

2019 SUMMARY HAGEMANN RANCH REPORT

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Overview

As we turned the corner into 2020, the world got flipped upside down and we started a lifestyle for which we had no preparation. The Ranch presented both a new set of challenges, and also a bit of stability. Public events had to be cancelled, but the chores remained. The Livermore Heritage Guild team is working hard to make sure they are protecting themselves and the public, while also tending to the ongoing needs at the ranch. This report reflects the work of 2019, a year of continuing great programs and progress, and looks forward to 2020, a year where we are still not sure what each new day brings.

Through 2019 and as we have seen in the last few years, the word is getting out and Hagemann is growing as a regional attraction. The current quarantine puts everything on hold, but we continue to get asked when we will reopen. Being an open-space venue, it seems likely the site will be among the first where people feel comfortable coming together, at a distance, and the Guild will be ready.

We are told that a day at the ranch is frequently a primary planned activity for families looking to explore, along with the many who simply drop in out of curiosity. We don't have a way to track it, but it seemed that in 2019 more families came for the whole afternoon, rather than swinging by on their way to other things. Hagemann Ranch continues to contribute to Livermore's aspirations of being a destination city, and helps shape Livermore's narrative of a historic, significant contributor to the development of the California frontier. Tourists are increasingly adding Livermore to their maps, a tribute to the developing critical mass of local cultural spots. These range from Livermore's lively arts calendar to accessible historic sites and abundant surrounding natural resources. As a site where we are able to present a range of enriching and historic programs, with easy access and trans-generational appeal, Hagemann ranch will have an important role to play in re-establishing community experiences as our society slowly breaks back out of quarantine to rediscover their environment.

Public Outreach and Programs

Sundays At Hagemann

This year's monthly **Sundays At Hagemann** saw thousands of attendees and volunteers. We consistently get a good mix of new visitors and loyal guests, and have seen more out of town patrons. As Livermore becomes more of a destination, the Ranch benefits, and as the Ranch brings in new faces, Livermore benefits. A free public event, **SaH** presents a low decision threshold to families looking for a fun, engaging, interesting afternoon that meets any budget.

Sundays At Hagemann has multiple parts. Each month we have a core of consistent activities, then there are featured events specific to the month, generally guided by a theme, and frequently we partner with one of the other non-profits on-site to feature some of their activities. The events have featured a wild range of events (tea party to roping lessons) yet we try to maintain relevance to the Ranch's period of significance, which we identify as roughly 1869 (Mendenhall establishes a home) to 1930 (Livermore is through its first growth spurt).

Core Activities

Each month we offer docent-led tours of the site, explaining the site's significance, its place in Livermore history, important characters, and explanations of the historic structures. While they are tailored to the group and the event, they almost always have mention of the founding of Livermore, Livermore's agricultural heritage as represented by the site, and how fortunate we are that the City was able to preserve this piece of local history.

The tours also allow safe interaction with the ranch animals, generally the chickens and horses (including two newborns!), and frequently one of the friendly ranch cats.

Each month the kids (of all ages) are encouraged to create their own memento button, related to the theme of the day. Most event days include multiple activities especially for kids.

Artists are always on site showing or creating their work. Depending on the artist, kids are sometimes encouraged to dip in and try their hand. 2019 saw everything from Chinese brush lettering to clay pottery, averaging over 3 different artists each month, with some artists becoming regular participants.

Our resident blacksmith is always happy to answer questions and allow handling of the tools of his trade, and this year was featured on the cover of the monthly Independent Magazine.

The regular ranch exhibits include historic wagons and buggies from our period of significance, as well as an expanding collection of tractors, tools, brands and hardware, and we will soon add an exhibit of housewares.

Light snacks and water/lemonade are always available, and summer BBQ is sometimes thrown in.

Monthly Themes

SaH features a unique theme each month. For each of the themes, the Guild organizes supporting décor, activities and guest organizations. In 2019, some of the monthly themes included:

- Children's Day

This has become an annual event, drawing some of our largest crowds. We get to feature not only things that would appeal especially to children, but bring in games representative of our period of significance as well (jacks, jump rope, marbles...). The main attraction at Children's Day is always the petting zoo, and our partners from 4-H and local ranches bring in bunnies, a goat, guinea pigs, chickens, even the ranch cat (Eartha Kitt) plays along. Paws In Need was the special guest. The HistoryMobile also was there for Children's Day. Some of those who had seen it in their 3rd grade were excited to show off their knowledge of local history to their parents.

