

2022 SUMMARY HAGEMANN RANCH REPORT

<u>OVERVIEW</u>	2
<u>PUBLIC OUTREACH AND PROGRAMS</u>	2
SUNDAYS AT HAGEMANN	2
PARTNER PROGRAMS	4
EAGLE SCOUT PROJECTS	5
HERITAGE GARDEN	6
SPECIAL EVENTS	6
<u>PRESERVATION, RESTORATION, INFRASTRUCTURE</u>	6
BASIC MAINTENANCE	6
ARBORIST'S REPORT AND LANDSCAPE ACTION PLAN	6
BUILDING REPAIRS	7
WELL, WELL	7
<u>ADMINISTRATION</u>	8
VOLUNTEERS	8
SECURITY	8
UTILITIES, SERVICES	8
2022 EXPENDITURES	8
2023 PROJECTED ACTIVITY	9
NEXT STEPS	9



Overview

It has been a good year at Hagemann, with the public being anxious to attend outdoor events and volunteers eager to work together again. We had a year of our monthly open house events, and volunteer teams have been busy continuing to work on maintenance, programs, restoration and future planning.

2022 looks more like our pre-Covid years, with the full range of activities and programs. Volunteers from each of the site programs carried out programs, chores and maintenance. As with each year, horses needed to be fed, landscape needed watering, security was maintained and programs of all three non-profits were able to proceed.

As we have now for nearly a decade, the Livermore Heritage Guild continued to provide full service to the site such as porta-potties, security, insurance, maintenance and wifi. It also seemed to be a big year for service projects, and we had a collection of Eagle Scout projects to enhance the site, among others.

The Guild has continued to coordinate chores, requirements and ongoing improvements on the site via monthly meetings between the three non-profits operating on the site, as well as many more focused communications for repairs, supplies, and services. The amazing volunteers from the Guild and each of the other programs makes this possible. The team's resourcefulness and dedication continues to make sure the needs of the site are met. This report is a short summary of the Guild's activity for 2022.

We strongly believe that Hagemann Ranch has an important role in reinforcing community connection. We continue to see enthusiastic participation not only from established residents interested in their history, but in newly arrived Livermore residents curious about their new home. At the same time, we get visitors from all around the Bay Area, showing that the Ranch has become a regional attraction. Our visitors frequently express their gratitude for the opportunity Hagemann Ranch offers.

Public Outreach and Programs

Sundays At Hagemann

These events attract visitors, families often in particular. It is our largest outreach and is nearly everyone's first introduction to the Hagemann Ranch program. The attraction of a variety of activities available at no cost has universal appeal, and the variety also makes it enjoyable for guests from great-grandparents to strollered tykes. The events are the last Sunday of each month for 10 months of the year, skipping the heat of July and the holidays of December. Almost always rain or shine (with a few exceptions, such as the intense smoke days) and typically hundreds of guests.

It takes about two dozen Heritage Guild volunteers to run each event, and we also are lucky to have participation from other service groups and individual volunteers. **The National Charity League** usually has their mother/daughter teams on site, local scout troops often participate, we added the **Young Men's Service League** this year, and guests from one open house sometimes reappear as volunteers for another one.

Besides sharing the historic site with our visitors, they also get to meet **4-H** and **Sunflower Hill**, the other non-profits operating on site, and both groups have garnered fans and members from the activity. The benefit is mutual, as our non-profit partners on site are among the attractions our guests enjoy. We also often have a guest public-interest group offering information or activities. In the descriptions below look for **Zone 7 Water**, **Choose Love Livermore**, **Livermore Library**, **Questers**, etc.

In 2022, we were able to resume a full year of monthly Sundays at Hagemann open houses and they have been very successful, including over 600 visitors for our Children's Day in March. Our visitors come from a wide area around the region and it is common for us to have visitors from San Jose, the Peninsula, much of the East Bay, Tracy and San Francisco as well as travelers from much farther whose trips coincide with our events. We get a lot of interest in the specifics of Livermore history and the history of our region. One of the recurring monthly activities is our Site Tour featuring history of the site in the context of local history.

