others engaged in dairying there can be interpreted to mean that the tenant ranches established as early as the mid-1880s in Coyote Valley, near Rodeo Lagoon to the south, and in Elk Valley to the west were operated by the Portuguese. (26) Recollections by the family of Jacob Gardner, caretaker for both Throckmorton and later the TL&W, indicate that Gardner would ride to Portuguese tenant ranches to collect rent, which was calculated per head of cattle and paid in gold coin. (27) Although these dairymen operated primarily as tenants for large landholders, they took

opportunities not afforded to them in the Azores to purchase property, such as the Pimental purchase of land at the junction of Tennessee Valley and Coyote Valley from the Sausalito Land and Ferry Company around 1870.

The partitions of the Tamalpais Land and Water Company Subdivision Map #3 created other opportunities, even though the parcels appear inadequately sized for profitable dairy ranching. Most of the purchasers therefore acquired two to three of these "ranches." Most of the ranches were also purchased by partners, or by companies of major and minor investors. All but two of the Tamalpais Land and Water Company Ranches A to Z and 1 through 8 were acquired by Portuguese dairymen between 1898 and 1906. (28) The Frank's Valley and adjacent properties sold within days after the December 1898 recording of the subdivision map, suggesting that the purchasers had a prior connection with the properties. The Tennessee Valley properties sold between 1903 and 1906. (29)

Except for John Dias—who eventually put together extensive land holdings and joined the board of directors of the Bank of Mill Valley—most of the purchasers, Silva, Bello, de Saroza, Da Cunha, Terra, Lewis, Sequeira, Borges, and subsequent investors Bello, Mattos, Eugenio, and Fontes are essentially forgotten a century later. (30) Yet, the record indicates that they achieved the independence provided by owning land and that their success was largely based on community and family relationships. Those who came earlier would count on the labor of those who came later. Generations of Azorean immigrants from an impoverished agrarian society would arrive with limited English skills and limited resources other than farming skills rooted in their heritage. However they were especially capable of hard work and thrift and they could count on community connections for a start. Dairying assured a place to live and food to eat. At its basis were relatively dependable investments, land and cattle. Most immigrants found work as laborers on one or more ranches. It was also common for them to eventually invest small amounts of capital in order to make more profit as partners than they would have as simple laborers. When they moved on they would be bought out. (31) For ranchers with families, arrangements were dictated by family connections. Ranchers would eventually acquire several properties, which would be managed by different generations, other relatives, or tenants, who were often relatives. The whole family was invested in the common goal to survive, to profit, and to pass property to the next generation. (32)

The Azorean Portuguese dairying experience was representative of the periods of development within the general dairy industry. Most secondary sources indicate that the small southern Marin dairy farms operated between 1850s and 1860s may have been limited to 10 or 15 cows, were milked by hand, and were managed by tenant farmers under loose arrangement with the landowner, in particular Samuel Throckmorton. Dairy products, along with vegetable, grain, clams, wood, bricks, and hay were transported by flat-bottomed schooners to San Francisco from coastal towns like Tomales and Bolinas and landings on Richardson Bay by schooner and barge, by a Sausalito-Bolinas road built in 1870, and, beginning in 1884, by the North Pacific Coast Railroad stops serving these ranches. Although large farms by the 1870s and 1880s could have as many as 1,500 cows, agricultural census records indicate that in 1870 the largest herd of milk cows in Sausalito Township was 100 and the average herd was twenty milk cows. By the 1880s, the herds were averaging 100 milk cows. It was a labor-intensive operation that

required half a dozen to a dozen men to manage the stock and to milk the cows twice a day. Stock development was critical. Profit was largely invested in expanding the herd and rarely in any construction that did not serve a practical function. Mexican stock had been crossbred with short-horns for the beef industry and the ubiquitous mid-nineteenth century family cow, the Jersey. Breeds, such as the Holstein-Freisen which produced more milk, were introduced in this period, but the Jersey continued as the favorite for their butterfat. Some ranchers in the county leased or bought other lands in order to expand the dairy, which was essentially the herd, and not to expand the ranch building complex. The buildings, in particular the residences, were rarely constructed as expressions of status. (33)

Sausalito Township dairies, although smaller producers than the Point Reyes and Bolinas township dairies were the only ones in Marin providing milk to San Francisco in the early decades. (34) Southern Marin Dairy ranchers sent 3,170,000 gallons of milk to market in San Francisco in 1889. (35) This was in spite of the limited technology of these small operations. In the 1880s and 1890s California dairying was generally transformed by the introduction of the hand-operated cream separator, name the "Laval" after its inventor. The hand separator allowed dairymen to separate cream from milk at the ranch in large batches instead of transporting it to creameries or separator stations. It cost $100 and saved transporting costs resulted in savings of 1.5 cents per pound. Cleaning the separator took little time and the product was finer and sweeter, the butter superior because it had less acid. On the small southern Marin ranches the cows were milked by hand into the 1920s. Twice a day the cows would be gathered in open corrals, where they would be tied to a fence for milking. The milk was poured into shallow pans, cooled in water. The cream was allowed to rise to the top, then skimmed off and churned into butter. The introduction of the separator not only increased production on the more modern dairies but it lowered dairy product sale prices and depressed land values at the end of the century. Concurrently the price of a cow dropped from around fifty dollars per head in 1869 to about thirty-eight dollars per head in 1910 as more stock became available.

During the same period the campaign to improve sanitation standards presented further challenges to the small dairy operator. In the 1880s and 1890s public officials became alarmed over the safety of dairy products. Their concern was over the potential for milk products to transmit diseases such as tuberculosis, diphtheria, scarlet fever and typhoid. Concern focused on the location of dairies near towns, contaminated water, filthy barns, and unsanitary milking equipment. There arose considerable debate about laws to monitor and control dairy practices. Officials threatened the mandated slaughter of contaminated herds. In 1895 the California State Dairy Bureau was created. These developments were of considerable local concern. In 1897 the Sausalito newspaper covered a statewide meeting by dairymen to discuss inspections for tuberculosis and the possible need to condemn cattle. Local dairymen subsequently resolved to support the County board of supervisors in passing a local ordinance for the thorough examination of dairy herds. (36) Dairymen, led by Manuel T. Freitas and representing ownership of some 4,785 head of cattle, organized as the Marin County Dairymen's Association in 1895. They criticized in one of the regional Portuguese language newspapers Uniao Portugesa that rising retail prices for milk were not being passed along to the producers, who were also slow to be paid by the retailers. (37) Meanwhile the industry

began to modernize. Dairies began to rebuild wooden structures with concrete flooring for easier cleaning. The use of milking barns replaced the practice of tying a cow to the corral and milking outdoors. Eventually the milking machine replaced hand-milking, although it was a considerable investment of approximately $500 and required more than thirty cows to be economical. It also required experienced men, cows that were exposed to the equipment at young age, and gas-powered generators or electricity. (38)

Decline of the Dairy Industry in Marin County

Increased milk production also required that ranchers depend on extensive planting of alfalfa, which thrived in warmer climates and now was sustained with irrigation technology. This began the shift of focus to California's Central Valley where the landholdings were larger and thus the investment in mechanized dairying provided a better return. By the 1920s Marin County was no longer among the ten highest producers of butterfat in the state. Trucking had replaced rail and boat transportation and dairy products could be shipped from all over the state. The Portuguese continued their prominence in the industry. They began to settle in greater numbers in the San Joaquin Valley rather than along the California coast. By the early twentieth century the herds and number of farms owned by the Portuguese in California had reportedly exceeded those of any other foreign national group. (39)

Marin County lost its geographic advantages as the Central Valley became the emergent region with ultimately huge mechanized enterprises. Overgrazing, debt, and the 1929 stock market crash created further difficulties. These led to the break-up of the large dairy estates at Point Reyes. Ranchers began to form cooperative creameries and, where possible, eventually improve their facilities to become more profitable Grade A dairy operations. (40) The southern Marin dairy ranches in this period continued to be operated by the same families or were sold to other Azorean Portuguese. (41) Their relatively small scale of operation undoubtedly limited their ability to implement extensive modernization. Yet, despite these challenges, the tenacity and self-sufficiency that enabled them to endure their modest beginnings sustained them through this period. For instance a number of Marin County dairy ranchers eventually joined the Marin Dairymen's Milk Company, formed in 1929 by Anthony Silveira and other prominent dairy ranchers. It handled most of the dairy products from southern Marin. (42) The southern Marin ranches west of the suburban development along the bay shore generally continued to operate as dairies into the 1950s and 1960s.

Land Conservation

By this time, however, southern and western Marin County was in transformation. The area had been a popular recreation destination as early as the 1870s. Sport hunting clubs, such as the Mount Tamalpais Sportsmen's' Club, organized in the 1890s, eventually arranged formal leases from ranchers. In 1912 hiking clubs around the Bay Area formed the Mount Tamalpais Conservation Club due to concern about the open space around the mountain and concern that they would be denied access to trails which crossed farmland. In particular, threat of logging the Bolinas Ridge, a heavily forested area on the western slope inspired the creation of the Muir Woods National Monument. Eventually the whole of Mount Tamalpais became public

land, including the Lagunitas drainage under the Marin Municipal Water District in 1912, the Mount Tamalpais Game Refuge created around 1917, and Mount Tamalpais State Park in 1928. The urbanization of the Bay Area following the Second World War increased public desires for recreational space. Public lands around the mountain were expanded in the 1950s and again between 1960 and 1972. A campaign to protect northwest Marin County led to the designation of the Point Reyes National Seashore in 1962.