- Rancho Day



Figure 1 Hagemann Ranch, and Blacksmith Russ Bearrows Featured

This is a great opportunity to feature the animals and their care. The 4-H horses mingled with the crowd, Cowboy, the oldest horse on the ranch, patiently enjoyed the attention and Cha-cha displayed her nearly infinite patience with curious young kids. The star attractions though were the Cavallo Cowgirls drill team and Cynthia Patton leading readings of Cowboy Poetry. Tours were given in both the Heritage Garden and the Sunflower Hill garden as well as the regular heritage site tours.

- **Classic Cars and Farm Engines**

As the name suggests, cars from the truly historic to some later “classic” cars kept visitors interested, including, as shown in the back of this photo, an appearance by one of the Livermore fire engines, restored by the Heritage Guild. Across the driveway were a collection of vintage “hit ‘n miss” farm engines thumping away.



- **Mad Hatter Day**

Alice In Wonderland was written in 1865 and was extremely popular during the Ranch’s period of significance. That became a great excuse for a Mad Hatter tea party on the front lawn of the house and lots of wonderful costumes.

- **Halloween and Dia de los Muertos**

Though the concept dates back through millennia, even the rituals we see today were very well established by the time of the site’s period of significance. Our open house included a Day of the Dead altar, costumes, readings of scary stories,



Figure 2 Be Exceptional Performed and Explored the Site



and a comedy group that used skeletons as their props. Hayrides were given, and over 100 children got to take home their decorated pumpkins.

- **In General...**

In each case, we rely on a contingent of volunteers that include a mix of Guild members, visitors from previous events returning as volunteers, event-specific volunteers, and mothers and daughters of the National Charity League.

The event is put on rain or shine and the attendance varies accordingly, but even in cold wet weather we find that visitors show their enthusiasm. We have had over 1000 people at a single event.

We continue to offer the event for free, including free snacks and drinks. We accept donations, of which about \$500 was distributed to our partner organizations in 2019. Overall, the Sundays at Hagemann events run at a deficit, but it is our intention to keep the event free to make sure everyone has an opportunity to experience this very important piece of our local heritage. As a free event, visitors are happy to bring all the kids, friends and neighbors. Even if they intend to just spend a short

while and move on, we notice that most of our guests are there for a few hours at least, and many arrive before we officially open, sometimes staying to help us close.

Partner Programs

The Guild provides support to events and projects of our on-site partners. Often this includes historic tours for their guests, other times it is simply providing clean-up, repairs or other assistance to help the partner programs work more smoothly. Sunflower Hill and Del Arroyo 4-H each conduct events, classes, volunteer days, outreach, etc. While their primary mission is not the heritage of the site, they embody the best principles of preservation: the most sustainable way to preserve a site is to use it, and the best use of a historic site is to put it in service as it originally was intended. Their ongoing activities around livestock and agriculture help in giving the site context for our visitors.

The 4-H equestrian program has been steadily growing their program, with more clients, engaging more volunteers, and participating actively in the Guild's heritage activities. The 4-H horses are always a major attraction during our events, and they have provided animal exhibits including a horsemanship demonstration by our 2017 Livermore Rodeo Queen. The Ranch's founding was based on raising and training race horses, so the 4-H program allows us to not just tell the story, but show it. One of the horses on site was a racing Thoroughbred, adding to the site's context. The large-scale use of the site by 4-H has provided helpful motivation for some of the Guild's restoration work, including their use of the granary for grain storage, the barns for horse stalls and the restored chicken coop for 4-H ducks and chickens.

4-H also has an apiculture (bee-keeping) program on-site, mentored by bee-keeper Bill Cervenka, that attracts a swarm of students at harvest and transfer times, and generates enough honey for tastings and 4-H gifts, though none is sold at this time. While the bees are generally safe and timid, the hives live behind the Red Barn to be far from local homes and to give ranch guests added peace of mind.