January

January's theme was simply "This Old Ranch" and featured activities specific to ranch life. School, games, chores and blacksmith shop work were all featured at this event. Square dancers added entertainment and we gave our



guided history tours of the site. We have added a scavenger hunt element to the tours which keeps even the youngest kids engaged and seems to attract a lot of adult attention as well. We supplied free refreshments as we do each month, and also as with every month, kids could make their own themed Hagemann Ranch button to wear and take home. A group of period-costumed guests from Pleasanton wandered the site to add even more historic flavor.

February

This featured vintage crafts and toys and was a nice opportunity to bring in experts in many heritage crafts. Skilled quilters brought fine quilts, the Tri-Valley Woodcarvers gave demonstrations, a wool spinner demonstrated the making of yarn. Kids could craft their own sock puppet. A guest pianist provided music and we had games and historic chores for the kids. The event

occupied over 20 volunteers, with over 300 people on site for the day.

March

This is Children's day and is typically our biggest event of the year. We had over 600 people on site doing crafts, meeting animals at the petting zoo and participating in vintage games, chores and projects. As always we had our featured artists, our ranch animals and displays about other ongoing history projects. Both Pawse animal adoption and Choose Love Livermore set up information spaces.

April

Alice in Wonderland was written in the same decade that Hagemann Ranch was established, so we celebrate that with a Mad Hatter Tea Party in April. Volunteers and guests showed up in costume, and the tea party was a guest favorite. Music was provided by the Cantabella Children's Chorus, and our story teller was an added activity along with the children's crafts, artists, and such. At this event we had an information table featuring our plans to restore Midway school, our area's last standing one-room school house. The table is now a feature of each open house, adding information as the project develops.



May

After all the children's events, May is a bit more adult focused, with a Vintage Wheels and Engines theme. Antique cars are parked around the site including the Heritage Guild's restored Livermore 1944 Mack fire truck and Model T Ford fire car. There was still plenty for the kids to do, with vintage chores and button making.

June

Rancho Day features ranching activities in a cowboy theme. We had the Cavallo Cowgirls riding drill team, Cowboy Poetry with Livermore's Poet Laureate, old time crafts and games, and entertainment from the Cactus Corners Square Dance team. The Livermore Library set up a table showcasing the children's library.

August

We celebrate the beginning of school with a School Days theme for August. This event has old time school sessions as a full sit-down class for the kids, including writing slates, historic readers and school songs. We gave tours through the Livermore HistoryMobile, our traveling history museum, and showed historic yearbooks from Livermore schools. Choose Love Livermore was our guest organization for the day.

September

September was our Harvest Festival theme, including harvesting honey from our local bee hive, demonstrations of the hay trolley, and lots of activity in the Sunflower Hill garden as well as the Heritage Garden. Zone 7 Water Agency brought a display and talked with guests about local water and its importance in agriculture. Crafts and artists added to the day as always.

October

Halloween and Día de los Muertos dominate the October event, and many kids as well as adults arrive in costume. While the specific costumes may not reflect the site's historic era, these costume holidays are very historically appropriate. Event activities also reflect the historic context, including kids making corn husk dolls and finding objects in the hay stack.

November

Our year of Open House events ends with a celebration of the upcoming holidays. We had a Diwali display, a piñata activity from the Hispanic Heritage Center, a Santa visit and a display from the Filipino-American organization. Craft artists created a gift bazaar and we had live piano music throughout the day. Kids could play vintage games or craft their own snowman or garland. As always, we gave historic tours of the site and answered lots of questions about local history.

