

PH 0507539

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED NOV 18 1977
DATE ENTERED DEC 15 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

NAME RECEIVED
HISTORIC SUMMIT SODA SPRINGS OCT 10 1978
AND/OR COMMON OLD SODA SPRINGS OHP

LOCATION SE of Soda Springs
STREET & NUMBER "The west half of the southwest quarter of Section 9,
Township 16, north, Range 15 east, M.D.B. & M.
CITY, TOWN Soda Springs VICINITY OF CONGRESSIONAL DISTRICT 1
STATE California CODE 06 COUNTY Placer CODE 057061

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input checked="" type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME A. Lawrence Chickering III, Nicholas R. Chickering, Nancy Chickering Warnecke,
Caroline Chickering Fish, Joan Chickering Volberg, and Howard Allen Chickering
STREET & NUMBER c/o N.R. Chickering, 432 S. Pine Street
CITY, TOWN Nevada City VICINITY OF STATE California 95959

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Placer County Assessor's Office, County Administrative Center
STREET & NUMBER
CITY, TOWN Auburn, California STATE

REPRESENTATION IN EXISTING SURVEYS

TITLE none known
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Summit Soda Springs, set in a valley originally known as Summit Valley, was Mark Hopkins' summer retreat and originally consisted of a series of rustic buildings constructed between 1872 and 1898: the three-story Soda Springs Hotel built in 1872 and burned in 1898, several other smaller buildings, a log house known as "Hopkins Cottage" built in 1873, a log barn and ice house built in 1882, and a large stone chalet designed by San Francisco architect Henry Schulze in 1896 for Timothy Hopkins. Summit Soda Springs is clustered in and around a natural meadow which nestles in a dense forest of towering pines, fir and cedar trees; however, the natural features which apparently attracted Hopkins to the site were the numerous soda springs over which roofed wells were built with benches for relaxation.

The buildings and structures which remain today are two guest cottages, the "Hopkins Cottage," the stone chalet, log barn, soda well houses, tool shop and old concrete fountain built as a scenic attraction for the old hotel. Miles of original stone walls built for livestock, and cobblestone pathways leading in and around the buildings and meadows further refine the setting and contribute to the original intent of the complex:-- that of serving as a summer retreat for the Hopkins family. The entire complex retains its original integrity.

The two most important buildings, Mark Hopkins' log summer house built in 1873 and the stone chalet built for Timothy Hopkins in 1898, remain virtually unaltered since their original construction. Mark Hopkins' log house is a simple rectangular log cabin with steeply pitched roof and end gables. Decking on two sides of the cabin appears to post-date the original building. The stone chalet is a two-story building constructed of hand-cut granite blocks. The steeply pitched shingle roof forms the second floor and contains a prominent central gable flanked by two steeply pitched gabled dormers. Double dormers project from both sides of the roof which extends behind the front end gables. The central gable, supported by three centrally placed granite block pillars, forms a front porch which extends the length of the front facade.

Both houses are rustic hand-crafted buildings which retain their original integrity and purpose. The chalet's interior is notable: panelled throughout the first floor, it contains two massive stone fireplaces, six bedrooms, two baths, numerous window seats, two balconies, intricate leaded-nail ceiling work and leaded-glass windows. Much of the original furnishings remain.

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 checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1872 to 1898

BUILDER/ARCHITECT stone chalet, Henry A. Schulze

STATEMENT OF SIGNIFICANCE

Summit Soda Springs has both architectural and historic significance. Architecturally the stone chalet, built in 1898 for Timothy Hopkins, contributes to the late 19th century rustic tradition which appeared throughout the United States in both architectural and furniture design, and found its expression in the summer retreats of wealthy families such as the Hopkins.

The concept of the mountain retreat offered a perfect setting in which to express the Richardsonian break with classical tradition and Victorian detail, a break which occurred in the latter part of the 19th century throughout America. Henry Schulze's use of natural materials and his site planning for the stone chalet are representative of this break, and contribute to the significance of Summit Soda Springs.

