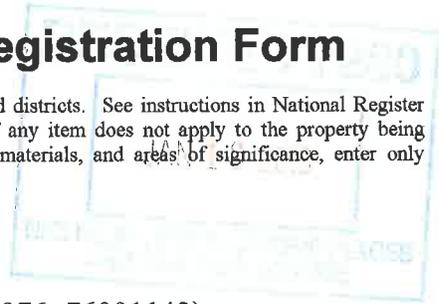


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Bowers Mansion (Amendment)
Other names/site number: Bowers Mansion (NRHP Listed 1976; 76001143)
Name of related multiple property listing: N/A

2. Location

Street & number: 4005 US HWY 395 N
City or town: Washoe City State: Nevada County: Washoe

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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 meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national ___ statewide ___ local

Applicable National Register Criteria:

A ___ B ___ C ___ D

Rachel M. James, SHPO 28 December 2012
Signature of certifying official/Title: Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: Date

Title : State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

3-6-13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

Vernacular

Materials

Principal exterior materials of the property: Wood, Brick, Stone

Summary Paragraph

Bowers Mansion, constructed in 1862 and occupied in 1863, is an example of monumental residential architecture made possible by the enormous amount of wealth generated by the 1859 discovery of the Comstock Lode, one the most valuable gold and silver ore strikes in history. The building serves as an excellent example of two historical processes that were important to the region and nation. First, the mansion reflects the increased amount of wealth that it was possible to accumulate as a consequence of the shift from placer mining to hard rock mining. The mansion also serves as an example of how the *nouveau riche* of the mining West decided to spend their new-found riches.

Eilley and Sandy Bowers decided to build their mansion in the western Great Basin unlike many who later made fortunes in the Comstock Mining District and took their wealth to California or elsewhere. The couple did, however, locate their estate away from the mining district. This is a very early example an emerging national trend for the *nouveau riche* of the mining West to build mansions away from the place where the wealth was generated. Bowers Mansion is the best early example of this process in the nation.

The structure is also an excellent expression of the socio-economic implications of an important phase of mining development in the United States that brought the industry, in the form of underground hard rock excavations, east from California into the Intermountain West beginning in the late 1850s. With the transition from placer mining to hard rock mining in the Comstock Mining District, Sandy and Eilley Bowers became instantaneous millionaires. The mansion he and his wife built is consequently on the cutting edge of a national trend to open up hard rock mining districts, and it is an expression of the social and economic consequences of an approach to the industry that would dominate the region for the following fifty or more years.

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NARRATIVE DESCRIPTION

Bowers Mansion is situated at the base of the Carson Range, which runs parallel in a north-south course just to the east of the Sierra Nevada. Overlooking Washoe Valley and Washoe Lake to the east, Bowers Mansion still holds a commanding presence that dominates the Valley from its western edge. The eastern boundary of Washoe Valley is formed by the Virginia Range, the eastern slope of which was the location of the Comstock Mines, where Sandy and Eilley Bowers made their fortune. Although Bowers Mansion has undergone some renovations that have altered and/or restored aspects of its appearance, the building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

The mansion has experienced several periods of ownership and development. The periods are summarized as follows:

1862-1868: Construction and occupancy by Sandy and Eilley Bowers (ending with the death of Sandy Bowers. (national significance)

1868-1876: Development of the property Eilley Bowers as a privately-run resort (statewide significance)

1876-1885: Ownership and management by Myron Lake and others with limited change, managed as a regional, private park (local significance)

1885-1893: Ownership by Theo Winters (local significance)

1893-1898: Ownership by Robert M. Clarke (local significance)

1898-1901: Ownership by Ida Clarke (local significance)

1901-1903: Ownership by Philip Mighels (local significance)

1903-1946: Ownership and management by Henry Riter with limited change, managed as a regional, private park (local significance)

1946-1965: Washoe County Park ownership and management with limited change

1965-1968: Restoration of the mansion to its 1863 appearance; development of swimming pools, construction of ranger's house, and other amenities to the north of the mansion.