Simultaneously, suburban development proposals targeted western Marin dairy ranching properties in the valleys north of the military installations at the Marin headlands. In 1964 a development called Marincello was proposed to include fifty apartment towers interspersed with single-family housing for some 30,000 people on 2,100 acres in Rodeo and Tennessee Valleys. Vigorous public opposition eventually enabled the Nature Conservancy to purchase the majority of Marincello in the early 1970s. Legislation created the Golden Gate National Recreation Area (GGNRA) from the land acquired by the Nature Conservancy and Forts Cronkhite, Barry and Baker on the headlands. (43) These properties, along with prospective acquisitions of rural parcels, created a link of state and federal parklands from the Golden Gate to Point Reyes. Some holdings, including ranching properties in Rodeo, Tennessee, and Frank's Valleys, were purchased between 1972 and the early 1980s and made a relatively smooth transition to recreation use. Some transactions, particularly those in the Olema Valley, allowed for 25-year leasebacks modeled on the arrangements developed for much of the ranching property at Point Reyes. Other owners negotiated a life-time tenancy. Some fought the process until they lost their property through condemnation. (44)

The former ranch buildings in lower Tennessee Valley, as well as in Oakwood and Rodeo Valleys and along Dias Ridges, were demolished in the 1980s and 1990s. (45) During the same period most of the ranch buildings once owned by the Brazil, Ponti, Souza and other families, and acquired for adjacent California State parklands in the upper Frank's Valley (the Redwood Creek watershed) have been demolished. (46) Slide Ranch in the GGNRA near Stinson Beach is undergoing a remodeling of its only remaining dairy-era building. The Silva property, which survives at the north end of Tennessee Valley, is apparently the only remaining southern Marin County ranch compound on privately-held lands, although it lacks the barns and pastures lost to a road realignment and suburban development in the 1950s and is now overshadowed by adjacent newly-constructed large-scale residences. The turn-of the century residence of the Big Coyote Ranch exists inconspicuously on a suburban lot in the middle of the Tamalpais Valley community, as may a few other remnants of the dozens of dairy ranches in southern Marin County, where freeways, shopping malls and postwar suburban neighborhoods are now located. So went the Silva/Cunha Tunnel Ranch in Mill Valley, the Borges Ranch where the Tamalpais Valley School is now located, and others. Only in Tennessee Valley and Frank's Valley do two ranches remain as tangible expressions of the primary land use in southern Marin County, despite a century of wind, fog, and changing times.



History #1: Tamalpais Land and Water Company Map No. 3 (Ranch A/B Draft National Register of Historic Places Nomination, 2008).

Ranch A/B / Cunha Ranch / Miwok Stables

Ranch A/B in Tennessee Valley survives to represent the Portuguese dairy ranching in southern Marin County, representing the modest beginnings of the immigrant group most significantly associated with the California dairy industry. Few records detail ranching history in the southern part of the county, in contrast to the larger-scale dairy ranches on the Point Reyes peninsula in northern Marin County, already acknowledged as historic properties. The ranches in southern Marin did not generate written business or family histories, and, in particular, were largely invisible in public records during the tenancy period. Also in contrast, the nineteenth century tenants in the Point Reyes area were of various ethnicities, unlike in southern Marin, where the tenant ranchers from a single immigrant group, Azorean Portuguese.

Tennessee Valley was evidently not occupied by Euro-Americans until the 1880s. The 1886 United States Coast and Geodetic Survey Map indicates at least two tenant dairy ranches located in that area, generally identified as Elk Valley on nineteenth century maps. (47) One of the building compounds delineated on the map eventually became the core of the Cunha Ranch. The detail is insufficient for a comparison with subsequent arrangements of the ranch buildings, but it is the general location is the same as the current ranch complex, corral to the west, buildings clustered at the east side of the vale and set next to the creek. Little is known about

tenancy period due to the lack of surviving records. However in 1898 the area was subdivided by the Tamalpais Land and Water Company (TL&W) and recorded as Subdivision Map 3 Lot D. Situated at a southwesterly angle toward the coast, the Elk/Tennessee Valley was divided as Ranch A, B, C, and D on the south flank and F, G, H, and I on the north flank. The pasturage or fields as delineated on the TL&W map were predominantly within the boundaries of the ranches on the north flank. (48) The tenant ranch appears on the TL&W map as now including two long buildings, presumably barns, located essentially in the same area as the barn/riding ring. The ranch is also delineated as extending beyond the new subdivision lines to utilize a large portion of the bottom land in that part of the Valley, a practice that evidently changed with the subdivision of the land. Oral histories of subsequent owners and tenants do not verify whether this area, now parts of Ranches C, F and G, continued to be used for any period under a lease arrangement after the "ranches" were purchased from the TL&W. The parcel Ranch B, which consisted of 170.05 acres, was purchased from the TL&W by Manuel Ferreira Da Cunha, though not until July 10, 1903, for $12,150 in gold coin paid in hand. (49) If Da Cunha had been the tenant rancher on the property, as family tradition indicates, the delay in acquiring title was perhaps due to the region's depressed milk prices in that period or the general economic depression of the 1890s. On November 1, 1905 he expanded his holdings to the east when he acquired a portion of Ranch A, consisting of 247.68 acres. (50)

Da Cunha, also known as Manuel Ferreira and Manuel de Cunha, was in Marin County as early as 1880. Born about 1849 he emigrated from the island of San Jorge (Saint George) in the Azores. There is little record on the early years of the ranch. However, a November 1928 mortgage on Ranch B arranged by his son John Ferreira De Cunha and John's wife Louise indicated that the assets by that time included one hundred milk cows, two bulls, thirty heifers, two horses, sixteen yearlings, one automobile truck, unspecified ranch implements, hay and other crops. (51) A September 1929 mortgage by John Da Cunha to the Bank of San Rafael identified fifty-four milk cows, eight yearling, fourteen calves and two bulls. He also mortgaged again the larger holdings for another year to the 1st National Bank. (52) He arranged for subsequent one year mortgages in 1930 and 1934. These mortgages may have been necessitated to survive the Depression. They may have also been a strategy to leverage the Da Cunha property as they expanded their holdings. Unlike many of their ranching neighbors, the Da Cunha family does not appear to have benefited from the investments of partners who were not family members.

The circa 1928 Marin County Assessment provides detail on the ranch at that time. The owners of Ranch A/ B were identified as Manuel Ferreira Da Cunha's wife Bella, also known as Isabella, Da Cunha et al. Their holdings in Tennessee Valley consisted of 517.69 acres Ranch A, excluding the Oakwood Valley Tract, and 270.05 acres in Ranch B. The real estate value was assessed as $17,000 and the improvements were valued at $1,300. These included a thirty-three by twenty-four foot main dwelling estimated as being two years old and described as single story, hip-roofed and containing four rooms and a bathroom. A ten by ten foot shed was located to the rear. There was also a thirty by twenty-eight foot dwelling with a five foot deep porch, a hip roof, a wood foundation and a dormer. A one story sixty-six by sixty-two foot milking barn, presumed to have been built in 1920, was described as including board and batten siding, a shingle-clad gable roof, and a concrete foundation. Other dairy buildings

included a fourteen by twenty-two foot bunkhouse, a twelve by thirty-three foot separator house, a thirty-six by thirty-six foot barn, a fifty-two by one hundred thirty-two foot feed barn with a gable roof and a wood foundation, and a twenty-four by twenty foot stable and auto building. Though not noted in the assessment records, the eucalyptus windbreaks planted along the creek at the west end of the compound were undoubtedly established by this time, along with windbreaks following Elk Creek on adjacent the Ranch C. Subsequent changes under Da Cunha ownership included the replacement of the main dwelling, after it burned down around 1935. The Cunha sons and a hired man brought wood from two houses they purchased for parts and constructed the house near the current paddocks. (53)

An oral history of a Cunha family member provides some information on the operation of the ranch. In the 1920s and 1930s the Cunha Dairy delivered milk locally, by driving a route around Sausalito by horse and wagon in ten gallon cans, as well as hauled it to a milk stop "platform" where the Marin Dell trucks picked up the cans to transport them to the San Francisco creamery. The road to Tennessee Valley was just dirt in those days with the portion south from Tamalpais Junction skirting the marsh and often impassable in the winter. They regularly had to use a horse team to pull the truck carrying the milk through the mud. They worked without hired help, which they could not afford. They acquired electricity by this period and thus a refrigeration system. They also purchased milking machines. The process now involved four buckets and milking two cows at a time each. This meant that eight cows were milked at the same time. They would then dump the milk in the four buckets and carry it to the milk house where the cooling system was located. When the wind knocked the lines down, they ran the milking machines by connecting to a belt they put around the wheel of the Model T Ford.

They operated the Tennessee Valley ranch "in division." This meant that they ran the dry cattle and young cattle on the back ranch. The milk cows would be on a separate ranch. In the spring when the grass was green they would pasture out the cows. The rest of the year they would feed them "at home." They grew feed hay on their holdings in Oakwood Valley (referred to at the time as Bear Valley). They also cut wood there for fuel to sterilize the milking equipment. They had sufficient spring water (though a tenant in the 1950s was interviewed as saying there was a water problem), but not enough ground to farm in Tennessee Valley. A family member has noted that their holdings in Tennessee Valley were not spread out like the land around Point Reyes. They farmed in Bear Valley and behind the Da Cunha ranch house using a side-hill plow. They would grow hay there, cut and shock the hay, pull it by horse to the barn where they would move it with a suspended track. They also raised some corn as feed for the cattle. (54)

The Cunhas were surrounded on all sides by other dairy ranches operated by Azorean Portuguese immigrants. Their neighbors to the south, down the valley, were Joseph Lewis, and Manuel Sequeira, and later Russell and Geraldine Bettencourt. Sam Silva owned the ranch at Rodeo Lagoon over the ridge to the east. The Borges and Pimentel properties were located to the north. Although each ranch was isolated by the terrain and the consuming schedule of the ranch, they were linked by the trails and roads that appear on the 1886 US Coast and Geodetic Survey map and exist today. Oral sources indicate that ranch employees and tenants would

work at different properties over time and, on occasion, ranch hands married into ranching families, as happened in the Pimentel family. Thus, despite the characterization that the ranches were self-sufficient and somewhat insular, they were simultaneously connected to an extensive community.

Ranchers also expanded their own holdings when feasible. Manuel's son John Da Cunha eventually ran another family ranch on some 200 acres four miles north west of Tennessee Valley in the Alto area (now a subdivision divided by Highway 101). The family also ran a dairy at Tunnel Ranch, which was leased land near the Alto property. A series of deeds of trust from 1928 into the 1939 between John Da Cunha and his parents and siblings (Joseph Da Cunha and Mary Da Cunha Leal) served as a mechanism to protect the other family members and their heirs from the debt that was carried most of the decade on the Tennessee Valley property. After they sold the Ranch A/B property in Tennessee Valley in 1945 they consolidated their holdings with a 2,500 acre ranch near San Rafael at what is now the Peacock Gap subdivision. In October 1955 the Cunha family sold the ranch near San Rafael and quit the dairy business. When they sold out in they had 410 head of cattle.