Sunflower Hill has developed a robust program of organic agriculture supported by volunteers, staff and their special needs clients. The food produced has been benefiting food banks now for a few years and this year they added Culinary Angels to the list of beneficiaries. Besides providing thousands of pounds of food each year to local service providers for the area's hungry and those in need, they train volunteers and clients in gardening basics and their clients get life skills that can help them integrate into the community. As a Hagemann Ranch partner, they benefit from interest and curiosity generated during our Sunday at Hagemann open house events and we in turn get reciprocal benefit during their many functions for clients, volunteers and supporters.

While not an official partner, the adjacent Trinity Church has been a wonderful neighbor, not just tolerating our monthly flood of visitors but offering the use of their parking so that our visitors are not congesting the streetside parking. Our electric golf cart provides valet service for those who take advantage of Trinity's off-street parking.



Fig. 1 The 4-H Bee-keepers with Activity

Heritage Garden

The Heritage Garden was originally created by Fertile Groundworks, another local non-profit. When they decided the project had them overextended, the Guild took it on as their own project, with continuing advisory support from Fertile Groundworks. The Guild's Heritage Garden attracts attention all year long, both from local gardeners and guests at **Sundays at Hagemann** events. Each year, we plant only items which would have been seen in a local garden from the 1860s to the 1930's. 2019 included famous Livermore red oat hay, barley, winter wheat, tomatoes, peppers, pole beans, squash, cilantro, chives, parsley, fava beans and corn. Many of the varieties grown in the first year were procured from heritage seed banks, but since that harvest through our own seed banking we have largely cultivated from our own collection.



As it would have been in 1890, the garden is tilled with compost from Ranch clippings, dirt and manure, and we presume pollinated by the bees from the hive behind the Red Barn. The produce goes to curious guests and food banks, some grains were fed to the horses, and all organic material is once again recycled as compost. This year as last, our program included work by volunteers of the National Charity League along with the regular Guild volunteers.

Special Events

The Guild also hosts special events at the site. We have had LARPD tour groups, art, scout and music groups, and school classes. We continue to restrict site events to those associated with local non-profits or their partners, not general rentals such as weddings. As the facility's infrastructure improves, and as volunteers are available, we may choose to expand to additional types of events.

Preservation, Restoration, Infrastructure

Basic Maintenance

As happens every year, there was a lot of maintenance in 2019, including replacement of fence boards, gate repairs, building stabilization, plumbing fixes and electrical repairs. The usage from each on-site group and frequent public events has required an increase in the cadence of repairs. Sliding doors jump their tracks or old valves refuse to seal, and the sun beats down, weathering everything. Loads of gravel were used to fill pools during the winter rains and we are constantly pulling weeds, trimming trees, tending the landscape, etc. A cantankerous used chipper has helped with the clean-up waste, and mowers, harrows and trimmers keep the greenery in check. The City has helped significantly with maintenance using TerraCare lawn mowing, and tree trimming for improved safety. Volunteer groups sometimes help with painting as well as brush and dirt clearing, and those are ongoing tasks for the Guild as well. The City also lends a big hand during the Community Service day when dozens to hundreds of volunteers take on the tasks that are well suited to a mass of people over a few hours. Painting and landscape work typically dominate such days. This year we bought a riding mower to keep up with the ranch trimming, and it also serves as a second tractor for hauling hay and other chores.

Windmill Building

Our loyal volunteers from First Presbyterian took on the Windmill shed, peeling back layers of modern materials and bad repairs, replacing rotten and missing wood as needed and preserving as much of the original historic materials as possible. Restoration work may use modern tools, but all materials including screws and nails are historically appropriate to the era and to the building. For instance, the shingle roof was replaced only after checking the size of the original shingles to make sure that the replacements had the same dimensions. Shown here in mid restoration, the building is now finished and serves as the tool room for the Heritage Garden.