Sandy and Eilley Bowers were among the first people to claim the title of "millionaire" as a result of the 1859 mineral strikes within what would become the Comstock Lode. As a display

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of their new-found wealth, the couple commissioned the construction of a monumental mansion away from the mining district. Their new home subsequently served as the earliest example of what would become a trend among the *nouveau riche* of the mining West.

Construction on Bowers Mansion began in the fall of 1862 and was completed in 1863. Bowers Mansion is a vernacular two-story structure that incorporates Italianate details while exhibiting a floor plan with a more conservative inspiration. The exterior is dominated by a reconstructed veranda extending along the south, east, and north facades, exactly matching the original. And the structure is crowned with a reconstructed cupola that stands upon a gently-sloping roof with bracketed projecting eaves, turned balusters for railings, and quoins expressed in sandstone. The floor plan for the mansion follows an older, formal, design approach with a central hall and dual parlors on either side. This form can be found in domestic dwellings on both sides of the Atlantic, dating back to the Georgian period, some one hundred years earlier. The front façade incorporates the contemporary Italianate style, making this a hybrid, vernacular example of architecture. Records of its design and construction are not extant, but the mansion has the appearance of being a builder-designed structure, which would have been in keeping with the Nevada territorial period when there were no specialists in architectural design in the western Great Basin. It is easy to imagine that Eilley Bowers influenced the design, and it is possible that she requested the floor plan, perhaps based on a childhood impression of how a formal mansion should appear. It is known and is clearly documented that the couple took an active role in providing details and furnishing the house, traveling as far as Europe to purchase extravagant furnishings for their new home. As further evidence of their desire to make the mansion a showcase of wealth, they directed craftsmen to use Comstock silver to provide hinges, doorknobs, and locksets for the interior of the house.

Because of the mansion's scale and attempted formality, it is one of the earliest attempts at monumental construction in the Nevada territory (created in 1861 with statehood granted in 1864), predating most regional county courthouses that were constructed within months and years of the Bowers Mansion. The Washoe County courthouse, for example, was the first courthouse constructed in Nevada and was erected in the last half of 1863, less than two miles from Bowers Mansion in the now defunct Old Washoe City. Bowers Mansion was the largest domestic building in Nevada at the time, and it remained the largest in the territory and state for many years. It has been estimated that the house cost between \$250,000 and \$400,000, which would place it in the range of \$10 million in twenty-first-century currency.

Exterior:

The two-story, dressed, ashlar granite mansion consisted of sixteen rooms finished with Jeffery pine and Douglas fir. The footprint of the mansion is U-shaped with rear els projecting to the west. While the main rectangular core of the mansion is two stories, the els to the rear are each one story. The central two-story core of the mansion is approximately thirty-five by fifty-eight

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and a half feet, although measurements throughout are not exact because the building deviates slightly from perfect right angles. The eastern, two-story core of the mansion has a dog-leg transition to the one-story el, which jut out eight feet to either side. The southern, one-story el is slightly more than twenty feet wide and includes a dining room and kitchen, with access gained by interior doors linking one to the next. The northern one-story el is twenty-four feet wide (both are approximately forty-four feet long). No interior door was apparently available for access to the northern wing, which consisted of a storage room and a library, both of which could be accessed with doors from an interior, west-facing courtyard embraced within the "U" of the structure. A second door provided access to the storage area from the veranda.

The foundation is made of random ashlar stone. A wine cellar, with its walls and floors lined with cut granite, was excavated under the north side of the house, allowing the cold water of a local spring to seep through its floor stones to keep the area at a constant cool temperature.

The mansion's five-bay front façade includes a central, two-door entry with transom on the main floor, one-over-one sash windows, and a dual door with paired, rounded arch openings on the second floor. A half circle transom caps each of the two doors on the second floor, which provide access to a balcony, extending around three sides of the structure, corresponding to the veranda on the main floor that wraps around the south, east (front), and north sides of the house. The veranda/balcony terminates as it meets the two, west-trending, one-story els to the back of the structure. The balcony resumes in the space between the two els in the courtyard to the rear.