Partner Programs

The Guild provides support to events and projects of our on-site partners. While each group continues to develop and grow, our support responsibilities tend to stay fairly constant: repairs, clean-up, infrastructure and general assistance. We are also able to aid in coordination between the programs, such as hauling tractor loads of 4-H manure to the Sunflower Hill and Heritage gardens. Likewise, Sunflower Hill's special needs clients often benefit from interactions with the 4-H animals.

As low-density, well spaced outdoor programs, both 4-H and the SFH garden have a steady team of participants and volunteers looking for safe activities.

4-H continues to grow their program, with horses, chickens, a duck, bees and goats. The ranching heritage of Livermore lives on in the hearts of staff, volunteers and students in these programs. Their client list is growing, keeping them very active on the site. Also, with more people spending time gardening at home, their manure supply has become somewhat of a hot commodity. We have an informal program of supplying manure as needed and have delivered pickup truck loads to local community gardens as well as filling burlap sacks for eager home gardeners.

Sunflower Hill was back to full operation, so the program continued with their special needs clients, staff and volunteers to produce wholesome food which nourished those in need. Open Heart Kitchen and Culinary Angels are two of the beneficiary programs for food from Sunflower Hill's gardens.

Neither partner program is focused on the heritage of the Hagemann site, but both have been excellent partners in preserving the site for our heritage purpose. Both programs supply volunteers to speak with guests at our Open House events and those guests enjoy the opportunities to walk among the SFH gardens and interact with the 4-H horses and goats. Working with these programs continues to be a pleasure and a benefit.



We continue to have our neighbor Trinity Church as an unofficial partner. Besides consulting with Sunflower Hill regarding garden space, they continue to offer extra parking as needed for our Open House events. With the opening of Livermore Valley Academy on the Trinity site, we have even more opportunities for partnership.

Our residential neighbors have also been excellent partners. Families which border the Hagemann site have tolerated the occasional manure odor or late night neighing of horses and provide security watch with tolerance and appreciation for ranch operations. While we can neither condone nor confirm it, we suspect that an occasional carrot has been surreptitiously slipped through the fence for an appreciative horse. The Guild cultivates and is fortunate to have engaged neighbors on all sides.

Eagle Scout Projects

Each year we seem to have at least one Eagle Scout project at the ranch, this year we got in a few years worth. Eagle Scout projects are a special type of undertaking and require significant involvement as well as investment from the Guild. The scout collaborates with us over the design and planning, then is responsible for coordinating the work of a team of people to complete the approved project. Typically these can take many months to accomplish. Scouts who complete these projects grow their skill sets in many areas, and the projects are often featured in resumes and scholarship applications. Each of the projects mentioned here have been completed and the scouts have each been awarded their Eagle badge.

Yard Art Area

The area we affectionately refer to as the Yard Art area is where some of the larger historic ranch tools have come to rest. Horse-drawn hay rake, various plows, a side-cutting mower, etc. These are too big to be stored indoors and while not exceedingly high value, they do help tell the story of our agricultural site. The prospective Eagle Scout worked to create defined display spaces for each of the tools, keeping them separate from the grass and therefore easy to mow around. He also created posts for signage that we intend to populate later in the year.

Display Panels

In addition to the Yard Art tools, we have many smaller tools that are hard to display such as planters, pitchforks, grapples and scythes. We wanted an easy to handle display space that allows us to bring them out for display but also keep them inside for protection when not in use. The tall A-frame cases created by the Eagle Scout are perfect exhibit spaces for these tools.

Performance Space

There are sometimes performers, singers, or just information displays that need a flat, clean space for an audience, and neither the driveway nor the lawn is really appropriate. We chose an unused bare spot near the Red Barn to create a flat permeable area in decomposed granite to serve these purposes. The scout worked to account for drainage, slope, adjacent trees and shade to create a space perfect for about 30 people to gather and listen. We use the rustic benches created a few years ago in another Eagle Scout project. The space has been used for things as diverse as a Diwali display, Midway school information, and a puppet performance.

