

NPS Form 10-900  
(Rev. 8-86)

JAN 06 1992

OMB No. 1024-0018

OMP



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

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1. Name of Property Reed's Store

historic name: Reed's Store

other name/site number: Copperopolis Copper Mining Company Office

=====

2. Location

street & number: 679 Main Street

not for publication: N/A

city/town: Copperopolis

vicinity: N/A

state: CA county: Calaveras code: 009 zip code: 95228

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3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification  
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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. \_\_\_ See continuation sheet.

Stade P. Craigo \_\_\_\_\_ 2/25/92  
Signature of certifying official Date  
California Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

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5. National Park Service Certification  
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I, hereby certify that this property is:

- entered in the National Register \_\_\_\_\_ Delores Byer 4/2/92  
See continuation sheet. ~~entered in the~~  
National Register
- determined eligible for the \_\_\_\_\_  
National Register
- See continuation sheet. \_\_\_\_\_
- determined not eligible for the \_\_\_\_\_  
National Register
- removed from the National Register \_\_\_\_\_
- other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper Date  
of Action

=====

6. Function or Use

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Historic: COMMERCE/general store  
COMMERCE/business

Sub: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current : VACANT

Sub: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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7. Description

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Architectural Classification: MID-19TH CENTURY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Description: N/A

Materials: foundation STONE roof CORRUGATED METAL  
walls BRICK other \_\_\_\_\_

Describe present and historic physical appearance. X See continuation sheet.

=====  
8. Statement of Significance  
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Certifying official has considered the significance of this property in relation to other properties: at the state and local level.

Applicable National Register Criteria: a, c

Criteria Considerations (Exceptions) : N/A

Areas of Significance: COMMERCE  
INDUSTRY  
ARCHITECTURE

Periods of Significance: 1861 - 1867, 1909 - 1929

Significant Dates : 1861 \_\_\_\_\_

Significant Person(s): NA  
NA

Cultural Affiliation: NA

Architect/Builder: NA  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
X See continuation sheet.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

(Reed's Store) Page #6

SUMMARY

Reed's Store is located in Copperopolis, in the southeastern corner of Calaveras County, 35 miles east of Stockton and 12 miles west of Angels Camp on State Highway 4. It is one of four remaining brick buildings in the town, all built in the boom following the discovery of copper in 1860. It is located on Main Street, on what was the original plaza, and is flanked by two other brick buildings of the same era. Empty fields surround the buildings, lined with basement depressions of the buildings destroyed when fire consumed the town in 1867. Converted to use as an office by the Union Copper Company in 1899, and slightly altered ca. 1910 by the Calaveras Copper Company, the building retains a high degree of integrity, reflecting a period in the history of Copperopolis when the mining companies controlled most of the town. Reed's Store, together with the Honigsberger Store and the Copperopolis Armory, all built in a simple brick commercial Neoclassical style, convey a strong sense of the time and place when copper was "king" in Calaveras.

ARCHITECTURAL DESCRIPTION

Reed's Store is a simple two-story, square Neoclassical brick building with pyramidal roof. There is a one-story shed-roofed brick addition on the rear of the store. The top front of the facade has dentil cornicing, the only decorative element on the building. The front facade is three bays wide, with three regularly spaced windows on the upper story and the original two double central glass and panel doors flanked by the full-length casement windows on the lower. Two metal stove chimneys pierce the roof near the front and rear. There are two sets of windows on each floor of the side walls, two windows and a door on the upper story rear, and double arched windows flanked by arched doors in the rear addition. The remaining original windows are six-pane sash, double-hung, and have relieving arches. The doors are glass and panel. All window and door openings have hardware that would have supported metal shutters, but there is no evidence that they were ever installed.

There is a Craftsman style porch, constructed in the 1910s, across the lower front facade of the building. It has four tapered, square posts which support a shingled roof with exposed rafters. The porch railings are of square posts. A central wide staircase leads to the front porch and entry. The rear shed-roofed brick addition appears to have been added shortly after the initial construction of the store. The brick are

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

(Reed's Store) Page #7

=====

mortared with the same lime mortar as the main building and are laid in the same common bond pattern.

The building has a full basement with concrete floor, which covers the original slate. Doorways enter the basement from the street level at either end of the porch via stairways. A vault is located in the northeast corner of the basement.