Quoins decorate the corners of the mansion as well as the sides of the door openings of the first and second floor. The roof line is accented by bracketed, projecting eaves and turned balustrades for the railings for both the balcony and the roofline. The exterior is made of granite quarried from the hills behind the mansion and sandstone from a remote, yet to be determined source. Interior brick chimneys ascend on the north and south ends of the structure, piercing the roof. The lore of the mansion includes the observation that Scottish masons cut the stones for the front with such skill that no mortar was used in their placement.

The north and south facades of the structure, including both the two-story and one-story components are parged and scored to look like ashlar stone. The 1967 restoration team encountered this treatment and concluded that it may have been the original application to these elevations, but clear documentation of this is not available. The courtyard to the rear includes a new trellis structure and a new concrete pad. In addition, the courtyard area is secured with a new veriticle wood-slat fence and gate.

The roof experienced the most change over time. The roof was originally a low profile – probably a shallow hip roof – with an octagonal cupola. After the death of Sandy Bowers in 1868 and the failure of the Gold Hill mine that had furnished the couple with their wealth, Eilley converted the mansion into a boarding house. She made alterations to the building in

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1874 including adding a mansard roof with roundhead dormer windows, creating a third floor and an additional story on the els, converting them into two-story structures. This added fourteen rooms to the mansion. In addition, at some point, the veranda/balcony was removed.

Interior:

The interior of the core, two-story eastern component of the mansion features a central, east-west hall with a staircase rising along the north side of the hall and curving to greet a landing and corresponding hall on the second story. The staircase features a turned mahogany handrail and balustrade. Dual parlors on the first floor are at either side of the entrance hall. The southern parlor is the larger and opens to a smaller backroom that is accessed through double pocket doors. This second, southern parlor has doors that exit into the hall, into the interior courtyard to the west, and into the dining room of the southern, westernward-trending el. The parlor on the north side of the structure is smaller with an inset closet area. A single door provides access to a second room, which apparently served as a bedroom. The bedroom also has a closet, and it has doors to the western end of the first floor hall and to the interior courtyard.

As described above, the south, one-story el of the structure has a dining room with doors that gain access to a kitchen and to the courtyard. The dining room also has a window to the south, one to the north, looking into the courtyard, and one to the east overlooking the front veranda. A built in cabinet that serves as a storage area inset into the wall, separates the dining room from the kitchen. The kitchen also has a door and window to the courtyard and a window to the south. The north, one-story el includes a small room which has one window to the north, and as described, doors to the courtyard and to the veranda. Most of the north el consists of an expansive library, which still has an inset wooden bookcase on its western wall. Pairs of windows piercing the north and south walls illuminate the library.

The second floor of the core, eastern part of the structure includes the east-west hall, which opens with the dual doors to the porch at the front, eastern elevation of the mansion. There is also a south-trending hall, extending from the main hall, and providing access to smaller bedrooms on the southern side of second floor. The hall provides access to a bedroom to the south, fronting the eastern elevation of the structure. This room has one window facing east, and it has a door that provides access to the bedroom occupying the southeast corner of the second floor. This room has a window facing east and one facing south. The secondary, north-south hall also provides access to two smaller bedrooms, one with a window overlooking the courtyard, and the other, in the southwest corner of the second floor, with windows to the west (overlooking the roof of the south wing) and one looking south. The hall terminates with a door to a bathroom, which appears to be original to the structure. The north-south secondary hall included a staircase that provided access to the roof and the cupola, but this was removed during the restoration in the 1960s. It appears that this staircase may have been part of the

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1874 modification, although it is unclear, then, how one gained access to the cupola in the original design.

The north side of the second floor includes two bedrooms, both facing east. The first has a door to the east-west hall and a window to the east. It also has a door that provides access to a second bedroom at the northeast corner of the second floor with one window each facing to the east and north. The room occupying the northwest corner of the second floor has access from the east-west hall and has two windows each facing west and north. This space apparently served as a billiard room, and it is the largest room on the second floor.