Hay Trolley

An important part of a historic ranch is the handling of animal feed. Sometimes that is grain, but often it is a large store of hay. One of the inventions in the late 1800s that helped make it practical to store hay in large piles inside a barn is called a hay trolley. Unfortunately, they exist in the top of our 30 foot barns and so they are difficult to demonstrate. We had an Eagle Scout project to create a mock-up that could be used from the ground but still large enough to see the real operation of a historic hay trolley. This project gets demonstrated at every open house event and is very instructive for our guests.



Heritage Garden

The Heritage Garden is managed by Guild volunteers and produced wholesome food for families, while continuing to demonstrate only plantings which would have been seen in a local garden or agriculture from the 1860s to the 1930s. Some of the seed stocks originally from heritage seed banks are now planted completely from seeds collected in previous ranch harvests.



As it would have been in 1890, the garden is tilled with compost from Ranch clippings and manure, and we presume pollinated by the on-site 4-H bees behind the Red Barn. Our program this past year included work by volunteers of the National Charity League and the Grenada Green Team along with the regular Guild volunteers.

Special Events

Our special events were limited, though Nancy Roberts organized another Plein Aire painting event at the ranch, and again we had a holiday light display spanning much of the entry to remind the public that the Hagemann Ranch site is an active and enthusiastic part of the neighborhood.



Preservation, Restoration, Infrastructure

Basic Maintenance

As happens every year, there was a lot of maintenance in 2022, including replacement of fence boards, gate repairs, building stabilization, plumbing fixes and electrical repairs. The activity from each on-site group requires a steady cadence of repairs and we now have a couple of volunteer repair teams sharing the work. Each year sliding doors jump their tracks or old valves refuse to seal, and the sun beats down weathering everything. Mischievous horses, knocked down fence boards and gate panels, and we continued with pulling weeds, trimming trees, tending the landscape, etc. The tools for those tasks require maintenance themselves, we have had mowers rebuilt and even wore out one landscape chipper. Overall, the upkeep required of a 5 acre ranch that is over 150 years old is not surprisingly quite substantial.

Arborist's Report and Landscape Action Plan

Based on our Arborist's Report and related Landscape Action Plan there have been a number of landscape improvements to the site. The Arborist's report applies across the site and has already been used both for important trimming as well as conditioning of the ground surrounding the site's trees. While commercial services have been used for the tallest of the trees, much of the trimming and ground preparation has been handled by teams of volunteers under the guidance of the garden team.

A complete redesign and fresh installation was done to replace the leaky, rusting irrigation system feeding the structured gardens around the house. Work was planned by Guild volunteers and carried out by qualified irrigation contractors. The system is fully in place and operational, and should serve to not only improve the

health of the site's landscaping, but also conserve water. These gardens are particularly important to the historic interpretation of the home site. The end of the 19th century saw many homes here on the west coast adopting the structure of proper Victorian organized gardens, re-interpreted for this area. A combination of natives and imported ornamentals were curated to provide a look of richness in what otherwise could be a dry and unforgiving terrain. Our new irrigation and the work of our garden team is recreating those historic gardens under the guidance of our professional consultants when needed.

In addition, in response to a grant application with a local garden club, we will be able to add an orchard in currently unused space near the house. The orchard's cultivars are a nice assortment of period-appropriate trees including stone fruit and figs. This orchard also benefits from the installation of the new irrigation, and so it will be very water efficient. As this report is written well into 2023, the trees are already in place and the irrigation is running, with proper wood chip ground cover to preserve moisture during the summer. Many volunteer hours made this project possible.



