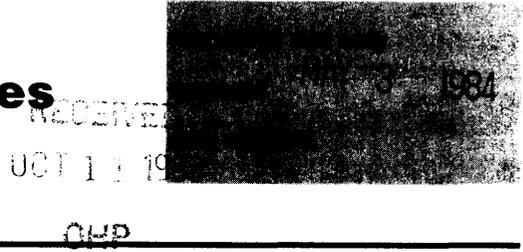


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Utica Mansion (Robert Leeper House)
and/or common Utica Mansion or Charles D. Lane Mansion

2. Location

street & number 1103 Bush Street n/a not for publication
city, town Angels Camp N/A vicinity of congressional district 18th
state California code 06 county Calaveras code 009

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Tad and Cheryl Folendorf
street & number P. O. Box 1
city, town Angels Camp N/A vicinity of state California 95222

5. Location of Legal Description

courthouse, registry of deeds, etc. Calaveras County Recorder
street & number Government Center
city, town San Andreas state California

6. Representation in Existing Surveys

City of Angels
title Inventory of Historic Resources has this property been determined eligible? yes no
date March, 1982 federal state county local
depository for survey records State Historic Preservation Office
city, town Sacramento state California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date <u>n/a</u>
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Utica Mansion, situated on a rise immediately to the west of Utica Park in Angels Camp, is the largest and grandest of the homes in Angels. Originally a two-story rectangular stone Federal house when it was built in 1882, the addition in the 1890's of wood frame wings to the north and west and surrounding veranda have changed its appearance radically. The interior of the house remains essentially unchanged since its remodeling in the mid-1890's. The walls are covered with plaster and papered, the woodwork and doors are painted in an oak faux-bois, English tiled fireplaces abound, and the original lighting fixtures remain. Built by a mine owner, and then remodeled and enlarged in the 1890's to reflect the height of fashion of the period of the new owner of the mine, it stands as a reminder of the boom period of the large mines and mills of the Mother Lode.

The foundation of the Utica Mansion is of locally quarried green schist. There is an entrance to a small basement on the south side, now covered by the veranda. The original house consisted of a two-story dressed rhyolite tuff rectangular building with a portico on the east front and a small porch on the rear. It had a low-pitched shingled hip roof with flat top and one chimney. The three-bayed front had three windows on the upper floor front and a central doorway flanked by two windows on the lower. On each side were two pairs of six-paned sash windows. The windows had stone lentils above and wood sills beneath. The early photographs show a rather barren yard, with two tiers of stone walls supporting leveled areas with crepe myrtles near the house and fruit trees to the east. The Utica Mill was located up the slope between the house and Main Street.

When the house was remodeled in the mid-1890's, two frame wings with channeled siding were added to the north and the west, creating a T-shape. These were topped by a boxed cornice which surrounds the house immediately below the shingled roof, which has been altered with the addition of gabled vents to the north and south. A veranda with square, chamfered posts was added around the east and south sides of the building. The original six-pane sash was replaced in the front by casement windows upstairs and French doors downstairs with double panes above and panels below. The other windows in the house are of double-pane sash. All of the openings were covered with wood framed screens with white glass knobs.

The original doors remain in the house, the front door being the most formal. It is indented in a boxed and paneled area, and has two panes of glass above panels. The glass has been replaced with modern stained glass. The remainder of the doors in the house are four-paneled, with transoms above. When the house was remodeled, the interior redwood doors, window frames, and woodwork were painted in an oak faux-bois. The original 1882 red and gilt or blue and gilt wallpapers are still visible beneath the 1890's wallpapers. All of the rooms on the upper floor retain their 1890's wallpapers and gold leaf or molded gilt picture moldings with elaborate wallpaper borders above. The floors of the house are of six-inch wide tongue and groove pine or cedar, originally covered with Axminster carpets, only one of which remains. The bathrooms still retain their corner marble sinks, paneled and boxed tin bathtub, and brackets for the pull-chain toilets.

see continuation sheet

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The configuration of the original 1882 house consisted of a central hallway with rooms on either side. There was a room to the right of the entry with the hall with walnut, turned-post stairway to the rear. The room to the rear of the south side was presumably the rear parlor, but has now been incorporated into the front parlor. Upstairs there were three bedrooms and the hallway. During the 1890's renovation the two south upstairs bedrooms were combined into one with the addition of an elaborate turned and carved screen wall between the original two rooms. To the north a ballroom was added to the lower floor which still has the original green lin crusta on the walls and ceiling. Upstairs a large master bedroom with fireplace flanked by closets was built over the ballroom. To the west a dining room and kitchen were added to the lower floor and a bedroom and office with bath to the second, which could be reached by a rear staircase.