The grounds:

The grounds of the mansion include an unpaved circular driveway, in the center of which is a large tiered fountain. Photographic evidence suggests that the fountain and circular driveway date to the period of when Sandy and Eilley Bowers lived together in the mansion, between 1863-1868, and so the fountain and driveway are, therefore, contributing elements for the purposes of this amendment to the National Register nomination.

The view to the front (east) extended to Washoe Lake and the structures that were scattered around the lake's parameter including mills and various transportation-related buildings. After 1872, the view included the Virginia and Truckee right-of-way, approximately two miles to the east. US 395 linked Reno to Carson City with a road approximately three quarters of a mile to the east of Bowers Mansion, but this was replaced with a four-lane surface highway in the 1960s that is approximately one mile to the east of the mansion. The former US 395 directly to the east of Bowers Mansion is now a two-lane surface road with diminished traffic. Beyond Washoe Lake, about six miles from Bowers Mansion, the Virginia Range rises, on the far eastern slope of which is perched Virginia City and Gold Hill, the location of the mine that transformed Sandy and Eilley Bowers into millionaires.

To the rear (west) of the mansion, a path ascends the mountain, leading to a small family cemetery. The cemetery includes the grave of Sandy Bowers, whose 1868 death defines the end of the period of national significance. Because of late-twentieth-century modifications, the path and the family cemetery are excluded from the boundary of this nominated property. The cemetery includes the graves of Persia Bowers (the adopted daughter of Sandy and Eilley Bowers) and Eilley.

Outbuildings to the west and northwest (rear) of the mansion include two buildings of unknown date. The older building is in ruins and probably dates to the nineteenth century, making it a contributing structure, but perhaps only in the context of local or perhaps state significance. It is masonry, with random coursed stone, and it has a pitched, wooden roof that is mostly in ruins. The building is currently a standing ruin.

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The second building, is a rectangular, random, coursed stone structure with small openings for windows and several larger openings for doors. There have been modifications for its current use as a shelter for restrooms. The structure apparently dates to the period when Henry Riter, a developer, owned the structure, from 1903 to 1946, making this second building a contributing structure, but only in the context of local significance. The structure's roof pitches slightly down to the west. It remains in good condition.

Because these two structures cannot be clearly linked to the period of national significance, 1862-1868, they are listed here as non-contributing structures in this amendment to the nomination of the mansion, but they should be regarded for other purposes of evaluation for National Register eligibility as contributing to the property at least on the level of local significance.

A picnic shelter to the south of the mansion dates to the park development, 1965-1968. It is outside the southern boundary of this nomination.

The estate included land to the south and north although most of the original range extended east to the shore of Washoe Lake. To the north, in response to the efforts of Eilley Bowers and subsequent owners, swimming pools and picnic areas became part of the development. The south, which historically consisted of less land, was open space with a variety of trees, which were scattered throughout the complex. The boundary of the property as described in this nomination reflects the modern limits of the mansion proper from the base of the mountain slope to the west (although the viewscape of the mountain remains largely as it was in 1862-1868) to the edge of the asphalt parking lot to the north, to the edge of the asphalt road and boundary of the county park to the east, and an east-west line extending 100 feet from the south wall. This excludes the modern pool and parking facilities to the north (and the modest unpaved parking lot to the south), all of which were modified, replaced, or augmented beginning with the park development in the mid 1960s. Specifically, the new pool dates to 1965, and the ranger's house, which is on the north side of the north parking lot, which defines the north boundary of the property as described in this nomination, dates to 1968.

Integrity

Several nineteenth-century, private owners succeeded Eilley Bowers, but none invested funds into restoring the aging mansion. By 1894, it had deteriorated considerably. In 1903, Henry Riter purchased the mansion as a resort. In 1917, he and his wife, Edna, moved into the mansion and continued running it as a resort. They made no major improvements.