Building Repairs

Since the Guild has been on the Hagemann site, a number of structures have been through significant preservation and restoration. The chicken coop was transformed back from an unmaintained shed into a proper 19th century chicken coop. The windmill structure was repaired, repainted and reroofed so it works as a useful storage and work building, supporting work in the Heritage Garden. The Wash House / Milk House had a collapsed wall, and the tarps covering the rotten roof were themselves in tatters. Now the building has been rebuilt with a historically correct shingle roof, rotten timbers replaced and once again structurally sound for the first time in probably 50 years, while still looking completely original. The small farm building sometimes called Chicken Coop #2 (though it was unlikely to have been a chicken coop most of the time) came off its blocks and rotten supports and now has a solid treated wood foundation set in gravel, so it is stable for another 100 years and yet looks original. The lean-to structure at the back of the house had decayed and collapsed, and now stands as it should and protects our collection of historic wood used for other repairs. And the 1920's Garage has been squared back up with a new foundation and should be stable for many decades to come. It should also be noted that we benefitted from a donation of all of the roofing materials for these wood shingle buildings and we continue to cultivate supportive locals who are willing to contribute supplies to the Hagemann Ranch restoration effort.

Following the lead of 2021 when one barn roof was replaced and the house front porch was rebuilt, in 2022 we continued work on the large structures without quite being ready to tackle their foundations or major structural items. Doors on the house have been repaired, the porch was rescreened, barn doors repaired and general building upkeep was the main effort. In 2023 we hope to make more progress on planning major structural work on the house and the H barn.

Well, well

Replacement of the well pump last year in 2021 has proven to be an excellent investment. From last years finicky electrical controls (we had to bang the side of the control box on occasion to get the relay to latch) we have had trouble-free reliable water on the site. We continue to stress to all water users that we need to do our part to conserve and everyone is delivering. Sunflower Hill, the Heritage Garden, and the landscaping team are each featuring drip systems where possible, controlled by timers.

Administration

Volunteers

An important part of administering the site is recruiting and organizing volunteers so 2022 had us back on our feet with the pandemic largely behind us. As mentioned before, we augment the Guild member volunteers with teams from NCL, YMSL and Scouts. Again this year, just considering the Guild volunteers we saw over 3000 hours dedicated to ranch projects. Based on the estimate from Independent Sector, a group that studies the non-profit industry, that time was worth over \$100,000 in 2022. Skills which would be expensive to hire are volunteered every day, from green thumbs to crafty fingers to hands-on mechanical services. Volunteers pitch in for plumbing, electrical, structural, historic preservation, organizational planning, finance, research and more. The specific skills needed to operate a working, historic ranch are frequently drawn from our volunteer pool. Just a few weeks back, with a recalcitrant historic hit-and-miss engine sitting in the Red Barn, historic engine expert Dennis Uhlich stopped by to give guidance on its operation. Finding such an expert on the open market would be challenging, but Dennis is one of our helpful volunteer resources and costs us no more than a heartfelt handshake.



Security

The on-site caretaker, active volunteer programs, vigilant neighbors, a network of cameras, automated gates and probably some luck have contributed to keeping the site safe. Alerts from the Ring cameras keep our attention focused and are immediately checked by our caretaker, though the worst we have seen recently have been horses who outsmarted their gates. When the gates are open for service, classes, projects or similar small activities we do see occasional uninvited visitors, typically curious passers-by, we greet them and direct them to the next Open House event.

The fire alarm system has been operational all year. Though alarms do not prevent fires, the hope is to make sure that any fire does not spread. Fire extinguishers are also stationed around the site and we now have a regular program of checking fire extinguishers and first aid kits to make sure the safety measures we put in place stay ready. Safety system checkups are reported at each monthly meeting as well, keeping safety and security top of mind for our team.