Wash House

After completing the Windmill Building, our volunteers dug into the Wash House. This is actually half of the Wash House / Milk House structure, but the Wash House



was added on a few years after the Milk House was built, and still well before 1900. As an addition, the structure was even more poorly built than some of the other ranch buildings. One wall had already collapsed when the interior concrete sink fell from its corroded iron support and crashed through the wall. A leaky roof had brought the normally foundation-dwelling dry-rot to lumber starting right at the top, and subsequent repairs had been done by simply pushing extra boards into weak places. The restoration, not yet complete, faithfully maintains the very rustic look while bringing excellent structural integrity.



Fig. 2 Wash House (Left Side of Structure) in mid-restoration 2019. The project was paid for through a Questers Grant with work done by our amazing volunteers from the Presbyterian Church.

Populated currently by ducks and chickens, a lucky visitor sometimes gets a little extra something for their next-day's breakfast. While the horses can be intimidating for some guests, and the bees are hard to pet, the ducks and chickens make perfect ranch ambassadors.

More importantly though, the restoration was spot-on for our period of significance, due to the research and experience of our restoration volunteers. Extra-long shingles were special ordered so the original roof structure (parts of which were found under later roofing) could be replicated. We do not have complete evidence of the internal building structure, but there were small square cut-

Chicken Coop #1

Featured as a forward-looking note in last year's report, we feature it again here as it properly occurred in



Figure 4 Chicken Coop #1 Interior

outs for accessing the roosts from outside as well as some chicken-sized doorways, so based on information about coops of the same period adapted to the size structure we had, the volunteers crafted a functional and appropriate interior.

Donations

Part of administering and presenting the historic site is soliciting and accepting donations which are consistent with the site’s mission. Foremost in the mission is our ability to immerse visitors in an environment from the time of Livermore’s founding and early development. The 2018 donation of a hit-n-miss farm engine has now been restored for operation and demonstrated at our “farm engine” open house. This year we accepted a Caterpillar Fifteen crawler tractor, dating to about 1931. It is not running, but our volunteers are already working on that detail. The tractor has been in Livermore for all of its life, most recently working the donor’s family vineyard off of Tesla Rd.



Fig. 3 Caterpillar Fifteen, first day at the Ranch

Front Gate Project

The Guild was approached by an Eagle Scout prospect interested in projects we might have available. It has long been a part of the plan to replace the chain link gate that is our underwhelming front entrance with something more appropriate to the site. Consulting with the Guild, local historic drawings and photographs, and construction professionals, the scout created a fence design that was at once unique but very much in character with the site and the local area. The project continues into 2020, with some delays due to the quarantine. Still, we hope to see it finished by the end of the year.



Figure 5 Computer simulation of new Scout Gate

Historical Research

We were approached by a researcher with a doctorate in history, wondering if we had any interesting projects. We found that the Hagemann Ranch was an excellent fit for his interests. He dug in, occasionally letting us know that the work was ongoing, but we did not know what to expect. Ultimately early in 2020, we received a 30 page engaging tale, researched and referenced, about the families associated with the Hagemann Ranch. The work has reshaped some of what we thought we knew, and taught us a lot which we are already passing along as updates in our historical site tours.

Administration

Volunteers

An important part of administering the site is recruiting and organizing volunteers. For **Sundays At Hagemann** we have brought in as many as 40 Guild volunteers, but typically our work is carried out by a team of about 10 – 15 steady contributors. About half of these are the volunteers who put in 300+ hours per year at the site, including monthly work days, event days, prep and clean-up, and various projects. The work noted above, restoration, maintenance, etc., is almost entirely carried out by volunteers, only drawing on paid professional services when time or skills require it. We see over 4000 volunteer hours in a year. We retain our volunteers with a sense of teamwork and accomplishment, and the very positive reinforcement we get with each of the public events. Using the value of volunteer hours in California from Independent Sector, our **volunteer hours in-kind labor is valued about \$120,000**. This does not include the donated tools and materials that each volunteer brings to their projects. We encourage volunteers to submit receipts for reimbursement, but at a guess, less than 50% of expenses show up for reimbursement.