In 1946, Riter sold the mansion to the Reno Women's Civic Club and Washoe County to be run as a park. In 1966, Washoe County voters approved a bond allowing Bowers Mansion to undergo a major renovation. Edward S. Parsons, as architect, and Leonard Smith, as

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contractor, supervised a restoration of the mansion. Parsons was responsible for some of the earliest attempts at professional historic preservation in the state. He demolished the 1874 third story and mansard roof and reconstructed the original roof, cupola, and north and south chimneys. He also demolished the second story additions to the north and south ends, returning them to their original one-story configurations. The restoration projects also repaired the parged-and-scored treatment that clad the north and south sides of the structure, echoing the stone in the front part of the building. He also replaced the original front, dual door, which had deteriorated beyond the point of possible restoration, substituting it with paneled double doors featuring octagonal insets.

The use of percolating cool water in the wine cellar, and the presence of the local spring in general, caused the structure to settle into the sandy soil, resulting in cracks in the stone walls. Parsons addressed these structural issues. There is on-going concern about the effect of the subsurface water and the sandy nature of the local soil. Repeated efforts to enhance the structural stability of the foundation have attempted to address the problem, which is likely to persist into the future.

The mansion was once outfitted with extraordinary examples of wealth, much of which remain. Only one set of the silver hinges survives, but it serves as an example of the extravagance employed in the construction of the mansion. The marble fireplaces, etched glass, and cast plaster moldings, friezes and rosettes are all intact or have been restored to match originals (in the case of some of the plaster work, some replication based on molds taken from surviving originals occurred).

The grounds have an excellent degree of integrity. The unpaved circular driveway remains intact and still circles the tiered fountain at the front of the mansion. The view to the east from the front of the mansion has changed only slightly. Cattle continue to graze in vast stretches of open space, just as they did in the nineteenth century. Running north-south, US Highway 395, one mile to the east, has replaced the Virginia and Truckee Railroad right-of-way, which connected Carson City to the south with Reno to the north. The various buildings that were scattered along the shore of Washoe Lake, also one mile to the east, are now gone. An exception is a standing ruin that is the only remaining aboveground expression of a small community that was known as the town of Ophir. An overgrown walking path from the railroad right of way to Bowers Mansion remains, unused since the abandonment of the railroad in the early 1950s. On the far shore of Washoe Lake, roughly five miles to the east, New Washoe City rises on the slope of the Virginia Range, but the distance of that settlement makes it nothing more than a minimal intrusion in the viewscape, which remains largely the same as when Sandy and Eilley Bowers lived in the mansion. The major change in the view to the east is that the setting has become more rural over time. A pastoral feel to the setting now dominates since the nineteenth-century decline of the town of Ophir and Old Washoe City. These places were at once near enough to provide the benefits of city life while removed enough so that Bowers Mansion seemed to have a rural setting.

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To the west, the setting is virtually unchanged although there have been minor, modern improvements to the path, for safety purposes, leading to the family cemetery. Otherwise, the Carson Range, rises behind the mansion, still clothed in a pine forest, much as Sandy and Eilley Bowers would have known it, although the growth is now more mature and dense than it was in 1868, when it had been thinned as a result of lumbering activity.

To the south, but outside the boundary of this nomination, a modern fence marks the original property lines of the Franktown Mormon settlers who lived there when the land was still part of Utah Territory. Also outside the boundary of this nomination, there is now a covered area for picnics and an unpaved parking lot, but the setback from the mansion and screening offered by mature trees, many dating to the nineteenth century and the period of national significance, insulates the house from these minimal changes. Development to the north includes a one-story 1968 ranger house, approximately 150 feet from the mansion. There was a swimming pool that dated at least back to the 1870s when Eilley Bowers promoted the property as a resort, but it may have pre-dated that use. This was lined with concrete sometime in the second decade of the twentieth century. That original swimming pool is now derelict. A newer swimming pool complex dating to the 1965 serves the county park farther to the north. None of this development intrudes on the setting of the mansion in any significant way and all of it is outside the boundary of this nomination.