Fireplaces were added to several rooms, necessitating building two more chimneys. The fireplace mantelpiece in the ballroom is of oak, with English tiles around the opening. In the other rooms, the mantels are of redwood, also with tiles made in England. The tiles around the fireplace in the dining room depict "Aesop's Fables" and were made at the Maw Factory. They are attributed to C. O. Murray (1842-1923), a protege of Moyr Smith. Murray possibly once worked for Mintons, which had produced the original "Aesop's Fables" series in 1872-75.

Most of the original lighting fixtures remain in the house, including a four-armed rose brass and crystal gas chandelier in the parlor. The other lighting fixtures are of Vernay Martin finish, range from two arms to six, and are electric, with etched glass shades. Other original hardware in the house are the Cathedral iron hinges on the doors and the bronze doorknobs on the exterior doors, the interior doors having glass knobs. In addition there are bellpushes in every room, presumably to summon the servants, a rare commodity in Angels Camp at the time.

Several pieces of oak furniture which belonged to the Lane family remain in the house, along with the portraits of C. D. Lane, Anna Lane, and a Lane infant. There are also some pieces of furniture from the office of the Utica Mine, complete with time sheets.

Recent alterations (1950's) include the painting of the house in red, enclosure of the rear portion of the veranda, the replacement of the lower kitchen west wall with plywood, interior paneling of the front hallway, and painting and papering all of the downstairs rooms other than the ballroom and hallway. Most of these alterations are reversible, and the present owners plan to remove them.

see continuation sheet

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The house is situated in the gulch which runs north and south through Angels Camp, on a slight rise between Bush and Office Streets. It is on the rear of the present lot, the northern portion of the original lot being subdivided at some prior time. The house now faces south in its aspect. There are the remains of a picket fence around the west and east sides of the lot, and a schist wall across the south which is pierced by dressed rhyolite tuff gateposts. The entrance to the property is along a cement walk from the gateposts. This walk steps up about 18 inches to another level before reaching the cement walk which surrounds it on all sides. There is also a cement walk which reaches from the east front to the Office Street. Except for the aged crepe myrtles, some lilacs, fruit trees, and a yucca, the remainder of the landscaping dates from the 1950's. This consists of a lawn, several cedar trees, pine trees, roses, pyracanthas, and the ubiquitous Ailanthus or Tree of Heaven. The current owner plans to remove these newer plantings and replace them with lawn.

The only other structure on the property is a small sheet-metal building at street level on Office Street which was built by the California Division of Forestry in the 1940's to house their trucks. This will be removed in the near future when the picket fence is replaced.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1882 **Builder/Architect** Unknown

Statement of Significance (In one paragraph)

The Utica Mansion in Angels Camp is one of the most significant buildings within the historic gold rush community due to its construction and remodeling by the Leeper and Lane mining families and its long-time association with the Utica Mine, the largest and most important of the mines of Angels. In addition, it is the only house in the town dignified with the adjective "mansion". It was built originally as a two-story stone Federal house by Robert Leeper, then owner of the Utica Mine, in 1882 on the millsite property. In 1884 Leeper and others sold the Utica Mine to Charles D. Lane, who was to become the most prominent mining man in Calaveras County history. In 1888 Leeper sold the stone house to Lane and in the early 1890's Lane began the elaborate transformation into the extensive mansion that remains today as a symbol of the era when the mines and the mills controlled the economy of the Foothills. It remained the property of the Utica Mining Company until sold in 1952, serving as the center for major social events of the community for many years. With the exception of minor alterations to the lower floor in the 1950's, the house appears as it did in the 1890's.