The lower floor of the building has a central passage hall flanked with rooms on either side. A stairway in the rear of the lower floor leads to the second story, which has a central hallway and several small rooms. The interior outside walls are of lime plaster over brick, while the inside walls are of painted vertical tongue and groove.

Reed's Store was slightly altered ca. 1910 after it was acquired by the Calaveras Copper Company. Changes included the construction of the Craftsman style porch across the front facade and construction of new interior walls. At this time a double interior wall, with 2 x 4 inch timbers, was placed over the original lath and plaster which were affixed directly to the brick. The new wall was then covered with lath and plaster. Interior trim, redwood and painted with wood graining, was also apparently added at this time. Although the original interior spaces are conjectural, the lower floor probably consisted of one large room with store counters, or two rooms at most. 1910 modifications included the division of the lower floor into three rooms: one large room on the northwest, with a small lobby and counter for the mine office, and two rooms on the southeast side, with a hallway in between.

The small rooms on the second story were evidently added ca. 1906 by the Union Copper Mining Company. Thus, the original interior fabric consists of the exterior walls covered with muslin over plaster.

In the earliest known photograph of the Reed's Store, taken ca. 1905, the building has the same appearance as today, except for the addition of the front porch. In the 1905 period there was simply a wide porch and stairs with a railing of square posts.

The building appears to have undergone no alterations since ca. 1910, although vandals have broken many of the windows and knocked holes in the interior plaster. The front porch is also deteriorated due to weather, but none of the damage to the building has compromised its basic integrity. Reed's Store retains its historic appearance to a remarkable degree, evocative of the two periods of its economic height in the years 1861-1867

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7

(Reed's Store) Page #8

=====

and 1909-1929. Flanked by two brick buildings built during the same time period, the Copperopolis Armory and the Honigsberger Store, Reed's Store provides the central focus for what remains of the historic core of Copperopolis.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

(Reed's Store) Page #9

SUMMARY

Reed's Store is eligible for inclusion in the National Register of Historic Places under criteria a and c. Under a, the building served as the major commercial enterprise in Copperopolis in the 1861-1867 copper boom years, when its mines were the second most productive in the nation and provided copper for shell casings and munitions for the Union side in the Civil War. Later, from 1899 to 1930, it was the main office for the Union and Calaveras Copper Companies, encompassing a period (1909-1929) when the reorganized company attempted to again bring mining in Copperopolis to an important scale. This effort was assisted by the need for copper for another war, this time for the United States during World War I, a period when Copperopolis ranked third in California in terms of copper production. Built by W. K. Reed, one of the original discoverer's of copper in Copperopolis, it was constructed as a general merchandise store and operated as such by a succession of lessors until 1906 when it was purchased by the Union Copper Company. It is one of three remaining brick structures in what was the original center of the community, fronting on the "Plaza," and is located between the Armory of the Copperopolis Light Guard and the Honigsberger Store, both brick buildings constructed in the early 1860s. Other than the 1866 brick Gothic Revival Congregational Church, there are no other buildings remaining of the more than sixty which were constructed during the initial copper boom, only seven of which were of brick. The building is also eligible under criteria c because it embodies a distinctive Neoclassical brick commercial architectural style, popular in the California Mother Lode during the late 1850s and early 1860s. The use of brick, with simple dentil cornicing, relieving arches over the windows and doors, multi-paned sash windows and glass and panel double doors reflect a period in history when simple well-constructed brick commercial buildings lined the main streets of America.

HISTORICAL CONTEXT

From its first beginnings in 1860, to the end of World War II, Copperopolis has been directly related to and effected by the extraction and production of copper ore. Copper was first discovered just west of Copperopolis in May, 1860, and shortly thereafter by W. K. Reed and Thomas McCarty in the Copper Canon Mining District on the Union Copper Claim. Within a short time a second strike was made on the Keystone Claim, as well as on several other smaller claims. A year later the town that had rapidly developed at the strike was named Copperopolis, and was second only to the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8 (Reed's Store) Page #10  
=====

Lake Superior area in copper production during the 1860s. The strike came at an opportune time, when the Mother Lode gold mines were almost dormant and the Civil War had begun and copper was sorely needed for shell casings and munitions. Since both Copperopolis and Lake Superior were "northern" states, a virtual monopoly on copper production was assured the Union. Although the copper excitement promised more than it ultimately delivered, for seven years copper was "king" in Calaveras County (Copperopolis Courier, July 7, 1866).