In all, Bowers Mansion maintains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. Nearby communities have vanished, and automobiles travel near where the Virginia and Truckee Railroad once steamed, but changes are far enough away not to compromise the open space that still surrounds the mansion just as it did when Sandy and Eilley Bowers lived there. Park development to the north and to a lesser degree to the south has compromised the setting in a more immediate way, but these changes do not represent a significant lessening of the integrity of setting, particularly since the principal, east-facing view remains largely unaltered. Since restoration efforts began in the mid 1960s and continue to the present, the mansion itself survives much as it was constructed. The ultimate test of integrity, whether the couple who built the house would recognize their home and see that little has changed if they were able to return, is answered clearly in the affirmative.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
Social History

Period of Significance
1862-1868

Significant Dates
1862, 1863, 1868

Significant Person
N/A

Cultural Affiliation
Scottish; North American

Architect/Builder
Unknown

Summary

Bowers Mansion in Washoe Valley is eligible for listing under criterion A with national significance within two contexts. It is possible to see this house as a manifestation of the widespread tendency for people, who became suddenly rich during the heyday of hard rock mining from roughly 1855 to 1942, to build elaborate mansions away from their mining districts as a display of their new-found status. Bowers Mansion is an early manifestation of this aspect of western mining society. The resource is an outstanding example of the opulence that could be realized by hard rock mining in the West. Hundreds of thousands dreamed of striking it rich in the western gold and silver mines, but only hundreds succeeded in a remarkable way. Copper and other minerals presented more of a challenge because they were worth less, but those metals produced their own millionaires toward the end of the period. How and where the few lucky ones displayed their wealth defined the period and became an essential element in oral traditions that grew up to embrace the industry. Remnants of these manifestations of wealth also tell a story about a time when it was possible – even though examples of success were rare – to realize the dream of dramatic economic success in the mining industry. The Bowers' home in Washoe Valley is an expression of how people, who

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rose from the role of hard-working miner to millionaire, exhibited wealth at the beginning of what Mark Twain and Charles Dudley Warner called the “Gilded Age” in their 1873 novel *The Gilded Age: A Tale of Today*. The period, generally regarded as extending from 1865 to 1900, is typified by what some call robber barons and others regard as industrial statesmen.¹ In the West, much of the aristocracy of this period was composed of railroad magnates and owners of mines.

In addition, it is possible to see Bowers Mansion as part of a pivotal national transition from placer gold retrieval to hard rock excavations, from individual to corporate ownership, and from operations in California to the Great Basin and beyond. Lemuel Sanford “Sandy” and Eilley Bowers were in a unique position to participate in changes that would affect the industry and the western half of the continent, and their mansion is a monument to the consequence of this historical process at its beginning. Bowers Mansion survives as an excellent manifestation of a period when the West was transforming from its placer-mining roots into a region where hard rock mining would prevail for six decades as the dominant approach to the industry. Placer mining was the central focus of the 1849 California Gold Rush. Some miners expressed interest in hard rock mining almost immediately, and some underground works opened in the early 1850s, but the Comstock signaled a profound shift of attention to the profitability of pursuing underground deposits. The transition made it possible for wealth to be defined in new terms: placer mining could earn a lucky worker tens of thousands of dollars, while hard rock mining could produce millions.

Alexander Cowan, Eilley’s second husband, purchased the land that became home to Bowers Mansion in 1856 after Orson Hyde chose Washoe Valley as the location of a new Mormon settlement. Eilley received the property when she and Alexander divorced in 1860. In 1862, Eilley and her third husband, Sandy Bowers, chose this location to construct their mansion using money from their gold and silver mine in Gold Hill. Construction was completed in 1863. After Sandy’s death in 1868, Eilley ran the mansion as a destination resort until she lost the property in 1876 as a consequence of a court-mandated auction to settle her debts.