Robert Leeper had arrived in California in 1853 from Illinois. He resided in the Bay Area for a time, but soon departed for the mines. By 1863 he was in Angels Camp where he married Susan Stevens in that year. He was engaged in mining pursuits from early days, but wasn't very successful until he began purchasing shares in the Utica, or Invincible, Mine in 1870. The Utica was originally claimed by William Keyes and others in 1866, but it wasn't until Leeper became involved that it became profitable. By 1881 the mine "was paying well, five arrastras in continuous operation". It is presumably with the proceeds of this well-paying mine that Leeper constructed the rhyolite tuff two-story house on the millsite property, just north of his original home.

In November of 1884 Leeper and others sold their interest in the Utica Mine to C. D. Lane, selling him the Jackson Claim and the stone house in 1888. With the proceeds from this sale, Leeper purchased property on Main Street, building a two-story brick commercial building, and purchasing acreage southeast of Angels Camp. He died at his home in Angels Camp in 1899, leaving his estate to his two children.

C. D. Lane was one of eight children of Major Thomas W. Lane, who had arrived in California in 1852, settling in the Knight's Ferry area where he operated a hotel and spa at Mineral Springs. The Lane family was prominent in mining circles in the west; two brothers, Thomas M. and James M. also owned and managed mines. C. D. Lane first went to Nevada and Utah, where he owned and operated mines before returning to California to settle in Altaville. Soon after his return home, he became involved in the Utica Lode.

see continuation sheet

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreeage of nominated property c. 3/4 acre

1:24000

Quadrangle name Angels Camp

Quadrangle scale 7.5 minute series

UMT References

A

110	715600	4216340
Zone	Easting	Northing

B

Zone	Easting	Northing

C

--	--	--

D

--	--	--

E

--	--	--

F

--	--	--

G

--	--	--

H

--	--	--

Verbal boundary description and justification

Lot 10, Block 8 of Angels Camp Townsite, being portions of Lot 8, Block 8 and Lot 15, Block 5 of Angels Camp Townsite Map, 1871. Boundaries encompass the historic building and grounds of the surviving portion of the original lot as shown on assessor's map.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Judith Cunningham

organization Foothill Resource Associates, Inc.

date September, 1983

street & number 4895 Lyle Court

telephone 209-286-1584

city or town Mokelumne Hill

state California 95245

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Marion Mitchell Wilson

title _____ date Feb. 9, 1984

For HCERS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

on 5-31-84

J. Melrose
Keeper of the National Register

Attest:

Chief of the Office

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

In 1887 C. D. Lane and Co. sold two-thirds of the Utica Claim to Alvinza Hayward of San Mateo and W. S. Hobart of Storey Co., Nevada. Hayward, a native of Vermont, had arrived in California in 1850. He was known as the "father of placer mining" and was rumoured to have made 25 million dollars on the Mother Lode and in the Comstock Mines. W. S. Hobart was best known for the founding of Hobart Mills in Nevada County in 1897, a large lumber company town with a cluster of the biggest mills in California, built to exploit 70,000 acres of timber. Hobart operated the sawmills and his mining interests from the Hobart Building on Market Street in San Francisco. Hayward and Hobart were financial partners, while Lane remained in Angels Camp to operate and superintend the Utica Mine.

This was the beginning of the vast amalgamation of mining claims in Angels Camp into the Utica Mining Co., incorporated in 1900, which eventually comprised the claims of the Utica, Jackson, Doctor Hill, Oneida, Potter or Angels, Billings, Crystal, Valentine, Jr., Dead Horse, George Washington, Minnie Henesay, Pocket Democrat, January, Stickle, Jackson and Duffy, Madison or Specimen, Rasberry, Egan or Brown, Peachy Placer #1, Confidence, and Meyer.

At the pinnacle of its success the Utica had 500 employees, 1890-1900 being the major period of operation. In 1895 Lane was making \$1500 a day on his one-third interest. By 1892 the Utica Mine was assessed for two steam and water-power hoists, sixty stamp water-power quartz mill, pipeline, machine and Blacksmith shop, and office with a total value of \$125,000. On the Jackson Mine were the chlorination works, office, dwelling house, value of \$5900; and on the Stickle Mine a steam power hoisting works, twenty stamp water-power quartz mill, concentrators, wheel and car track with a value of \$17,000. These improvements evince an expense of a tremendous amount of capital and time in the ten years since the five arrastras and two stamps comprised the total millworks.