John Rapozo, also of Portuguese descent, bought Ranch A/B in 1945, reportedly for $25,000. (55) His tenants from 1947 onward were his in-laws, the Manuel and Laura Lopes, who had been ranching the Sequeira property down-valley since 1941. Before that they had dairy-ranched in Arcata until the property-owner sold the land. Manuel was raised in the Azores and Laura's parents were born there. At the Cunha Ranch, as it was still called during this period, the Lopes and Rapozo either dismantled or moved the older house that was under the trees, according to later interviews with Laura Lopes. The Lopes and Rapozo also upgraded the barn, rebuilding it as a walk-though. The bunk houses were remembered as having burned down in the 1960s.

The Lopes were challenged by the limitations of the property. They had problems with the water supply because the pipes from the natural springs were obstructed by corrosion and had to purchase water from Sausalito. They did not grow hay, as it was quickly ruined by mold. Therefore each year they took on debt by purchasing hay for all but two months of the year when there was sufficient grass. They had one hundred and twenty-five head of young stock, with ninety-three milking cows, primarily Holsteins with one third of the herd being Guernseys and Jerseys, in order to produce milk with the requisite low fat content. Driving the cows down from the hills with "cow dogs" (Australian shepherds), they milked at 2 AM and 2 PM. The Lopes generally had one or two hired men, as it took one man to milk three cows with the advent of milking machines. Milk was picked up at 6 PM on the highway.

They did not raise chickens because of the sanitary regulations, but did tend a garden of potatoes, fava beans, peas, kale and cabbage, which was lost when Rapozo rented the property as a stable and constructed the paddocks. They kept three horses in the stable building. One was used for plowing and one was ridden for fence repair, necessary to contain cows. For instance, the Lopes' bull once wandered over the ridge to the west into Green Gulch, were it was injured with pitchforks when the ranch hands there tried to corral it.

Ranch A/B no longer operated as a dairy by the 1960s, although the pastures were probably used under a lease with the tenants on the adjacent Ranch C/D where a dairy operated into the early 1970. When the creameries switched to 2,000 gallon refrigerated stainless steel tankers they eventually dropped the smaller dairies from their route. It became too much trouble and expense to collect from the small producers, located on winding backroads. (56) The ranch land then nearly became a residential subdivision. When Rapozo sold 162.6 acres on October 15, 1963 to Gulf Oil, he withheld a 16.98 acre parcel where the ranch/stable was (and is still) located. (57) Other deeds between Rapozo and Gulf Oil were recorded April 20, 1964 and July 19, 1966 completed the transfer of his property. Gulf Oil had purchased the property to augment holdings that were being planned for the massive Marincello subdivision. Before the plans were defeated by environmental activists, the developers constructed an entrance gate near the Ranch A/B. With the creation of the Golden Gate National Recreation Area, the federal government acquired the Gulf Oil property and negotiated for the property that Rapozo had retained. (58) At some point during this period the Ranch A/B barns leased as a horse stable. National Park Service appraisal files indicate that in 1973 Laura P. Lopes and daughter Diane Lopes were tenants there, along with Gretchen and Marty Stone who managed the stables.

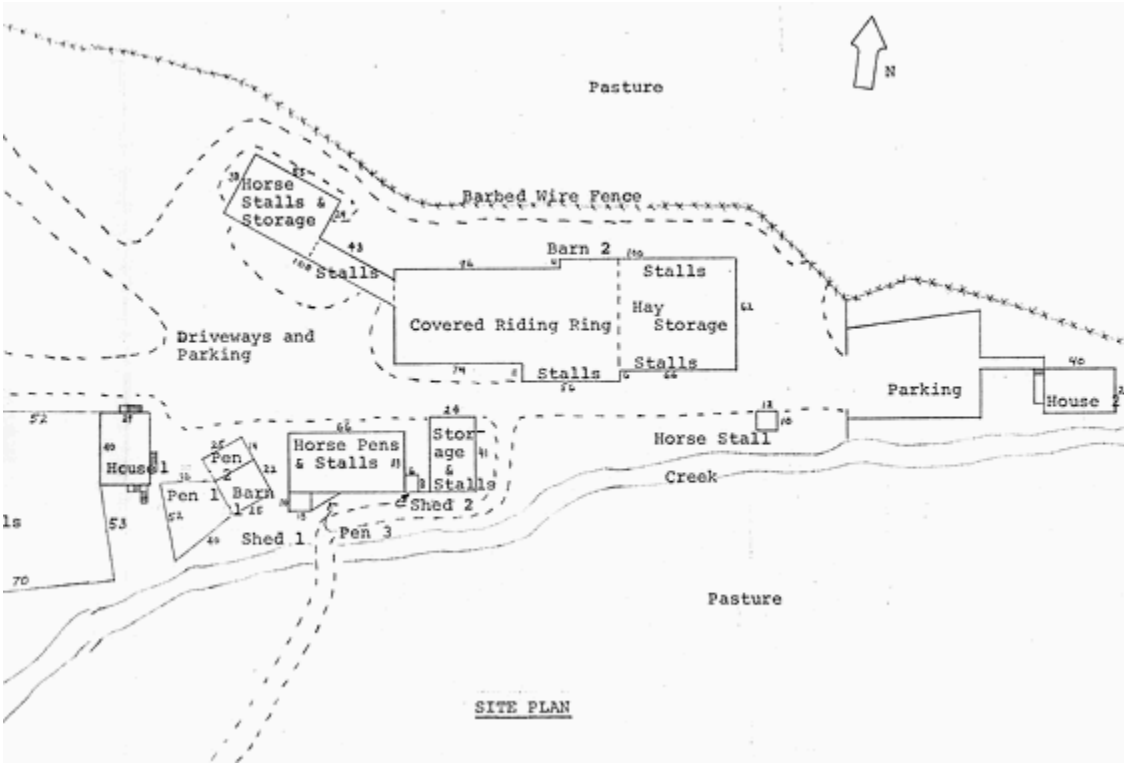
Ranch A/B, then referred to as the Tennessee Valley Stables, included the two extant houses, and barns, sheds, corrals, and fencing located essentially in the current footprint. The major buildings dated to the period of Cunha family ownership. The larger barn was described at that time as one long structure built in three or four phases and in fair to poor condition. According to the appraisal:

The western portion of this barn is an old milk house which is currently being used for dead storage and horse stalls. The walls and floors of this structure are constructed of reinforced concrete. The pitched roof is covered with galvanized steel panels….The milk shed is connected to the large barn by a passageway which is 14 feet wide. When the building previously described was used as a milk shed, cows were probably led from the large barn through this passageway to the milk shed. This passageway has subsequently been divided into three horse stalls, a short hallway, and a small storage room. The passageway is basically a wood frame structure built on a reinforced concrete floor with a corrugated steel, pitched roof….The main portion of the barn was built in two sections. These sections are distinguished by the pitched roof on the west portion of the barn, and the monitor-type roof on the east portion. The west portion of the barn is used primarily for a covered riding ring with a dirt floor. Horse stalls are located on the north and south sides of this part of the barn. The east section of the barn is used for the storage of hay and for horse stalls. (59)

Since that time tenants have further modified the barn, and added corrals and horse rings at the north end of the compound. The houses, particularly the one reportedly built in the 1930s from salvaged parts, are currently in fair and poor condition respectively. The setting has been somewhat altered with the addition of the Golden Gate National Recreation Area parking lot at the west boundary of the ranch.



History #2: Aerial of Cunha/Rapozo Ranch (Ranch A/B),1974 (Ranch A/B Draft National Register of Historic Places Nomination, 2008).



History #3: Map of Cunha/Rapozo Ranch (Ranch A/B), 1974 (Ranch A/B Draft National Register of Historic Places Nomination, 2008).

Endnotes

Physical History

1. The Marin peninsula came under the jurisdiction of the Spanish with the establishment of the Mission San Francisco de Asis south of the Golden Gate straits in 1776. Native American neophytes included recruits from the peninsula. The Spanish influence north of the straits increased when Mission San Rafael was established in 1817. However, mission activities including the outlying cattle ranches supporting the mission did not reportedly extend into the south west part of the peninsula.
2. In 1866 Throckmorton sold some 1,900 acres of Golden Gate frontage at Lime Point to the United States government, which had identified this spot as early as the 1850s for a military reservation to augment the San Francisco Presidio on the south side of the Golden Gate. The eastern half of the Lime Point Military Reservation became Fort Baker, which was constructed between 1870s and 1910. Fort Barry on the west toward the Pacific was developed slightly later. In 1868 Throckmorton sold a stretch of land along the bay shoreline to a group of San Francisco investors who incorporated the following year as the Sausalito Land and Ferry Company. The Company developed the small village of Sausalito, and the surrounding hillsides and mudflats there as a planned town site and ferry terminal, a venture which was eventually secured when the North Pacific Coast Railroad was constructed in the mid 1870s and the

community became an important transportation hub.
3. Extensive histories of these areas are found in works by D.S. (Dewey) Livingston, including Ranching on the Point Reyes Peninsula and A Good Life: Dairy Farming in the Olema Valley.
4. The declining hide and tallow trade no longer sustained cattle ranching in the region.
5. 1879 Superior Court Case files at the California State archives include testimony and counter testimony regarding his financial statements.
6. Darcy Luce repeated Anna Toogood's interpretation that this meant that twenty-four dairy ranches existed on the Throckmorton property, but privately held ranches existed by this time on land purchased from the Sausalito Land and Ferry Company. Furthermore, when interpreted with the understanding of the practice by early Azorean Portuguese of individuals with limited capital forming small companies in order to start a dairy ranch, these numbers seem more compatible with the dozen or less ranches that appear in the area on the 1886 U.S. Coast and Geodetic Survey Map.
7. The SFSL was subsequently acquired by the American Trust Company, which later united with Wells Fargo.
8. This initial corporation intended to: "purchase, acquire lease[,] own[,] hold, occupy, improve, mange demise and sell lands and improvements, to deal in personal property, to engage in a general farming business including all agricultural pursuits, raising, breeding and dealing in horses, sheep, hogs, cattle and all other live stock, to conduct a general dairy business and dispose of and deal in dairy products: to subscribe for purchase and sell shares of stock of other corporations, to acquire, manage, and dispose of water, water rights, reservoirs and ditches and rights of way therefore and for roads, bridges and all and any easements of upon and over lands, to accept estates and interests in lands and personal property upon any lawful trust or trusts and to fulfill any trusts which it may undertake in relation thereto." Tamalpais Land and Water Company incorporation files, California State Archives.
9. It became pastoral retreat at a time when the mountain and the Marin coastline were immensely popular with hikers and vacationers. This portended the creation of conservancies of public land in Marin County.
10. Anna Coxe Toogood, A Civil History of the Golden Gate National Recreation Area and the Point Reyes National Seashore, 1980.
11. Sausalito News, March 12, 1898, page 2.
12. The TL&W operated well into the twentieth century selling small property in the Mill Valley area. The company reportedly only ceased to exist in 1988 at the termination of its period of incorporation.
13. Although dairy ranching became associated with the Azorean-Portuguese immigrants who settled along the central and northern California coast as early as the 1880s, in southern Marin County, where this connection was most pronounced, the early ranches were operated under leases that were not consistently recorded.
14. Sausalito News, September 17, 1989, page 3.
15. Sausalito News, October 15, 1898, page 3.
16. Whether inspired by its success bringing a rail line to Mill Valley, or suggesting future opportunities that were never really feasible, the TL&W reserved, as noted in the deeds, the right to develop a railroad northerly up the coast and accessed by tunnels where necessary through the Coyote Valley, Tennessee Valley and Bear Valley ridges.
17. Unlike the well-recorded Shafter-Howard operation northwest on the Point Reyes