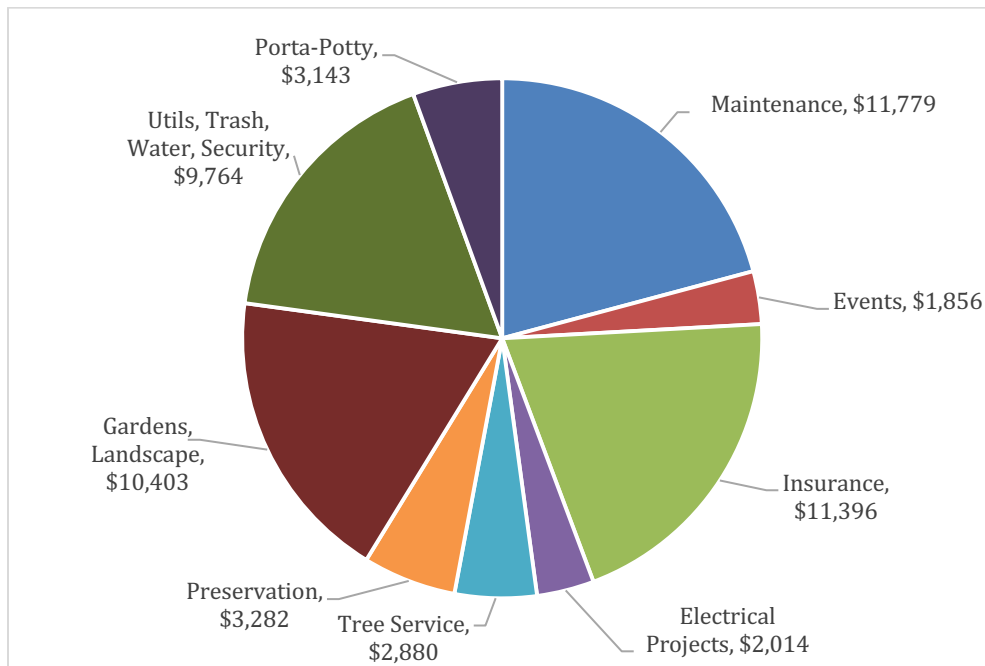
Utilities, Services

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 site has a wireless LAN serving the on-site groups which also allows for security camera access. Other services include monitored fire alarms, porta-potty outhouse, pest control, trash and bottled drinking water.

2022 Expenditures

Our annual budget for the site is overseen by the Guild Executive Board and managed by the Hagemann Ranch committee. It is updated throughout the year as new costs, projects or opportunities arise. It covers the recurring liabilities of utilities and services, as well as the costs for preservation, infrastructure and programs. This year saw many small and a few large items both in maintenance and in the landscaping. As with every year, our largest expenditure is of volunteer time and talent. Events like Sundays at Hagemann roughly break even in dollars but cost the most in volunteer hours. We are fortunate to draw on the skills of engineers, mechanics, planners, artists, tradespeople, and the willing hands of passionate volunteers of all stripes. Due to the huge volunteer workload,

our financial picture is somewhat misleading in terms of where we put our attention, still, it is useful to look at where the money goes. This year's budget shows the emphasis on landscape projects as well as our continuing emphasis on site maintenance. The relatively small Preservation expenditure is again a consequence of the very large number of volunteer hours that go into most of our preservation work.



2023 Projected Activity

With the arborist's report in hand, serious tree trimming is part of the plan for 2023. Likewise a lot of improvement to the landscaping around the house as well as creation of a heritage orchard to the north of the house. As this report is written, some of that work has already been done and I can't wait to tell you in next year's report about all that has been accomplished! Work is ongoing with PG&E to get the backyard electrical wires underground, and we are getting bids from structural engineers to create a plan to reinforce the house structure, including a foundation and structural framework. Programmatic work also will continue, including interpretive signage and various restoration projects. And of course, another year of Sundays At Hagemann.

Next Steps

Professional Service Work

- Upgrade electrical service entrance to the site
- Major tree trimming including eucalyptus mitigation

Infrastructure

- Continue (non-foundation) house restoration such as windows, doors, trim and siding
- Continue collection, restoration and exhibition of artifacts
- Ongoing tree maintenance
- Irrigation system improvements and upgrades

Interpretive Aspects

- Continuing **Sundays At Hagemann** open house events

Interpretive general map and signs
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