Summit Soda Springs offers an interesting contrast in building types, beginning with the simple unembellished hotel built in 1872 -- an eastern form which appeared throughout California in the mid-19th century -- and culminating in the stone chalet built in 1898 which introduced the Richardsonian principles to the setting. California held world-wide appeal in the late 19th century as nature's "wonderland," and Summit Soda Springs remains as a significant example of how that wonderland was architecturally treated as a prominent mountain retreat.

Mark Hopkins, Treasurer of the Central Pacific Railroad and one of the "Big Four" who helped shape California's development, created Summit Soda Springs as his mountain retreat. He became trustee of the property which encompasses 80 acres, and was helped by CPRR, in August of 1871 after being captivated by its beauty and sparkling mineral waters. Thompson and West in an 1882 publication describe what appealed to Hopkins: "In natural beauty, picturesque scenery, and romantic landscapes, it stands out unique and wonderful..."

In any case, Hopkins took an immediate and abiding interest in Summit Soda Springs. Called "Uncle Mark" by the other three of the Big Four, Mark Hopkins was unpretentious, uncomfortable with wealth, a recluse and a vegetarian. However, his wife, Mary, was dissatisfied with the remote nature of the retreat, and to accommodate her need for friends, CPRR leased Summit Soda Springs on December 4, 1872 to William Jones "for a hotel and outbuildings". A three-story hotel was built to house a maximum of 85 guests, and Mary's friends began to visit. Over the years guests who signed the hotel register read like a Who's Who of prominent Californians of the day.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Oakland Tribune, 5/17/53 and 5/24/53.
2. Abstract of Title to the property.
3. Hotel brochure, entitled "Summit Soda Springs", Ca., 1893.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately

UTM REFERENCES *See map + cont. sheet dated 11.29.78 pl.*

A	10	7311400	4347500
	ZONE	EASTING	NORTHING
C	10	730740	4347240

B	10	730920	4347240
	ZONE	EASTING	NORTHING
D	10	730740	4347400

VERBAL BOUNDARY DESCRIPTION

E.10/ 730-820 4347-480

(See continuation sheet.)

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

STATE	CODE	COUNTY	CODE
California	06	Placer	061
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Nicholas R. Chickering, Trustee

ORGANIZATION

Summit Soda Springs

DATE

January 9, 1977

STREET & NUMBER

432 South Pine Street

TELEPHONE

(916) 265-5774

CITY OR TOWN

Nevada City,

STATE

Calif. 95959

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE XX

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William E. Progett for Dr. Knox Mellon

TITLE State Historic Preservation Officer

DATE November 1, 1977

FOR NPS USE ONLY

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

W. Ray Wee
 DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION
 ATTEST: W. Ray Wee
 KEEPER OF THE NATIONAL REGISTER

[Signature]
 DATE 12.15.78
 DATE 12/15/78

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

Mark Hopkins died in 1878 and the property passed into Mary Hopkins' possession. Timothy Hopkins, a son by adoption, managed all of Mary's properties and had the stone chalet built in 1898.

The great era of the Summit Soda Springs Hotel came to an abrupt halt when fire destroyed the building and most of the outbuildings in 1898, and in 1914 Timothy Hopkins sold Summit Soda Springs to Josiah Stanford, a nephew of Leland Stanford, Jr. On May 15, 1928 ownership passed into Allen L. Chickering's possession. Chickering was one of the first white men to explore the High Sierra by horseback between Yosemite and Mt. Goddard in 1897, and was for many years president of the California Historical Society.