By 1895, Lane had departed for Alaska where he owned and operated the Wild Goose Mining and Trading Co. which ran steamers between Seattle and Nome. He also worked the gravel deposits with a dredger, removing ore worth one million dollars before production. Alaska was to prove a financial disappointment however, and Lane soon departed for Mexico where he was to operate yet another mine. He died in May of 1911, totally blind, in the home he had built in Palo Alto.

Architecturally, the Utica Mansion is unusual for the region in that it was constructed of stone, one of only two such in Angels Camp, and in a simple Federal style with hip roof and front portico. The original wallpapers dating from its construction in 1882 are still visible beneath the 1890's papers. The house was designed with many elements which were to make it one of the grandest in the County. The walnut balustrade, elaborate mouldings and trim, as well as the hardware, were all superior to the run of the mill articles normally in use in the mines.

The renovations which C. D. Lane made to the house in the early 1890's doubled the size of the original home, and consisted of the very latest ideas of how a wealthy mining man's abode should be decorated. He built a two-story frame addition to the north with a ballroom on the lower floor and a large master-bedroom with private bath on the upper. On the west, he added another two-story frame addition with
see continuation sheet

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

dining room and kitchen below, and bedroom, bath and office above. He repapered the entire house, had all the woodwork painted in oak faux-bois, added fireplaces with English tiles, gold leaf picture mouldings, Axminster carpets, and constructed a veranda around the east and south sides of the building.

The upper floor of the Mansion remains unchanged today from when it was renovated by Lane. The portraits of Lane, his wife Anna, and infant son remain in the house, along with some of the furnishings purchased by them. The lower floor has had alterations to the kitchen and hallway, but the other rooms remain unchanged except for paint and carpeting.

After Lane's departure for Alaska, the home was the abode of a succession of superintendants of the Utica Mine, until its closure circa 1918. After that time managers of the Utica Power Co. and others connected with the Utica Mining Co. lived in the house until the 1940's when the water company was sold to P. G. & E. and the California Division of Forestry occupied it as a boarding house. In 1952 the house was sold to Kenneth Briggs, who made the interior alterations. The house remained in the Briggs family until its recent purchase by the Folendorfs, who plan to restore it to its former magnificence as the showplace of Angels Camp.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

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_____. Representative Citizens of Northern California. Standard Genealogical Publishing Co., Chicago, 1901.

_____. Memorial and Biographical History of Merced, Stanislaus, Calaveras, Tuolumne, and Mariposa Counties, 1892. Reprint, Pioneer Publishing Co., Fresno

ORAL HISTORIES

Carley, Joe. Utica Mansion and Mine. September, 1983

Folendorf, Tad. Utica Mansion and Mine. September, 1983.

Stevenot, Cornelia. Utica Mansion and Mine. September, 1983.