The 1975 National Register nomination for the property indicates a period of significance of August 1863 to “present” with statewide significance. This 2012 amendment to the nomination argues for national significance of the resource and narrows the period of significance from 1862 to 1868, the period of joint ownership of the mansion by Sandy and Eilley Bowers, extending from the period of construction to the time of Sandy’s death. This was the period when the Bowers couple established themselves as two of the richest people at the time of initial growth of the Comstock Mining District. The mansion can be seen as an early example of how the *nouveau riche* of the mining West displayed their wealth and it can be seen as a

¹ With acknowledgement to Michael Green, who provided the authors with a draft manuscript dealing with this subject.

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consequence of the wealth that was possible because of the shift in the technology used to retrieve gold and silver in the West.

Although not argued here, Bowers Mansion can also be regarded as having statewide significance under criterion B because of the role Sandy and Eilley Bowers played in the growth of the state. Bowers Mansion continued to have statewide significance while Eilley, a well-known fixture in early Nevada history, owned the property and attempted to develop it as a boarding house and park-like retreat. The Bowers name remained prominent even after Sandy's death in 1868 and during Eilley's descent into poverty. She remained important for the state during the nineteenth century as a notable character from its recent past. Eilley eventually marketed herself as a fortuneteller, gaining prominence, in part, because of the legacy of the fortune she and her husband won and lost. The period of statewide significance ends with Eilley's sale of Bowers Mansion in 1876.

Again, although not argued here, Bowers Mansion can be regarded as having continued local significance after 1876: the resource became the center of local efforts to develop the mansion and the grounds as a privately-run resort. It was recognized in northern Nevada as a significant legacy from the time of the great Comstock Lode, and so it continued to be revered as an expression of the glory days of the mining district. In 1946, the last of the private owners of the property sold the mansion to Washoe County, with the assistance of the Reno Women's Civic League, ending the period of private ownership and providing a terminus to the period of local historic significance.

In spite of these three ways to consider the significance of Bowers Mansion, the intent of this amendment to the existing nomination is to elevate the status of the 1975 National Register listing of the resource to national significance, focusing on the period of 1862 to 1868 as the period that directly reflects the time when the mansion's significance was at its greatest.

Sandy and Eilley Bowers tragically epitomize the mining industry with the way they failed as much as in how they succeeded. Their mansion is the only surviving manifestation of their success, and it also became a symbol of their decline: the Bowers family failure played a critical role in how the mansion changed through time from a home for the Comstock nobility to a boarding house and regional park. In 1966, Washoe County Parks issued a bond to pay for improvements to the facility and employed Nevada preservation architect Edward S. Parsons to restore the mansion back to its bonanza era appearance. The importance of the restoration can be found in the desire to continue the celebration of the great Comstock era a century before. Throughout the history of constructing, modifying, and then restoring the mansion, this resource serves as an excellent expression of its time and of how an industry transformed, giving birth to a new chapter in the history of American mining.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Sandy and Eilley Bowers and their Mansion

Eilley Orrum (also spelled Oram) was born in the parish of Forfar, Scotland, on September 6, 1826. Little is known about her childhood except that her only brother, John, was born in 1821, and it appears that her father's work caused the family to move frequently. John was born in Dunfermline, Eilley in Forfar and at some point during her childhood, they moved eighty miles southwest of Forfar to Clackmannan.²

In Clackmannan, Eilley Orrum married Stephen Hunter, the eldest son of a coal miner, on April 11, 1842; he was nineteen and she was fifteen years old. Six years later, Stephen converted to the Church of Jesus Christ of Latter-day Saints, commonly called Mormons. After being baptized, Hunter immigrated to the religion's center in the newly-established Utah Territory. Although she was never baptized as a Mormon, Eilley immigrated with her husband. They spent the spring and summer of 1849 traveling across the American desert with thousands of gold seekers en-route to California. After the Hunters arrived in Salt Lake City on September 23, 1849, the two soon separated.³

On August 16, 1853, three years after her separation from Stephen, Eilley married another Scottish immigrant, Alexander Cowan, who was also a Mormon. Three months after their wedding, the church sent Cowan on a mission to help establish Fort Supply, a trading post at Willow Creek about twelve miles southwest of Fort Bridger, Wyoming, along the immigrant trail.⁴ He returned to Salt Lake City with Eilley, but in the spring of 1855, the church once again called on Cowan to help establish a new settlement, this one in Utah Territory's westernmost region known as Carson Valley. This area had become a stopping point for the gold-seeking pioneers using the California trail. This time, Eilley accompanied him.