Summit Soda Springs contributes a strong sense of time and place in California as a significant example of a prominent California family's mountain summer retreat and resort area, and, as such, illustrates the rustic tradition as it was translated in late 19th century California.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

4. Summit Soda Springs Hotel Register and many photos.
5. California Area Health Resorts, F.C.S. Sanders, Bolte and Braden, 1916.
6. Springs of California, Gerald A. Waring, U.S. Geological Survey, 1915.
7. Crofutt's New Overland Tourist and Pacific Coast Guide, George A. Crofutt, Vol. 2, 1879-1880, Overland Publishing Company.
8. Mineral Springs and Health Resorts of California, Winslow Anderson, Bancroft Co., 1890.

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CONTINUATION SHEET

ITEM NUMBER 10

PAGE

Revised boundary description for Summit Soda Springs:

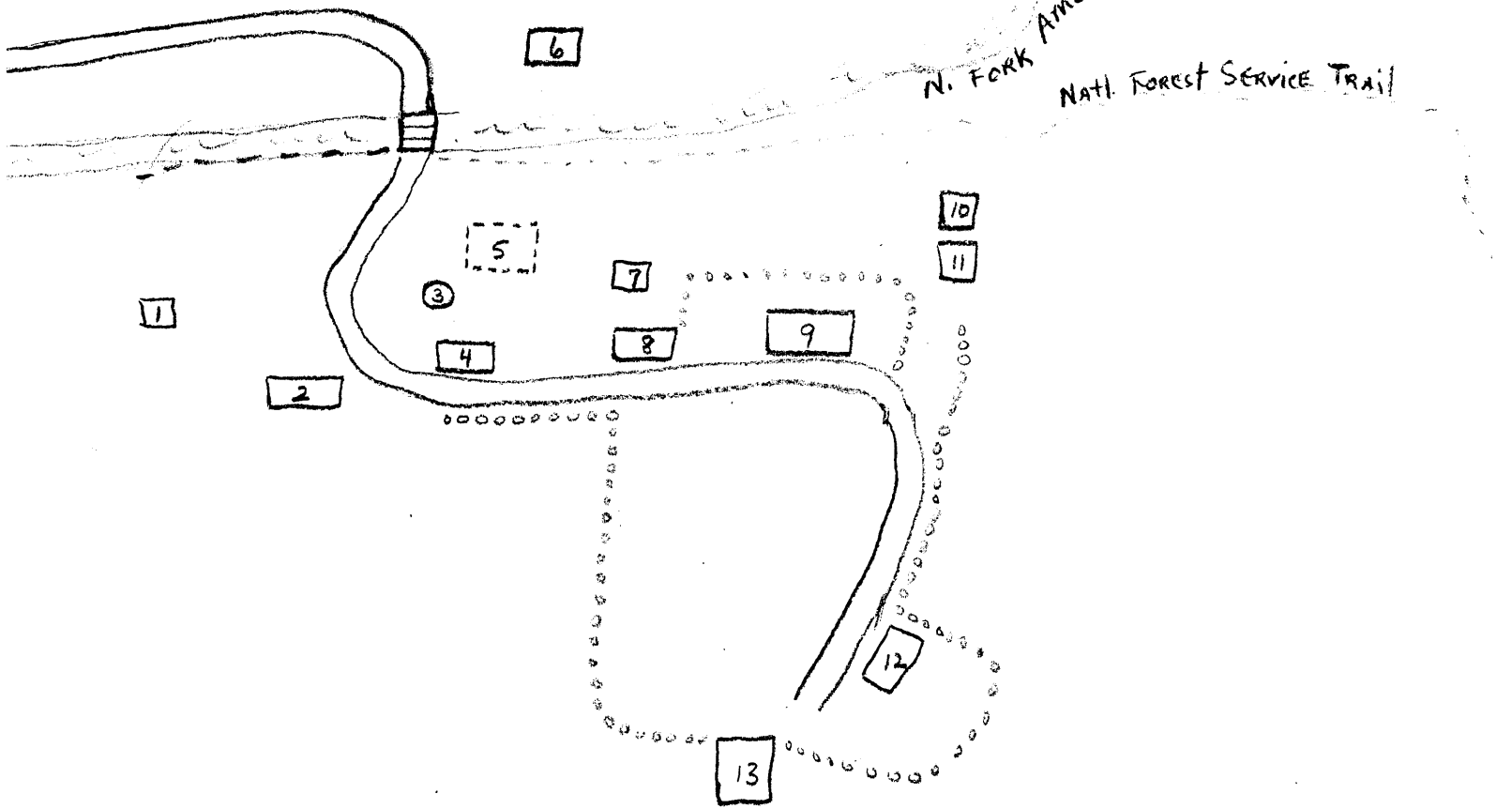
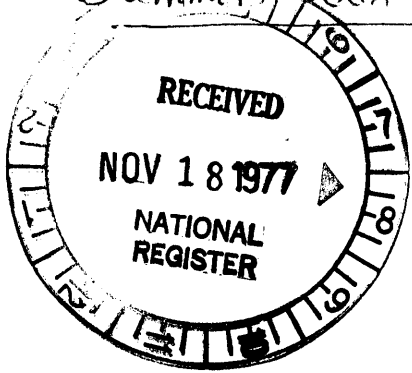
Starting at the bridge crossing at the North Fork of the American River, proceed southwest approximately 400 feet to the northwest corner of the meadow, then proceed south approximately 600 feet along the west side of the meadow to the 6000 foot elevation line, then proceed due east approximately 600 feet to the 6180 foot elevation line. Follow this elevation in a northeasterly direction to the Forest Service Trail, then west approximately 800 feet to the point of origin.