peninsula.
18. The TL&W surveyors appear to have used ridgelines as boundaries for the ranches, defining parcels ranging in size from approximately 89 to 926 acres with boundary lines crossing the valleys directly through the pastures of existing ranches.
19. In Olema Valley, for instance, only the Teixeira family is associated with one of the remaining historic ranches. Furthermore they were not the original owners.
20. Alvin R. Graves, Ph. D. The Portuguese in California: Immigrants in Agriculture. 2004, page 38.
21. Lionel Holmes and Joseph D'Allesandro. Portuguese Pioneers of the Sacramento Area. Sacramento, Portuguese Historical and Cultural Society, 2003 is among several recent histories of northern California Portuguese. As the Holmes and D'Allesandro study illustrates, dairy ranching was not the predominant occupation for this ethnic group in many of these communities, particularly those with more diverse economies.
22. He noted that it was the second stage of development that took place in nearby Point Reyes Township. Graves, page 39.
23. Robert L Santos. Dairying in California through 1910. Denair, California: 1994.
24. Masses were in both English and Portuguese. As the parish never had a Portuguese priest they brought in priests for those occasions, which may have supported links to other communities. The electric interurban railroad enabled the southern Marin Portuguese to alternatively worship at the Catholic Church in Mill Valley or San Rafael in the 20th century.
25. Sausalito News, May 23, 1896, page 3.
26. It is difficult to trace individuals in this era because of so many of the surnames were common and because of the practice of changing surnames.
27. Roseveare, Mill Valley History Room.
28. The exceptions were a small corner of a parcel purchased by Sausalito residents William and Ruby Hamilton and the five parcels and portions of two other parcels purchased by conservationist William Kent.
29. This was in spite of the facts that two ranches were established in the valley as early as the mid-1880. The Tennessee Valley area was less sheltered than Frank's Valley and the water supply less reliable. It is possible that it was therefore less profitable. That, with the depression of milk prices in that period, may have affected the tenants' ability to purchase ranches in Tennessee Valley.
30. It should be noted that some Azorean ranchers, although not associated with southern Marin County or extant turn-of-the-century properties, became prominent in the county. One of the most notable was Manuel Freitas, who founded the Portuguese American Bank in San Francisco and acquired large holdings, now transformed as residential subdivisions, in the northern part of the county.
31. Mary Bernard Silva in James Heig and Shirley Mitchell. Both Sides of the Track: A Collection of Oral Histories from Belvedere and Tiburon, 1985.
32. Although no published biographies of southern Marin dairy families were located for the purposes of this report, invaluable context was provided by three works published by Portuguese Heritage Publications of San Jose. These are Footprints in the Soil, by Rose Peters Emery (published in 2003, and focused on the family ranch in San Ramon, California), The Egg in the Water Glass: A Journey of a Lifetime: A Portuguese Californian Remembers, by Olivia Andrade-Lage (published in 2005 and focused on the family ranch in Lemoore in the San

Joaquin Valley) and A Barrelful of Memories: Stories of my Azorean Family, by Pauline Correia Stonehill (published in 2006 and focused on the family ranches in the Central Valley).
33. The exception involved Manuel Freitas, an Azorean immigrant who had become a successful San Francisco businessman. He purchased holdings in northern Marin County which included a "home" ranch with an impressive residence, no longer extant due to suburban development.
34. Toogood.
35. Ibid.
36. Sausalito News August 29, 1897, September 11, 1897.
37. A Voz Portuguesa was established in San Francisco in 1880 and the Jornal Portuguese, first published in Oakland in 1924. Freitas, from the Island of Sao Jorge also founded the Portuguese-American bank in San Francisco in 1905. It later merged with Mercantile Trust Company, which then merged with American Trust, later absorbed by Wells Fargo.
38. The evolution of the dairy industry also included the Babcock test, a simple and accurate centrifuge test introduced in 1890, which determined the fat content of milk and improved dairy product consistency and thus consumer confidence.
39. Frederick Bohme. "The Portuguese in California," California Historical Society Quarterly (September 1956).
40. The Marin Dairyman's Unions was formed about that time, although its influence on southern Marin dairying is unclear without further research.
41. This is not to suggest that the southern Marin dairy ranches did not vary their economic strategies. There are rumors that rum-running occurred in Tennessee Valley and eventually Ranch S was sold to an Italian flower grower.
42. Renee F. Siveira, "History of Mary E. Silveira 1900-1982," http://www.marysilveira.org/about/history.htm. City directories indicate that its first plant on Howard Street in San Francisco. In the 1950s its name was changed to Marin Dell, which was later acquired by Foremost.
43. Parts of these had already been transferred by the U.S. Army to the State of California for use as a State park in 1961.
44. Park management of the lands in Tennessee, Oakwood, Frank's, and Rodeo Valleys, and Green Gulch has been influenced by two overlapping goals, to make the area accessible to hikers, bikers and horseback riders, and to attempt to restore that natural ecology. The natural resource advocates that championed the various segments of the GGNRA tended to shape management in the early years of the park. These local interests were critical to the function of the park as it suffered from budgetary problems. They undoubtedly influenced the designation of the three subcategories of the "intensive management zones" as natural resource zones, historic resources zones, and special use-zones. The Natural Appearance Subzone included Baker Beach, Ocean Beach, Fort Funston, Lands End and an Urban Landscape Subzone for the developed area at Stinson Beach, the Fort Baker parade ground, Crissy Field and West Fort Mason. Another subheading of Pastoral Landscape Management Zone was used to designate the northern Olema valley and the northern Point Reyes Peninsula. The Marin Headlands, the southern Olema Valley and a few areas on Point Reyes National Seashore constituted a Natural Landscape Management Zone, under which operated Special Protection Zones, designating lands identified as having exceptional values. These included a National Monument Subzone at Muir Woods and a Biotic Sensitivity Subzone comprised of

shoreline and stream courses. There was an extensive list of lands constituting Historic Resource Zones including an Enhancement Zone and an Adaptive Use Zone, but these were confined to the resource areas in San Francisco, Alcatraz Island and the military compound in the Marin Headlands. In Frank's Valley the latter focused on the restoration of the Big Lagoon and the lower Redwood Creek Watershed, and has resulted in prohibitions on stream diversions by former-owner tenants. In Tennessee and Oakwood Valleys restoration work has focused on the removal of invasive non-native plants and replanting native species. Moreover, because of its proximity to urban Marin and San Francisco, Tennessee Valley and the surrounding ridges has been a recreational destination since well before its inclusion in the GGNRA (only hindered by military restrictions during the Second World War).

45. Many had undergone repeated alterations over the years due to changing dairy technologies. Many buildings were also reportedly lost to fires. The original Dias Ranch buildings had burned down long before the 1950s, according to the Neuhaus interview. The remaining buildings at the Dias Ranch were razed about 1983, according the 1988 archaeological site record.

46. Brothers James and Manuel Souza leased a dairy on lower Frank's Valley Road between 1924 and 1937. Theirs was the only Grade A dairy in the valley at the time according to Shirley Souza Nygren (granddaughter to James). She also notes that later James and his son Joseph owned 350 acres above Slide Ranch near Stinson Beach. They ran beef cattle until they were bought out by the GGNRA.

47. Though the ranch does not appear on the 1897, the USCGS maps are generally considered to be a more reliable source.

48. The history of those properties is not the specific subject of this evaluation as no associated buildings or structures remain. They were purchased between 1900 and 1903 by several companies of Portuguese dairymen, in particular Manuel G. Lewis, Manuel S. Simas, and Jose Silveira Bello.

49. Recorders Book 82, pages 250-252.

50. Recorders Book 97, pages 31-33.

51. Recorders Book 158, pages 471-472.

52. Recorders Book 179, page 437; Recorders Deed Book 179, pages 441-442.

53. Cunha 1994 interview and Poole 1995 interview.

54. Cunha 1994 interview.

55. John Furtado Rapozo and Rosa Veira Rapozo died in 1992 and 1991, respectively, and thus could not be interviewed for this study. However, according to the California Death Index, Rosa or Rose's maiden name was Lopes. Furthermore, her mother's maiden name was Bettencourt. Rosa was also not born in the United States. All these details warrant further research if possible.

56. Cassius E. Poole conversation August 13, 2005.

57. There exist some minor discrepancies about the exact size of the withheld parcel as represented in NPS appraisal records, assessors maps and recorded deeds. Ranches A and B underwent a series of subdivisions between the 1950s and the 1980s, presumably by Rapozo as he sold off the ranch and later as the federal government negotiated to acquire each sub-area based on its appraised value.

58. Recorders Book 2861, page 168.

59. Rapozo Appraisal Files.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Ranch A/B (Miwok Stables) is a small scale family-owned dairy that was operated between 1903 and 1955 by a series of Azorean Portuguese companies and families. Located within Golden Gate National Recreation Area in southern Marin County, California, the 270-acre property today consists of a cluster of buildings and structures, both historic and non-historic, arranged around a central corral area, as well as the pasture lands used for grazing and trails used to move the cows.

A number of contributing resources remain, including five buildings (one containing multiple components), plus the landscape characteristics that define the character of the ranch. The building cluster is comprised of the main residence, auxiliary residence, house barn/garage, auxiliary stable and the main barn complex. Contributing historic circulation features include the ranch entrance road, the internal ranch complex road, the pasture access road, concrete alley and the Old Springs Trail, which was used by ranchers to access the steep pasture lands and move the cows in for milking. Windbreaks composed of cypress and eucalyptus trees and redwood post and barb wire fencing also contribute to the character of the ranch.