A disastrous fire in September, 1867, destroyed half of the town and over thirty businesses (San Andreas Register, August 28, 1867). Coinciding with the falling world prices of copper, due mainly to the ending of the Civil War, the high cost of transportation, and the fact that most of the readily accessible ore was mined out, the town was virtually deserted overnight. There was another modest boom in the late 1880s, when the Ames family of Massachusetts, owners of the Ames Tool Company, purchased the Union mine, dewatered it and constructed a new smelter, operating until 1892. In 1899 a newly-formed company, the Union Copper Mining Company, purchased the original claims and most of the properties in town. These operations were curtailed in 1902 and it wasn't until 1909, when the Union and Keystone Companies reorganized as the Calaveras Copper Company and commenced operations in earnest, that prosperity again abounded (Stone 1991:15).

The mine was dewatered again, a new smelter constructed, and a long period of almost continuous operation began. By this time Copperopolis was no longer the leading producer in California, having been superseded by mines in the Shasta area and the Penn Mine near Campo Seco, but did continue as the second or third largest producer in California through the year 1930. During this period copper prices fluctuated up and down but the company operated their own store, boarding houses, electric plant, stables, and provided company housing for their workers. These operations, though on a rather small scale compared to other copper mining operations in Utah, Montana, and Arizona, nevertheless provided an important economic base to the local economy, especially as the gold mines had been shut down and employment was unavailable elsewhere. Mining commenced again briefly during World War II at the Keystone mine, but as the mill had been burned, the nearby Mountain King gold mill was used for crushing operations. The Keystone mine shut down in 1945 and the mines have been idle since (Clark and Lydon 1962:24).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

(Reed's Store) Page #11

REED'S STORE

Early in the summer of 1860, William K. Reed, a miner from the Wisconsin lead mines, staked the first copper claim in Copperopolis along with Thomas McCarty and Dr. Allen Blatchly (Stone 1991:12). Believing that the mine would be permanent, Reed built the first house in the burgeoning town, a cloth building across the street from his future store. The second building in town, a Justice Court Room also used as a miners' boarding house, was also built by Reed. Within the following months a small community of wood and cloth structures was built around these original buildings.

The following spring of 1861, J. M. Bean constructed the Copperopolis Hotel, the first in town, and one of the largest in the region (Lewis 1968:6). The Copperopolis Armory of the Calaveras Light Guards was the first brick structure to be built in town, also in 1861. It was quickly followed by "Reed's Fireproof Brick Store," built as a general merchandise store to serve the growing community which numbered 1200 souls by 1865. Advertisements in the Copperopolis Courier indicate that in 1864-65 the building was leased consecutively by Kelly and Gilliland for a drug store, by Clark and Morris for a dry goods store, and then by J. M. Pike and Brother for a men's clothing store. In 1867 Simon Morris and Meyer Davidson operated a merchandise establishment in the building.

From its construction in 1861 until the copper boom ended in 1867, Reed's Store was the pre-eminent merchandising establishment in Copperopolis. It was the only two-story brick building ever constructed in the community, and the grandest. The total number of brick buildings in the town numbered seven: Reed's General Merchandise Store; Raffo Bros., A. Fontana, and Honigsberger General Stores; Dougherty's Saloon; the Copperopolis Armory; and the Congregational Church, all built in the early 1860s. Only four are extant today: the Armory, Congregational Church, and Reed and Honigsberger's stores.

Reed was also well known for the construction of Reed's Turnpike, a toll road 12 miles long extending from McCarty's Log Cabin Ranch on the east side of Gopher Ridge through Telegraph City on the west and on to the intersection of the Sonora Road to Farmington. The road was an important feature in the development of Copperopolis, making it possible for horse and mule teams to reach the mines in inclement weather. The town also became a stopping place for teams on the way to Sonora, Columbia, and Chinese Camp, via the O'Byrne's Ferry Bridge over the Stanislaus River, as

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8

(Reed's Store) Page #12

the improved road siphoned traffic from the old Sonora Road. The Turnpike operated from 1865 to 1885, when it was taken over by the County (Stone 1991:19).