Revised acreage: Approximately 15 acres.

- Revised UTM: E A. 10/730820/4347480
- D B. 10/730740/4347400
- C. 10/730740/4347240
- B D. 10/730920/4347240
- A E. 10/731000/4347500

OK PC
11-15-78

Summit Soda Springs



..... stone walls
(prevalant throughout the 80 acres)

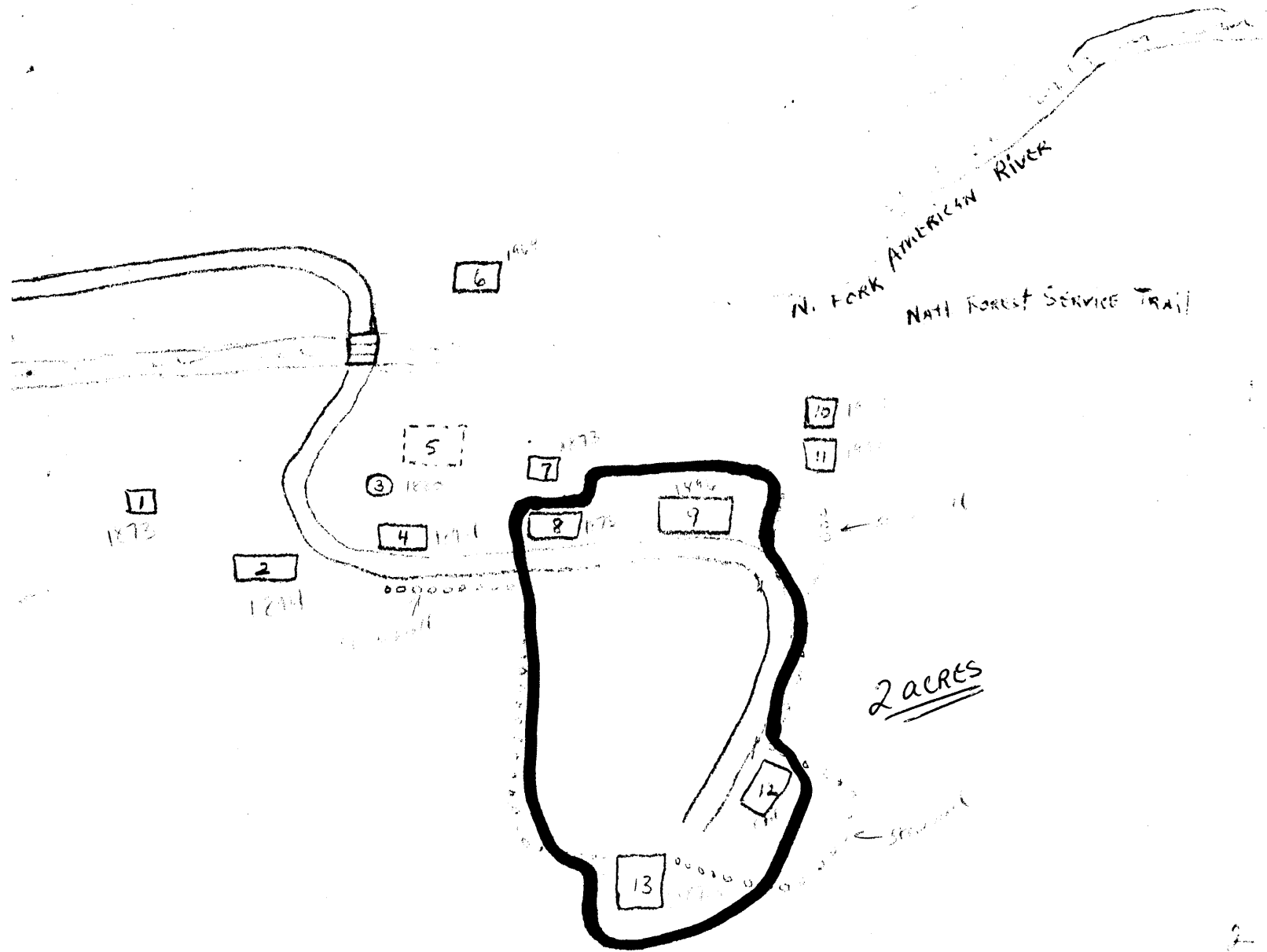
1. ORIGINAL soda well house CA 1873
2. ORIGINAL guest house CA 1894
3. ORIGINAL Hotel Fountain CA 1880
4. ORIGINAL guest house CA 1894
5. SITE of Old Hotel 1873-1898 (fire)
6. guest house CA 1964
7. ORIGINAL soda well house CA 1873
8. ORIGINAL Mark Hopkins house 1873
9. ORIGINAL T. Hopkins stone house 1896-1898
10. guest house CA 1954
11. ORIGINAL guest house CA 1894, 1930's
12. ORIGINAL tool shed CA 1894
13. ORIGINAL log BARN CA 1870's
14. SITE of Petroglyphs

NOTE: All houses still stand today.
The 2 NEWER houses: #6 is a log-style cedar home not visible from the other houses. #10 is wood frame similar to #11 in style. + #11

Summit Soda Springs

SEP 18 1978

14



1

1873

2

1894

3

1880

4

1894

6

1864

7

1873

8

1873

9

1898

10

1954

11

1844

13

- 1. original soda well house CA 1873
- 2. original guest house CA 1894
- 3. original HOTEL FOUNTAIN CA 1880
- 4. original guest house CA 1894
- 5. SITE of Old Hotel 1873-1898 (fire)
- 6. guest house CA 1864
- 7. original soda well house CA 1873
- 8. original Mark Hopkins house 1873
- 9. original T. Hopkins stone house 1896-1898
- 10. guest house CA 1954
- 11. original guest house CA 1844 / 1930's
- 12. original tool shed CA 1894
- 13. original Log BARN CA 1870's
- 14. Site of Petroglyphs

..... stone walls
(prevalant throughout the squares)

NOTE: All houses still stand today.
The 2 NEWER houses: #6 is a log-style cedar home not visible from the other houses. #10 is wood frame similar to #11 in style.

Summit Soda Springs