Contributing landscape characteristics include spatial organization, natural systems and features, vegetation, circulation, cluster arrangement, small scale features, buildings and structures, and archeological sites. Collectively, these landscape characteristics help convey the overall design and function of the ranch and their association with early twentieth century dairy farming on the Marin Peninsula.

Integrity

Location is the site where significant activities that shaped a property or landscape occurred. Rural landscapes whose characteristics and features retain their historic location have integrity of location. Ranch A/B was originally located at this site because its founders were attracted to natural resources, availability of water and setting. Because of the limited availability of flat land, the topography dictated not only the location of external boundaries, but the location and extent of the ranch building complex and associated pastures. As a result of these limitations, the building cluster has not significantly changed since the period of significance.

Design is the composition of cultural and natural elements comprising the form, plan and spatial organization of a place. Ranch A/B retains the original vernacular form and structure that evolved from its initial development as a dairy ranch by Azorean Portuguese immigrants. The spatial relationships of the ranch's structures, clusters, circulation networks and its placement in the natural topographic setting are essentially unaltered. While the central portion of the main barn complex has been reconstructed, it occupies a similar location to that which existed historically.

Setting is the physical environment within and surrounding a property. Ranch B is strategically located in a rural natural setting near the head of Tennessee Valley where it opens onto a broad vista

characterized by open meadows at the junction of four ranches: B, C, F and G. (The ranch also included a large portion of Ranch A, which was located adjacent and uphill and utilized for pasture.) The C/D Ranch complex was also developed in the area, although it is not visible from the Ranch A/B building complex. This setting has remained largely unaltered throughout ranch history and lends a strong visual element to setting. The building complex itself has been visually altered with the addition of several small horse stables, stable attachments to the main barn, corrals, paddocks and two riding arenas; however, the stable structures are largely of temporary construction and easily reversible.

Vegetation such as planted windbreaks remain extant, however, changes have occurred as a result of the reduction in grazing on the ranch hillsides. Since the area is no longer actively grazed, the area has become revegetated with coastal scrub and invasive species. Furthermore, monterey pine, cypress, and eucalyptus are reseeding changing the original location and configuration of vegetative cover to a limited degree.

Materials within a rural property include the building construction materials, roadway surfacing, fencing and other built landscape features, as well as vegetation and native elements such as stone and soil. Ranch A/B retains integrity of materials in its historic buildings, fences, ranch roads and paths, windbreaks and natural features. The main residence retains its original horizontal redwood siding beneath a sheathing of applied asbestos shingles, which are easily removable. Furthermore, the main barn still retains its original construction on both ends; however, the central section was reconstructed in 2002 utilizing like materials that are compatible with historic materials. The house barn has suffered greatest loss of integrity, although it still contributes to the district. Split redwood posts are also still present around the ranch perimeter, occurring in sections along the ranch boundaries with Ranches C and F. Windbreak plantings composed of eucalyptus and monterey cypress also remain, although a number of individual trees are missing and the aged stands need rehabilitation.

Workmanship is exhibited in the way the environment is shaped for functional and decorative purposes. It is seen in the way things are constructed and how daily activities are carried out. Ranch A/B exhibits a typical historic vernacular agricultural setting of owner-inspired construction and materials. Buildings were characterized by solid utilitarian construction, without benefit of elaborate architectural features, which was typical of the local Portuguese ranches. The economic level of the ranch owners limited the pallet of construction materials and how they were assembled using local materials and techniques learned from experience and past generations of dairy farmers. Structures were built and rebuilt using materials at hand. The daily activities centered on a pattern of rigorous expediency dictated by two daily milking periods, stock feeding and ranch upkeep and repair, requiring durable materials and longevity. Landscape plantings were for protection from the elements or provide sustenance, with minimal decorative plants evident or recorded. Today, the basic utilitarian aspect of workmanship is evident and retains integrity in the ranch structures and boundary demarcations.

Feeling is the intangible presence of physical characteristics that reflect the historic scene. Ranch A/B's setting, design, materials and workmanship reflect the feel of a small scale vernacular dairy cattle ranching operation. Furthermore, the coastal environment of southern Marin County, and the limited flat land available for development lend a sense of compact, low-intensity occupation of the land

and a sense of nature and abundant natural features when viewed from outside the ranch. As valleys open to a landscape defined by rolling hills and pastures, fence lines, windbreaks and clustered building development, these remnant features combine to evoke the past typified by the Portuguese dairy farms of the early to mid twentieth century.

Association is the direct link between a property and the people and activities that shaped it. Ranch A/B has continually operated as an animal husbandry facility since its inception. First, the ranch functioned as a dairy cattle ranch and later it served as a horse boarding and riding operation. While several additions, which include the development of several small horse stables, stable attachments to the main barn, corrals, paddocks and two riding arenas have changed components of the ranch, they do not significantly detract from the setting or feeling conveyed by the ranch, nor do they compromise the property's ability to reflect its historic association with the dairy ranching era.

Taken together, Ranch A/B's location, setting, design, feeling and association retain a high degree of integrity and materials and workmanship of its constructed features adequately reflect the utilitarian elements of the Azorean Portuguese dairy ranching culture.

Landscape Characteristic:

Natural Systems and Features

The key natural features of the ranch are the rugged topography, the Tennessee Valley system of creeks, and native plant communities.

The southern part of the Marin County peninsula is dominated by the steep slopes of 2,571-foot Mount Tamalpais, from which streams fall down canyons, depositing deep sediment on the lowlands and salt marshes before meeting the rough waves of the Pacific on the west and gentler tides on the east. The land's predominant rocks are sedimentary, the result of layers of material that formed on the bottom of the shallow sea that once covered the Bay Area and with heat and pressure fused into an assemblage of chert, sandstone, shale and serpentine. On ridges and seaward slopes, only grasses, low shrubs, and lichen grow, while small trees are confined to leeward slopes and hollows. Here, the open coastal exposure produces frequent wind and foggy conditions characterized by dry, hot summers and wet, cool winters. The native plant communities present when the dairy ranches developed included Coastal Prairie Grasslands and Coastal Scrub. The Prairie Grassland communities were especially attractive to ranch prospectors because they required little effort for conversion to grazing without the need to remove thick vegetation or forested over story.

In this area, ranch complexes developed near water sources and in the limited flat lands associated with floodplains and meadows. Significantly, the flat lands provided building sites and farm field locations, while adjacent rugged terrain limited access and development on all of the ranches in the area. Early ranch occupants did not have the means or machinery to manipulate the topography to any degree, therefore, the size of ranch improvements, location of structures and other constructed features was dictated by the shortage of flat land available on most ranches. Remote acreage and hillsides were devoted to grazing for dry dairy cows and some beef cattle. Ranches developed as dairy operations at different times, with those having

adequate flat useable land and/or better access developing first. Ranch boundaries were laid out on geographic and natural features, ridgelines, along streambeds, and roadways, creating an "organic" division of property.

Ranch A/B was settled in 1903 by immigrants from the Azorean archipelago, an area characterized by rugged volcanic islands, which benefits from a temperate climate, but is subject to severe marine winds similiar to the Marin County coast. Constructed in the 1880s adjacent to a small perennial spring, and purchased by the Cunha family in 1903, the Ranch B complex is surrounded on the north, east and west by steep hillsides, which effectively shields the buildings from view, except from the south. The south exposure fronts on the largest flat land area in the Tennessee Valley that merges with Haypress Meadow and the northern portions of Ranch C. The 1892 TL&W ranch division map depicts this meadow complex as a pre-existing pasture as well as planted farmland. Its perimeter was fenced across ranch boundaries and jointly shared by Ranches B, C, F and G, proving communal use by unnamed tenants of the limited flat land for agricultural crops. Following the subdivision of the valley, the hillsides to the south and east were likely used more intensively for remote grazing.

Throughout the dairy ranching period, pasture rangeland was the primary vegetative feature. This not only served as a functional, utilitarian part of the working dairy operation, but also created a low-profile ground cover that defined portions of the open character of the Ranch A/B landscape. The conversion of the land to a dairy ranch altered the native annual grasses and scrub vegetation as those that supported and withstood cattle grazing were the survivors. The native grasses were thinned by the compaction of soil by cattle and accumulated overgrazing.

With the reduction and elimination of grazing in the last several decades, meadows and hillsides have tended towards vegetative succession with a mixture of native plant communities such as coyote brush/sword fern scrub and coastal sage/coyote brush as well as exotics such as fennel, poison hemlock and Pampas grass. The general appearance of seasonally green, then brown, low-lying vegetation; however, is similar to dairy pasturage.

Spatial Organization

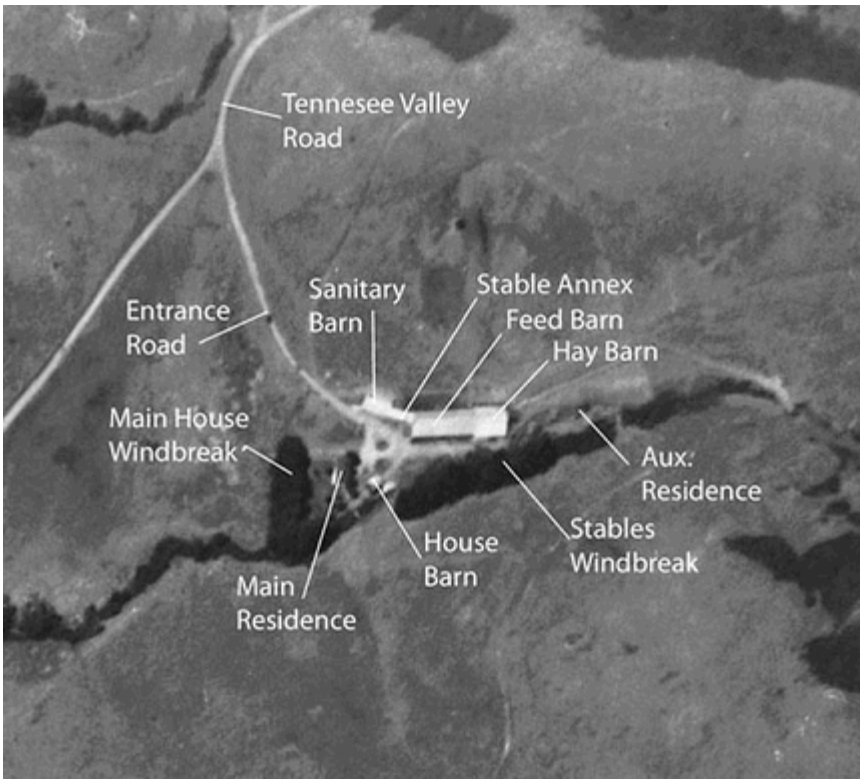
Spatial organization is the three-dimensional arrangement of physical form and visual associations of a landscape that result from the sum of its components. The agricultural landscape associated with the southern Marin County ranches evolved into specific patterns that were influenced by topography, watercourses, circulation, boundary lines and other factors.