By 1870 the population of Copperopolis had dwindled to less than 200 people and the boom was over. The store continued to be leased out to other interests by Nellie Reed until it was acquired in the 1890s by Charles Ames, the owner of the Union mine. By 1900 it was owned by Charles Fontana, owner of a nearby general merchandise store (Calaveras County Tax Assessment Records). Fontana sold it to the Union Copper Mining Company in 1906 and it became the company headquarters, with offices for the bookkeeper and payroll officer, as well as the assay office. The upstairs rooms were used by boarders.

The years 1909-1929 saw another small boom period for Copperopolis, due to an increased demand for copper shell casings during World War I, and the concerted efforts of the Ames family to rejuvenate the old mines and make Copperopolis an important district again. The former Reed's Store was once again prominent, this time as the company headquarters for the Calaveras Copper Mining Company, who was reorganized from the old Union and Keystone companies in 1909.

Reed's Store is architecturally significant as a fine example of a California foothills brick commercial building, reflecting a period in the late 1850s and early 1860s when such buildings lined the main streets of America. Of the over 60 commercial establishments constructed in Copperopolis during the early 1860s boom years, only four were built of brick and Reed's Store was the only one with two stories. Both the Honigsberger Store, which still stands, and the Andrew Fontana Store were one-story Neoclassical rectangular brick buildings with cornicing on the front facades. The front of the Raffo Bros. Store was of brick in the same style, but with side and rear walls of schist. Another brick building, the Dougherty Saloon, was torn down before the turn of the century. The remaining two brick buildings were the Copperopolis Armory and the Congregational Church, both extant.

Reed's Store is typical of the other brick commercial buildings in Copperopolis, built in a simple Neoclassical style with brick cornicing across the upper front facade. They had double glass and panel doors in each bay, sometimes protected with iron shutters. The windows, on the rear walls of the one-story buildings, and also upstairs in Reed's Store, were six-over-six pane sash. Utilitarian in design, they reflect a period in

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   8   (Reed's Store)

Page 13

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California history when establishments were erected almost overnight in response to gold and copper mining booms and their attendant commercial needs. Although the architect and building of the store are unknown, the workmanship and design of the building appear to be almost identical to the other brick buildings in town, as well as in many other such towns in the Mother Lode.

The building today retains its integrity to a remarkable degree, reflecting both the 1861-1867 period of the first copper boom and the World War I period when copper was once again "King" in Calaveras. The Craftsman porch on the lower front story has not significantly altered the 1860s appearance, but simply reflects changing uses and styles in a building whose significance has spanned over 60 years.

Both state and local significance are being claimed for Reed's Store. The store is significant, at the state level, under Criterion A in the area of commerce and industry as a general merchandise store during the booming 1860s when local copper mines were the second most productive in the nation, providing copper for shell casings and munitions for the Union side in the Civil War. Reed's Store was again prominent, at the local level, as company headquarters for the Calaveras Copper Mining Company during World War I when the demand for copper shell casings was again great and Copperopolis was booming a second time. Reed's Store is also significant, at the local level, under Criterion C in the area of architecture as a local example of early brick building in rural California.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 9

(Reed's Store) Page #14

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References

Calaveras County Official Records  
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Tax Assessment Rolls

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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 9

(Reed's Store) Page #15

- =====
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1991 The Tools Are On The Bar, The History of Copperopolis, Calaveras County, California. Rhoda and Charles Stone, Copperopolis.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 10

(Reed's Store) Page #16

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Verbal Boundary Description: Reed's Store is located on Calaveras County Assessor's Parcel No. 54-009-10, listed as Lot 6, Block 2 on the 1873 Copperopolis Townsite Map.

Boundary Justification: The boundary includes the entire city lot that has historically been associated with the property.