We augment our internal volunteers with work days from various groups such as churches and youth volunteer groups, as well as the City's volunteer day which brings a ranch full of volunteers. Volunteer groups are an opportunity and a challenge. Deploying 30-150 volunteers takes organization, but great work has gotten done, including fence painting and repair, building paint, site cleanup and distribution of mulch, gravel, etc. Groups often donate their project supplies as well. In return, the Heritage Guild coordinates these events to make them good team-building experiences for the volunteer teams, and our success in this is measured by the groups that return for multiple projects. For instance, we are currently coordinating with our fourth Eagle Scout project, fourth project with Livermore's First Presbyterian church.



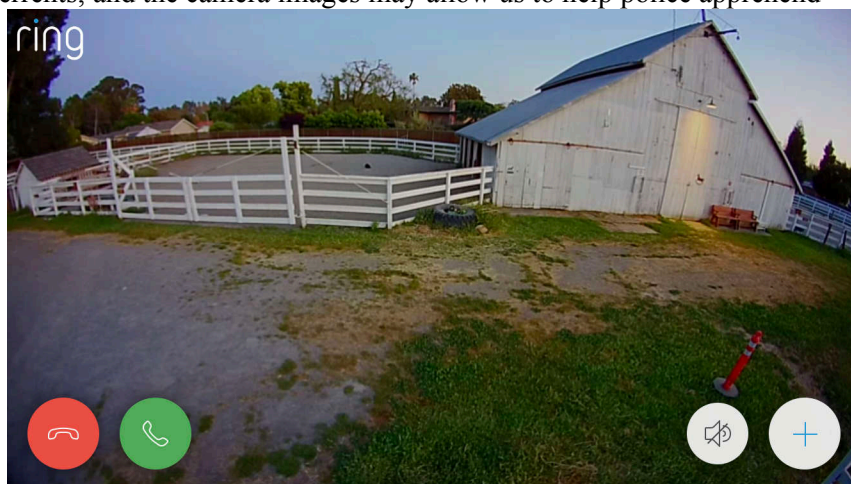
Fig. 4 First Presbyterian Pitches In

Security

Sadly, we again were hit with mischief, where intruders accessed the site and cut horses' manes and tails. We are told there is a "horse-hair jewelry" craze and unfortunately our horses were raided for raw materials. Thankfully no further damage appears to have been done, something we attribute to our on-site caretaker, but we still have concerns. So we added a Ring network of 6 cameras (finishing in 2020). The shortcoming of our previous system was that darkness rendered it generally useless. This new system has PIR motion sensors which turn on lights and camera together. We capture a lot of horse motion and the occasional cat or skunk, and we know it won't prevent intruders, but we hope the lights will be deterrents, and the camera images may allow us to help police apprehend offenders. Both sets of cameras are still operational, but the motion-sensing lights are a large improvement.

Our concern with security has also been strongly supported by neighbors who all have a keen interest in and affection for the site. They maintain vigilance and help us identify problems. We are fortunate to have neighbors who value the site and what it represents.

We also are adding smoke alarms to all the larger buildings. Old wood along with hay and dust are always a risk, so the new system will be monitored. We hope never



to see the system in use, but the new, comprehensive alarm system is our best effort to protect individual buildings as well as the additional danger of a fire spreading across the site or into the neighborhood.