The slopes above Ranch A/B were, and are, relatively treeless, with low coastal scrub cover or grasslands. Historically, continued grazing activities maintained their open quality with expansive views and vistas. Buildings were tightly clustered near the flat bottomlands associated with drainages. Surrounded by windbreaks, the buildings remained relatively inconspicuous in the landscape. Although the individual ranch building complexes exhibited a dispersed open spatial relationship to each other, each building complex was decidedly nucleated and compact due to the efficient need for close proximity of functional activities: stable to feed stations to milking stations to pasture and back in a continuing repeating cycle.

Associated with the spatial organization of the site, scattered remnants of redwood fence posts with attached barb wire are located throughout the Tennessee Valley. While it is clear that the fences marked land divisions, no distinct uniform pattern remains to illustrate these divisions. Universally important to control cattle, these fences may also be associated with the communal fencing of agricultural fields and pastures of the tenant period of the ranching era. Regardless, the subdivision of the Rancho in the 1890's into discrete parcels or ranches remains most visible on present day assessor's parcel maps, while on the terrain, natural features such as tree lines, ridgelines as well as road alignments are the most prominent elements marking the historic spatial limits of the ranch.

The Tennessee Valley remains as a agricultural landscape preserving the setting of Ranch A/B. The ranch's spatial relationships have remained the same throughout its history first as a dairy, and later as an equestrian operation. As a result of changing needs, however, the ranch complex has undergone an intensive expansion of its operational footprint to accommodate a large horse stable and riding program operation.

Landscape Characteristic Graphics:



Spatial Organization #1: Ranch B aerial, 1952 (GOGA Park Archives).

Cluster Arrangement

The location and pattern of ranch buildings, structures and associated outdoor spaces lend

character and uniqueness to the particular cultural setting. Although several southern Marin County ranch complexes were devoted to dairy ranching, their building arrangements differ somewhat. Most dairy operations were performed within a tight cluster, with milking, milk processing, feed storage, living quarters and equipment storage all in close proximity. Evening and early morning milking necessitated that milking barns and creameries be associated, and in close proximity to, quarters with holding corrals and pastures surrounding the main complex to ensure maximum efficiency of operation.

Efficiency of space and logical arrangement of the various elements of the dairy farm were essential in facilitating such labor-intensive activities. The efficiency of work flow necessary to run a successful dairy is evident in the cluster arrangement of Ranch A/B. Building clusters were tight, with related facilities adjacent to one another. Cows were driven down from the surrounding pasture slopes to the main barn for milking. Essential facilities, such as the main barn, sanitary barn, creamery, and main house are clustered tightly around a central area. The close proximity and the adjacency of structures like the creamery and the sanitary barn reduced excess travel in the processing of the milk. Overall, the arrangement of Ranch A/B is a model of efficiency characteristic of dairy ranches in general and the ranches run by the Azorean Portuguese immigrants in particular.

Ranch A/B's building cluster was predominantly sited on a linear east-west axis that paralleled the natural topography between the adjacent hillside and perennial stream drainage channel. The front facades of the main historic structures, which include the main residence, auxiliary residence, house barn/garage, main barn and sanitary barn, face toward each other to form a rudimentary central square. Paralleling driveways provided access to the structures, while a smaller square was formed by the rear of the main barn and the auxiliary residence. This closely spaced cluster ensured the functional efficiency of the dairy operation. The 1892 TL&W map indicates dual parallel main barns with only one now remaining. On site, evidence in the form of concrete entrance ramps remains extant, verifying that a structure closest to the hillside once existed. The main residence, house barn/garage, main hay/milking barn, sanitary barn, and auxiliary residence are sited in their original locations and orientation, although, the main residence is a later replacement that was constructed in the 1930s on the same footprint. Also, the central part of the main barn was reconstructed in 2002. Despite modifications to existing buildings as well as the addition of a small stables building and a number of temporary horse corrals and riding arenas, the remaining dairy era structures contribute to the integrity of the ranch.

Buildings and Structures

The ranch's primary building cluster is comprised of five contributing buildings, which include the main residence, auxiliary residence, house barn/garage, auxiliary stable and the main barn. It should be noted that the main barn is composed of several contributing components, including the hay barn, sanitary barn and the stable annex. Throughout the years, the Ranch A/B building complex has been subject to repeated repair and replacement over its long utilitarian history. According to an 1886 US Coast and Geodetic Survey map, three buildings, at least one presumably a residence and a corral were located in the core building area. By 1892, when the survey was conducted for the subsequent TL&W subdivision, two long barns and apparently

four smaller buildings had been expanded or replaced in essentially the same location. Today, there is no clear evidence that any remnant of these early structures, which predated the Cunha family ownership survive.

In 1903, Manuel Ferreira Da Cunha purchased Ranch A/B. It is likely that the house barn/garage was added to the complex around this time, if it did not already exist. Based on its characteristics, the small residence, still extant at the rear of the property, was likely constructed in the following decade. In approximately 1920, a milking barn was constructed that is today the hay storage portion of the main barn complex. During the same period, the Cunhas built a 36 x 36 foot calving barn, half of which still survives as an auxiliary stable. They also constructed a feed barn, which was replaced in 2002 according to the same dimensions. The main residence, constructed circa 1926, which replaced a building that predated Cunha ownership, was destroyed by fire and replaced ca. 1935 by the existing two-story hip roof building. The sanitary barn and auxiliary barn that are part of the main barn complex are also likely to have been constructed during this period. Additional buildings, which were constructed during the period of significance but are no longer extant, may have served similar housing and dairy production roles. These buildings included the bunk house and feed barn recorded in a 1928 property assessment.

Contributing buildings and structures include:

Main Residence (built 1935)
The main residence is a 50 x 24 foot wood-frame, two-story structure with horizontal redwood drop board siding underneath asbestos shingles. It has a hip roof with composition shingles, rests on concrete foundations and the front porch stairs have been removed. This structure replaced a 1926 building, which sat in the same location and was destroyed by fire ca. 1935. Today, the residence is vacant.

House Barn/Garage (built pre-1928)
The building is a 24 x 20 foot, two-story wood-frame structure, clad in vertical redwood board siding with an open interior. It has a corrugated metal roof and mud sill foundations. The horse barn/garage originally served as the horse stable and then later as an auto barn for the main residence. In poor condition, the building is being temporarily stabilized, but requires subsequent framing repairs to maintain its structural integrity.

Auxiliary Residence (built pre-1928)
This satellite building, located behind the main barn complex is a 28 by 40 foot one-story wood-frame structure with painted lap board siding and a composition shingle hip roof. It has a covered porch and its foundation is composed of wood mud sills. A more recent shed-roofed extension has been added at the rear. Today, the building is still occupied as a residence.

Auxiliary Stable (built at an unknown date)
This 18 x 36 foot structure is half of what was historically a larger calf barn dating from the

dairy era. The calf barn, visible in 1950s era photographs, appears to have been partially demolished and the remainder converted into horse stalls. The remaining portions of the building has board and batten wood siding on wood-framing, a corrugated metal half-hip roof and wood foundations. In addition, an 8 x 24 foot wood-frame storage unit has been added to the eastern side.

Main Barn Complex
The main barn complex is one structure with three distinct components that were constructed at different times. It should be noted that the central feed barn (built 1928) portion of the main barn complex was reconstructed in 2002 and does not contribute to the ranch. Today, the non-contributing structure serves as an indoor horse arena.

a) Hay Barn/Main Stable Wing (built 1920)
This 62 x 66 foot eastern portion of the main barn complex served as the milking barn in the first part of the dairy era. It is a multi-story wood-frame building with original vertical board siding on a perimeter concrete foundation. This portion of the complex has a corrugated-metal mustard roof, linked to the pitched corrugated metal roof on the remaining building sections. Today, it is utilized as a feed and equipment storage area for the stable operation.

b) Sanitary Barn/Office (built at an unknown date)
This 38 x 56 foot structure is positioned on the western portion of the complex. The building was constructed as a milking barn when the ranch transitioned from a Grade B to Grade A dairy operation. The sanitary barn is a concrete half-wall and upper wood-framed structure with a corrugated metal upper siding and roof. The building sits on a concrete foundation and has concrete floors. It is presently utilized as offices and for storage.

c) Stable Annex (built at unknown date)
The stable annex is connected to the central portion of the barn by a 52 foot covered stock passageway. Like the sanitary barn, it is also constructed of concrete half-wall and upper wood-frame and has vertical board and corrugated metal siding with a corrugated metal roof. Today, it houses several stalls and storage areas.

In the early 1960s the ranch building complex was converted into a horse boarding and riding operation. As a result of its shifting uses, the complex has experienced a greater intensity of alterations than Ranch M in nearby Frank Valley where a former dairy ranch was also leased as a horse stable. The south side of the Ranch A/B barn complex now demonstrates several "pop out" horse stall additions. Furthermore, various temporary pipe rail horse pens as well as a stable constructed of plywood on a wood frame was built at the site of a dairy era storage building to house and care for horses. It should also be noted that two circular riding arenas characterized by horizontal board fencing have been laid out in the area.

None of the horse pens or riding arenas exhibit foundations. As a result, they do not severely detract from the overall integrity of the building complex or the ranch in total. The existing

historic building cluster remains the same as it was constructed during the dairy ranching era. Although the exact construction dates of many of the existing buildings in the complex are unknown, all, except the sanitary barn are described, dimensioned and delineated as extant in the 1928 Marin County Assessor's report of the property. All of these buildings, with the exception of the reconstructed central portion of the main barn, are contributing historic structures that reflect the Azorean Portuguese immigrant dairying era.