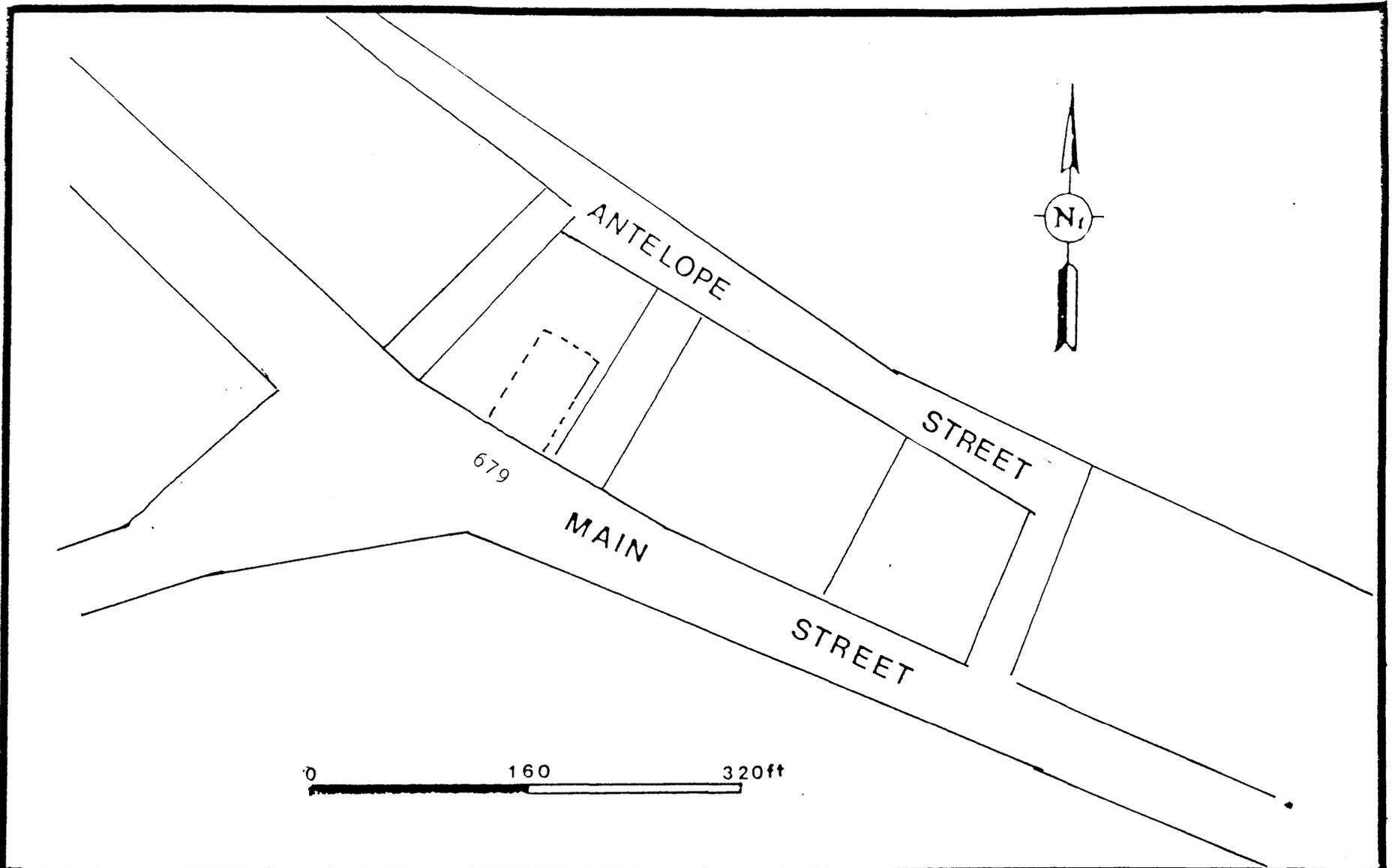
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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section "photographs"

(Reed's Store)

- =====
1. Reed's Store  
Copperopolis, California  
photographer - Fred Dole  
2599 Stagecoach, Copperopolis, CA 95228  
June 1991  
Negative on file with photographer  
View northeast
  2. Reed's Store  
Copperopolis, California  
photographer - Fred Dole  
2599 Stagecoach, Copperopolis, CA 95228  
June 1991  
Negative on file with photographer  
View southeast, with Honigsberger Store in foreground
  3. Reed's Store  
Copperopolis, California  
photographer - Fred Dole  
2599 Stagecoach, Copperopolis, CA 95228  
June 1991  
Negative on file with photographer  
View south, Honigsberger Store to right of photo
  4. Reed's Store  
Copperopolis, California  
photographer unknown  
ca. 1905  
Negative on file with Paul Moeller  
6242 Fullen Road, Avery, CA 95224  
View northeast, Honigsberger and Reed's Stores
  5. Reed's Store  
Copperopolis, California  
photographer unknown  
ca. 1910  
Negative on file with Paul Moeller  
6242 Fullen Road, Avery, CA 95224  
View southwest, Reed and Honigsberger Stores



REED'S STORE

(From 1873 Townsite Map)

679 Main Street  
Cappaspolis, CA  
Calaveras County