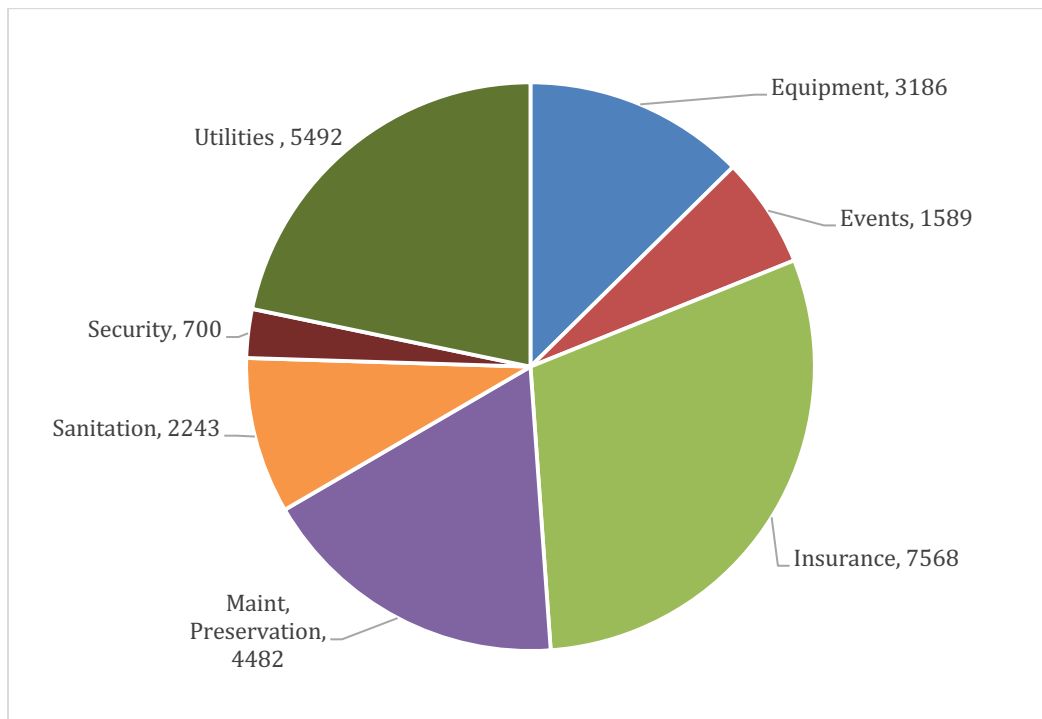
Due to the installation schedules, the camera and smoke alarm costs are not in our 2019 expenses, they will show up in 2020.

Utilities, Services

The Heritage Guild manages all utilities and services for the Hagemann Ranch site. Although water is delivered by our on-site well, this creates a significant electricity bill to supply the gardens and animals, even as other electrical usage has fallen due to our increased installation of energy saving lighting. The electric front gate is run on solar energy. The site has wifi which serves the on-site groups, and also allows for security access. Services include monitored fire alarms, HoneyBucket outhouse, trash and bottled water.

2019 Expenditures

The annual budget for the site, managed through the Guild board as well as a Hagemann committee, covers the recurring liabilities of utilities and services, as well as the costs for infrastructure and programs. Program costs and materials often come from within Guild programs and resources and so are not budget items for the ranch, though of course each supports the other. As with every year, and every project the Guild does, our largest expenditure is of volunteer time and talent. We are fortunate to draw on the skills of engineers, mechanics, planners, artists, tradespeople, and passionate volunteers of all stripes. One drop-in volunteer said it well. When we asked him how much he would charge for some tree trimming, he replied “oh, you don’t want to pay me, you couldn’t afford it.” The City stipend is our dominant income for the site, as part of our intention to provide the programs and services free to the public. We do however take in donations at each event, which then have a portion directly shared with our partner programs on the site, as outlined in our contract with the city. In 2019, we passed along about \$500 to the partner programs.



2020 Projected Activity

Corona Virus has thrown a curve into our 2020 activity plans, however the camera and smoke alarm installations are well on their way, likewise the Wash House restoration is nearly complete, to be followed by the Milk House restoration. The largest next project is undergrounding the electricity as it enters the site. We are in the planning stages now, this should progress through the summer and we hope to have minimal impact from the quarantine as these are solo or very small group projects. Structurally we have been working on the barns and are looking forward to a major roof repair project for the H barn.

Next Steps

Professional Service Work

- Upgrade electrical service entrance to the site
- H Barn roof

Infrastructure

- Continue (non-foundation) house restoration (windows, doors, trim, siding...).
- Creation of a small museum space for artifact displays
- Continue collection, restoration and exhibit of artifacts
- Major Tree trimming (eucalyptus mitigation)
- Continue restoration of Wash house/Milk house

Interpretive Aspects

- Continue **Sundays At Hagemann** events when safe to do so
- Interpretive general map and sign
- Walking tour guide
- Web presence
- Informative collateral for off-site information and fund raising

Hagemann Ranch Vision Statement:

Hagemann Ranch, where

Heritage is shared, interpreted and preserved

Hope is nurtured and hearts are opened

Harmony reigns