Character-defining Features:

Feature: Main Residence

Feature Identification Number: 115596

Type of Feature Contribution: Contributing

Feature: House Barn/Garage

Feature Identification Number: 115598

Type of Feature Contribution: Contributing

Feature: Auxiliary Residence

Feature Identification Number: 115600

Type of Feature Contribution: Contributing

Feature: Auxiliary Stable

Feature Identification Number: 115602

Type of Feature Contribution: Contributing

Feature: Main Barn Complex

Feature Identification Number: 115604

Type of Feature Contribution: Contributing

Feature: Main Arena

Feature Identification Number: 115612

Type of Feature Contribution: Non Contributing

Feature: Storage Sheds

Feature Identification Number: 115620

Type of Feature Contribution: Non Contributing

Feature: Stable Corrals

Feature Identification Number: 115904

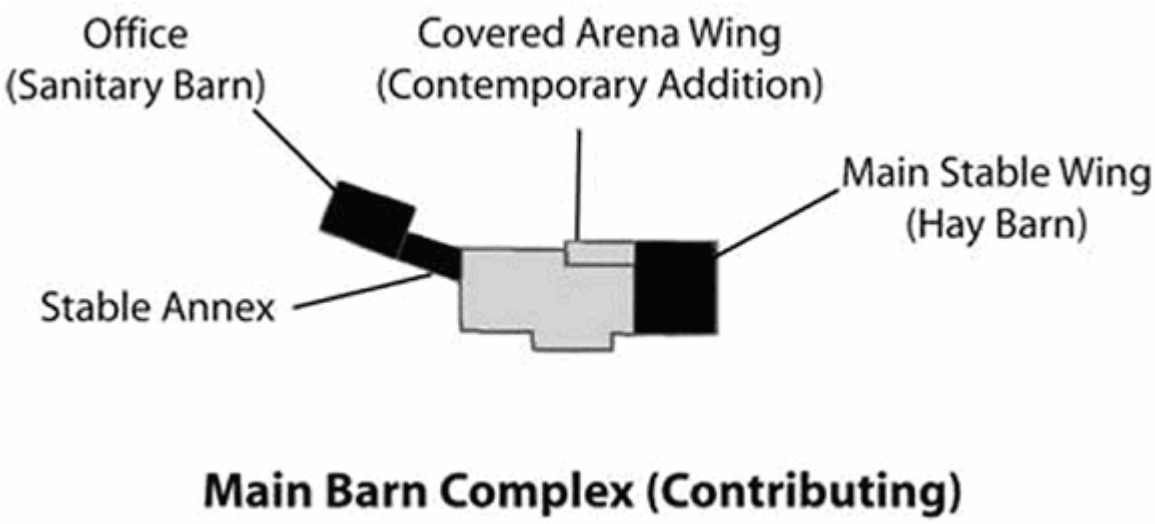
Type of Feature Contribution: Non Contributing

Feature: Auxiliary Arena

Feature Identification Number: 115906

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Buildings and Structures #5: Components of the Ranch A/B Main Barn Complex (NPS PWR-Seattle, 2008).



Buildings and Structures #1: Northwest elevation of the Ranch A/B Main House (NPS 2006).



Buildings and Structures #2: North elevation of the House Barn/Garage (NPS 2006).



Buildings and Structures #3: Southern elevation of the Ranch A/B Main Barn Complex (NPS 2006).



Buildings and Structures #4: Northwest elevation of the Ranch A/B Auxiliary Residence (NPS 2006).



Buildings and Structures #5: Northwest elevation of the Auxiliary Stable, (NPS 2006).

Small Scale Features

Small scale features at Ranch A/B are confined to a variety of utilitarian elements such as fences, gates, curbs, water tanks, wells, and irrigation lines. Although remnant fences and other objects remain throughout the ranch and serve as important contributors to the character and association of the landscape, they are of relatively small scale and are not individually counted.

Barb wire was originally developed in the 1860s and it quickly became the universal agricultural stock fencing throughout the West as it was settled. Dairy ranch operator records state that fence repair and upkeep was a major spare time activity. Such features would have been constructed early during the history of the dairy ranch and subject to replacement over time. The TL&W map and extant remnants indicate that fencing was extensively installed around Ranch A/B. These remnants help define the functional land use and boundaries of the ranch.

Today, the ranch retains remnants of split redwood boundary fencing from the dairy era with scraps of barbed wire attached on its common border with Ranch C. In addition to the marker posts present on Ranch A/B's common border on the south with Ranch C, a line of split redwood posts marks A/B Ranch's west boundary with Ranches F, G, and the Tennessee Valley trailhead parking area.

It should also be noted that fencing associated with the Ranch A/B's horse stable era remains extant, which includes metal post/barbed wire fencing and wood board fencing. The metal

post/barbed wire fencing serves to separate the horse paddocks north of the main barn, while wood post/horizontal board fencing surrounds numerous corrals and the two riding arenas. Collectively, these remnants help define the functional land use and associated boundaries of the ranch.

Additional small-scale features include several contributing concrete pads or ramps, which are located adjacent to the historic concrete alley behind the main barn/stables building. The location of these ramps indicates that several entrances existed off of the alley leading to a parallel barn structure during the dairy ranching era. Today, the parallel barn structure is no longer extant; however, it was indicated as an existing structure on an 1892 TL&W map

Character-defining Features:

Feature: Ranch Entrance Fence

Feature Identification Number: 115592

Type of Feature Contribution: Contributing

Feature: Concrete Pad Remnant

Feature Identification Number: 115594

Type of Feature Contribution: Contributing

Circulation

Historically, the Tennessee Valley was accessed by a low-grade road that was not improved as a Marin County route until decades after its initial establishment. The 1892 TL&W subdivision map depicts this road as an unpaved track extending exclusively into the Ranch A/B building complex on the same alignment as the present entrance road. According to an 1897 USGS map, the low-grade road eventually extended to Ranch H, farther down the valley. Significantly, when comparing the Tennessee Valley road to the Sausalito-Bolinas Road, which served a number of other dairy ranches in southern Marin County, the lower standard road access serving the Tennessee Valley may have kept the ranches in this location more isolated from commerce and services than other dairy ranches during the same time period.

In the twentieth century, the Tennessee Valley Road was improved and paved down to the Ranch C complex; however, it remains in its historic location and alignment along the ranch complex entrance road. Today, just past the Ranch A/B entrance road, the Tennessee Valley Road is closed to vehicle traffic except for NPS vehicles, hiking and equestrian access to Tennessee Beach. At this point, the road has been widened to provide unpaved roadside parking and a small unpaved parking area. This terminus serves as a central trailhead for access to Miwok, Old Springs and Marincello Trails as well as the lower Tennessee Valley. The trailhead and parking area are located outside of the boundary of Ranch A/B and do not materially affect the ranch.

Contributing circulation features include:

Ranch Entrance Road
As the entrance road reaches the building complex, it branches into two parallel historic access routes leading to the dairy structures. The primary access fronts the main residence, house barn/garage, sanitary barn, and main barn complex, terminating at the auxiliary residence. The second route is associated with concrete alley, serving the rear of the main barn.

Concrete Alley
The second minor access route, which branched from the primary entrance road described above, skirts behind the sanitary barn and main barn, where it becomes a concrete alley serving the rear of the main barn, flanking a structure that is no longer extant. Remaining concrete entrance ramps connected to the alley indicate its previous entrances.

Internal Ranch Complex Road
The primary modification related to internal circulation features occurred in the 1960s. At this time, the ranch entrance road was widened approximately 150 feet to accommodate traffic associated with the anticipated development of Marincello. The road was subsequently downgraded to trail standards after the development was thwarted by the public opposition and the establishment of Golden Gate National Recreation Area. The remainder of Ranch A/B's entrance road remains unpaved packed earth and gravel, demonstrating the same width and alignment that was present during the historic dairy era.

Pasture Access Road
A vehicular access track leading up the ridge separating the ranch complex from Tennessee Valley Road also existed during the dairy era. Still evident, this road was utilized to access the upland pastures Ranch B and A to the north.

Old Springs Trail
U.S. Coast and Geodetic Survey mapping as early as 1886 indicated that historic access from Tennessee Valley to Rodeo Valley traversed the Ranch A/B complex south over the ridge on the present day alignment of the Old Springs Trail. The TL&W subdivision survey map confirms this historic alignment. Ultimately, the trail was used to connect the ranches; however, it eventually became a popular recreational hiking trail. Reportedly, sports hunting and hiking down to Tennessee Beach were early popular activities generally accommodated by the ranch operators. Thus some historic uses continue on these circulation features today.

Character-defining Features:

Feature: Ranch Entrance Road

Feature Identification Number: 115578

Type of Feature Contribution: Contributing

Feature: Internal Ranch Complex Road

Feature Identification Number: 115580

Type of Feature Contribution: Contributing

Feature: Pasture Access Road

Feature Identification Number: 115582

Type of Feature Contribution: Contributing

Feature: Concrete Alley

Feature Identification Number: 115584

Type of Feature Contribution: Contributing

Feature: Old Springs Trail

Feature Identification Number: 115586

Type of Feature Contribution: Contributing

Feature: Concrete Entrance Median

Feature Identification Number: 115630

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Circulation #1: Concrete Alley in Ranch A/B (NPS 2006).



Circulation #2: Ranch A/B Entrance Road (NPS 2006).

Vegetation

Ranch A/B exhibits evidence of plant husbandry over an extended period of time. The ranch building complex retains historic windbreaks on two exposures that are contributing features. Early ranch settlers, faced with windy, foggy, damp conditions, utilized readily-available, fast-growing exotics to create windbreaks and to define ranch boundaries. Blue Gum Eucalyptus and Monterey Cypress were selected because of their ready availability, durability and ability to quickly create a buffer from winter storms.

Two historic windbreaks remain extant. The windbreak located west of the main house contains Monterey Cypress, while the windbreak located south of the main barn complex is composed of a combination of cypress and eucalyptus. According to a 1930 aerial photograph, the westernmost windbreak was more extensive and paralleled another windbreak. This parallel windbreak extended north to the vicinity of the present sanitary barn and east of the residence. By the 1940s, however, the eastern windbreak had largely disappeared, except for two trees directly adjacent to the east elevation of the house and one or two located near the rear of the house.

Today, there is no evidence of landscape planting around the buildings structures located within Ranch A/B. The impacts associated with use of the facility as a horse operation since the 1960s has likely erased any evidence of this type of landscaping. It is also possible that the utilitarian nature of the dairy structures, limited resources of the ranchers and demanding nature

of dairy operations was not conducive to the implementation of leisure decorative landscape husbandry. Any decorative plantings of annuals, perennials, bulbs or flowering shrubs would have been limited and associated with the foundation, and entrances to the residences. Period aerial photographs show the ground bare and did not provide enough information to ascertain if any decorative planting, gardens or fruit trees actually existed during the dairy era.