CALAVERAS COUNTY RECORDS

Deeds

Assessments

Vital Statistics

Articles of Incorporation

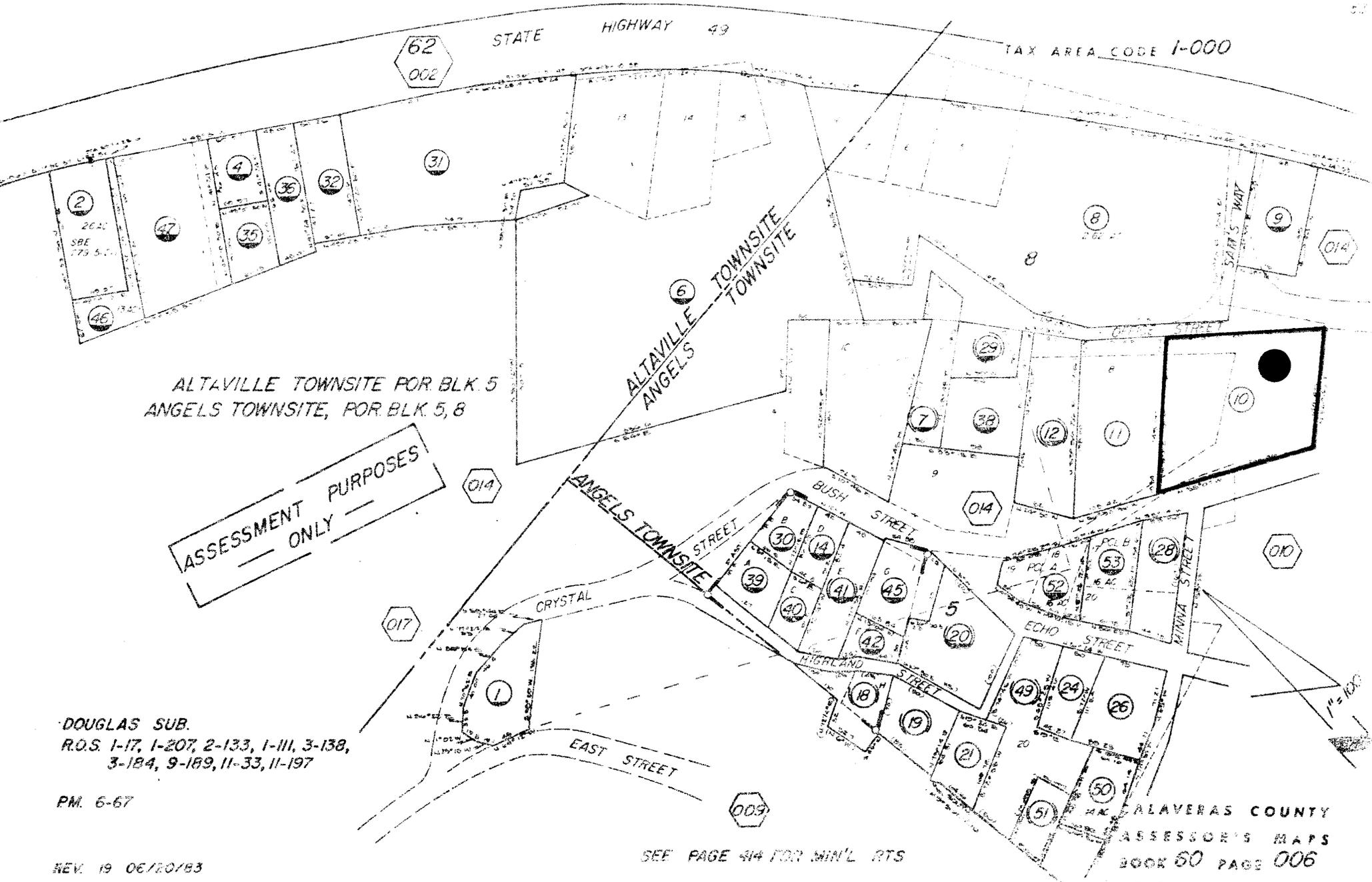
Mining Claims

Liens

Probates

NEWSPAPERS

Calaveras Chronicle, April 23, 1881



ASSESSMENT PURPOSES ONLY

ALTAVILLE TOWNSITE FOR BLK 5
ANGELS TOWNSITE, FOR BLK 5, 8

DOUGLAS SUB.
R.O.S. 1-17, 1-207, 2-133, 1-111, 3-138,
3-184, 9-189, 11-33, 11-197

PM. 6-67

REV. 19 06/20/83

SEE PAGE 414 FOR MIN'L RTS

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 50 PAGE 006

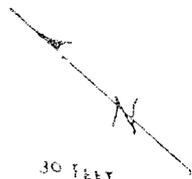
UTICA MANSION
1103 Bush Street
Angels Camp CA
Lot 10, Block 8
Calaveras County