Character-defining Features:

Feature: Stables (South) Windbreak

Feature Identification Number: 115588

Type of Feature Contribution: Contributing

Feature: Main House (West) Windbreak

Feature Identification Number: 115590

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Vegetation #1: Ranch A/B south (stables) windbreak (NPS 2006).



Vegetation #2: Ranch A/B west (Main Residence) windbreak (NPS 2006).

Archeological Sites

Prehistoric Archeology

For eight to ten thousand years the Marin County peninsula was occupied by Native Americans, now referred to as the Coast Miwok. Although, the Coast Miwok more commonly occupied the bay side of Marin County where the climate, topography and variety of resources were more attractive, prehistoric sites have been recorded near water sources in the proximity of Tennessee Valley.

In 1978, an archaeological reconnaissance of the Tennessee Valley was conducted for the National Park Service. No surface evidence of prehistoric or historic cultural resources was discovered. One documented site, MRN-6, recorded in 1907 in the vicinity of Oakwood Valley on Ranch A was also not relocated; however, prehistoric occupation of Tennessee Valley, either habitual or for seasonal sustenance, remains a possibility given historic accounts of early ranchers who described abundant game animals and oak woodland vegetation with acorn production.

Historic Archeology

Evidence of the continuous occupation of Ranch A/B by Azorean Portuguese immigrant dairy operators may be found in potential trash debris sites, which are yet to be discovered. These

sites may lend information concerning lifestyles, diet and consumption habits that contribute to the historic significance and integrity of the ranch. A study to identify the research potential of historical archeological resources associated with these trash debris sites could indicate further significance of the property. These potential resources may contribute to the integrity of the property by reinforcing the quality of association of the property to the Azorean Portuguese dairy era.

Condition

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 09/01/2008

Condition Assessment Explanatory Narrative:

Through analysis and evaluation of landscape characteristics and features, it has been determined that Ranch A/B (Miwok Stables) is in "fair" condition. The landscape shows clear evidence of minor disturbance and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.

Stabilization Measures:

The following stabilization measures have been identified:

1. Remove encroaching vegetation that is adversely affecting contributing features such as buildings, structures and fencelines. This may include, but is not limited to woody shrubs and deciduous trees.

2. Weatherize historic buildings and structures to prevent continued deterioration.

3. Maintain the open quality and expansive views and vistas of the slopes of Ranch A/B by removing encroaching woody vegetation that may adversely affect the historic character of the ranch landscape.

Additional stabilization measures related to the larger Ranch A/B landscape will be completed in FY2009 in consultation with park staff.

Impacts

Type of Impact: Deferred Maintenance

External or Internal: Internal

Impact Description: As a result of deferred maintenance, contributing landscape features associated with Ranch A/B (Miwok Stables) are in need of repair. Routine maintenance will ensure that the condition of the ranch does not deteriorate.

Type of Impact: Exposure To Elements

External or Internal: Internal

Impact Description: While a significant portion of landscape features included within

	the CLI are exposed to elements, Ranch A/B's historic buildings are experiencing the most adverse impacts as a result of their exposure to elements.
Type of Impact:	Structural Deterioration
External or Internal:	Internal
Impact Description:	Contributing buildings located within the boundaries of Ranch A/B are exhibiting structural deterioration as a result of their age as well as exposure to elements. In particular, the House Barn is in imminent need of repair.

Treatment

Treatment

Approved Treatment: Undetermined

Bibliography and Supplemental Information

Bibliography

Citation Title: See Supplemental Information section for complete bibliography.

Supplemental Information

Title: Primary Sources

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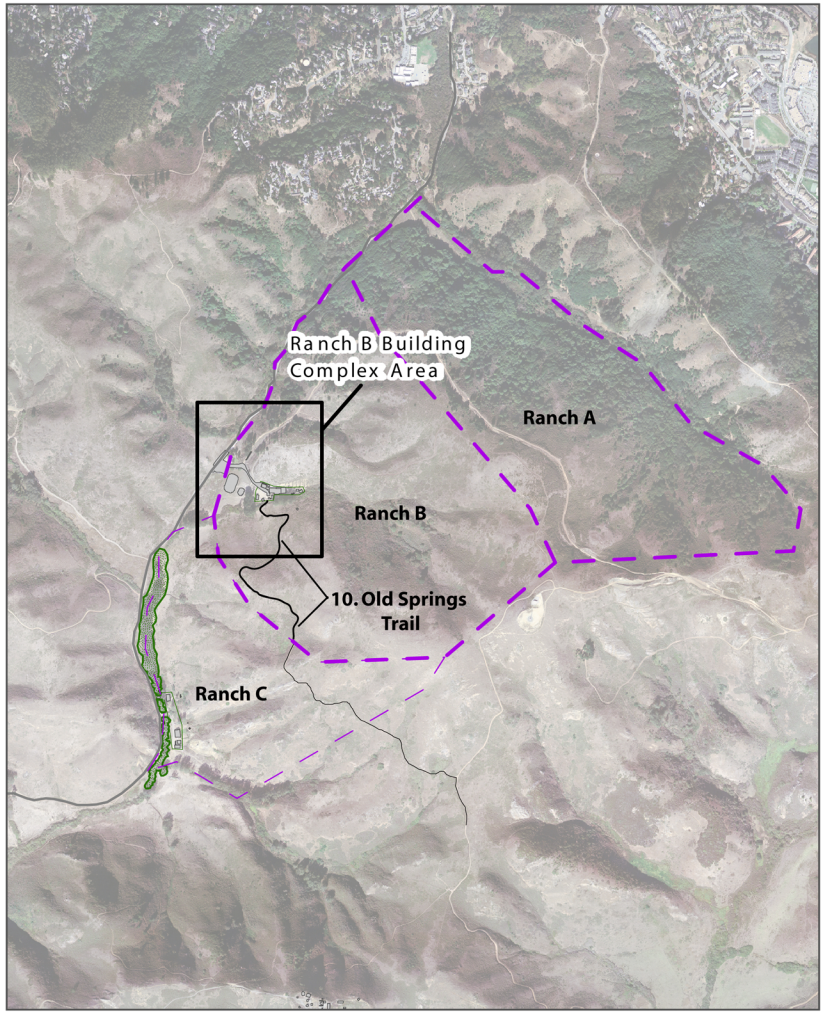
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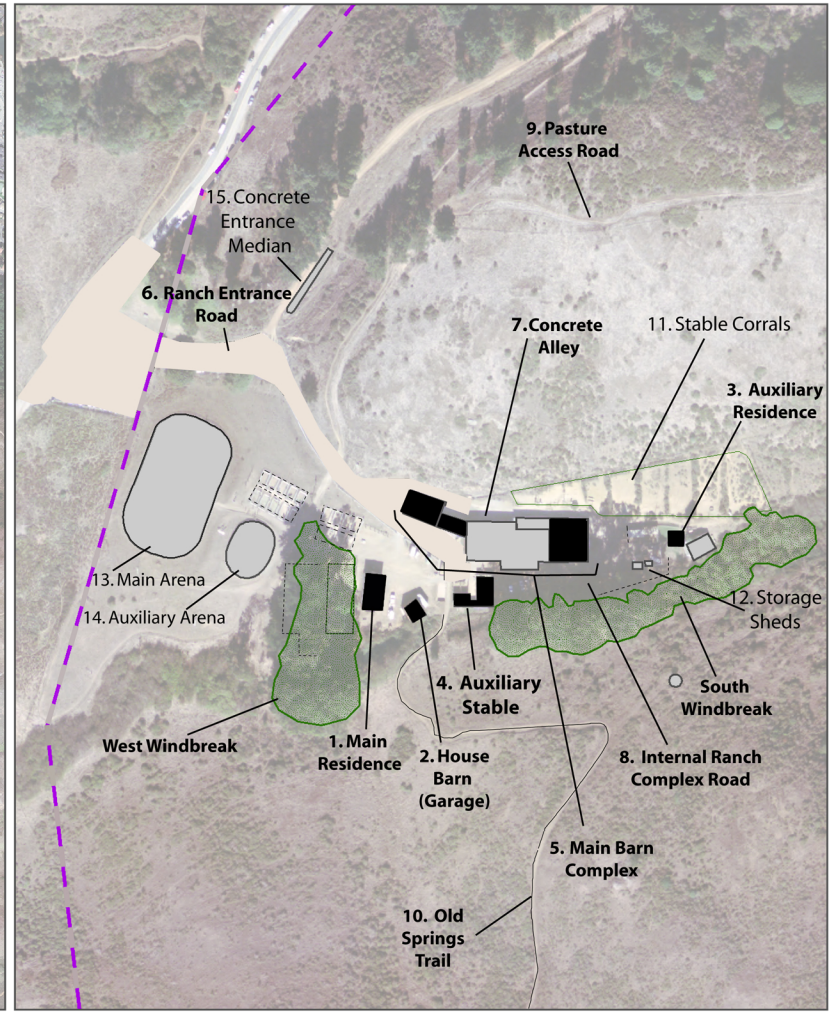
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RANCH B / MIWOK STABLES
Ranch Plan
Marin County, California

National Register of Historic Places
Additional Documentation





Ranch B/Miwok Stables
Existing Conditions

Boundary

Fences and Fence Remnants

Contributing Buildings & Structures

Non-Contributing Resources

CONTRIBUTING RESOURCES
1. Main Residence
2. House Barn (Garage)
3. Auxiliary Residence
4. Auxiliary Stable
5. Main Barn Complex
6. Ranch Entrance Road
7. Concrete Alley
8. Internal Ranch Complex Road
9. Pasture Access Road
10. Old Springs Trail

NON-CONTRIBUTING RESOURCES
11. Stable Corrals
12. Storage Sheds
13. Main Arena
14. Auxiliary Arena
15. Concrete Entrance Median

Sources: Project contracted by NPS,
Stephen Haller, Golden Gate NRA;
Field work, Nick Weeks & John Martini, 2005;
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Greater Ranch Area

0 1,250 2,500
Feet

N W E S

Ranch B Building Complex

0 250 500
Feet

N W E S

11/01/2006. GL & KMD. O:\gis_projects\2006\south_marin_ranches\maps_for_report\mxds\hist_features_miwok_b_ranch_tab_20061101.mxd