UTICA MANSION

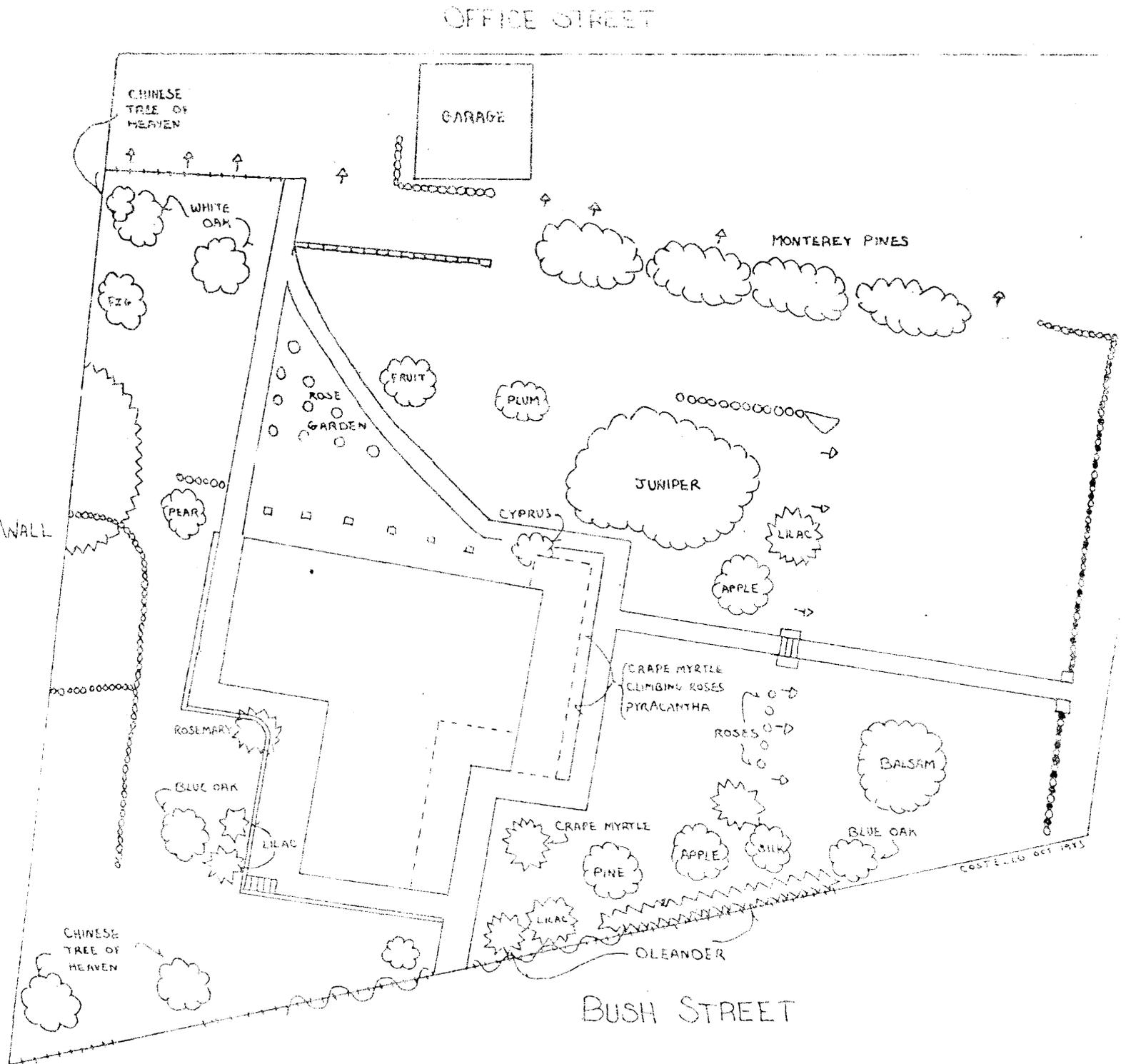
1103 BUSH STREET

ANGELS CAMP
CALAVERAS CO.
CALIFORNIA

-  STONE WALL
-  STONE RETAINING WALL
-  CONCRETE RETAINING WALL
-  PICKET FENCE
-  BRICK EDGING
-  STEEP DOWNSLOPE
-  TREES
-  SHRUBS
-  GRAPE VINES



0 10 20 30 FEET



UTICA MANSION

1103 Bush Street

Angels Camp, CA 95222

Calaveras Co.
(diagonal lines represent
1882 stone building)