Five years earlier, a small party of Mormon immigrants, under the leadership of Hampton Beatie, found the location ideal for a trading post. The following year, John Reese moved to the region to set up a larger post he named Mormon Station. By 1855, Mormon Station had grown into a significant settlement. Alexander Cowan was directed to assist Orson Hyde, the mission leader, to establish a county government under the purview of Utah Territory.⁵

² The following account on the lives of Sandy and Eilley Orrum Bowers draws on primary sources identified in the bibliography.

³ For divorce in the period in the American West, see Kathryn Dunn Totton, "They Are Doing So to a Liberal Extent Here Now": Women and Divorce on the Comstock, 1859-1880," Ronald M. James and C. Elizabeth Raymond, *Comstock Women: the Making of a Mining Community* (Reno: University of Nevada Press, 1998) 68-94.

⁴ *Manuscript History of the Church*, December 1, 1853 p.3.

⁵ The best treatment of this early period of Nevada history is Sally Zanjani, *Devils Will Reign: How Nevada Began* (Reno: University of Nevada Press, 2006).

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In March 1856, Hyde began surveying valleys to the north, so additional Mormon settlements could be organized. One year after relocating to Mormon Station, the Cowans helped secure land for the Mormons by moving to Washoe Valley. On May 19, 1856, Alexander paid one hundred dollars for 320 acres of farming land. His new ranch was one half of the property known as ranch #2, which included a corral and house. At the end of June, nearly 250 Mormons had established a community in Washoe Valley, but rumors of a federal invasion of Utah proved disruptive: the U.S. government openly disagreed with the Mormon-controlled government's acceptance of polygamy, its organized militia, and its strong unity of church and state. President Buchanan appointed a new Utah territorial governor and other officials to replace Young and his followers, and the president was prepared to enforce his authority with federal troops. On September 5, 1857 messengers arrived in Washoe Valley indicating that Brigham Young, the president of the Church of Jesus Christ of Latter-day Saints, was recalling all Mormon settlers to help defend against what church leadership regarded as an invasion of federal troops. Federal authority was easily asserted, and the Mormon "rebellion" failed.

The chaos in 1857 confronted the Cowans with a life changing decision: Alexander, now a highly-placed official in the Mormon religion, remained faithful to the church and planned to return to Salt Lake City with the majority of the Mormons. Eilley chose to stay behind. After Alexander Cowan returned to Utah, Eilley left the nearly-abandoned settlement of Franktown in Washoe Valley for a crude, booming, mining camp called Johntown about seven miles above the base of Gold Canyon. By the winter of 1857, Johntown had become an important community, housing approximately 180 miners. The settlement consisted of roughly a dozen structures, most of which were mere shanties. Eilley recognized the need for food and shelter, so she opened a boardinghouse.

In January 1858, with federal authority firmly established over Utah Territory, Alexander returned to Eilley. After the summer, Alexander returned to Salt Lake City that fall, once again leaving Eilley to pursue her own interests.

January 1859 changed the quiet mining district when prospectors discovered a large deposit of gold above Johntown in a place that would soon be known as Gold Hill. The new town of Gold Hill grew rapidly and most Johntown residents, including Eilley, moved there. People constructed buildings or moved them from their former locations. Eilley opened a boarding house and restaurant which represented one of the earliest developments in Gold Hill. Within a few months, Gold Hill was eclipsed by its younger neighbor to the north, Virginia City, founded in June 1859.⁶

One of Gold Hill's new arrivals was Lemuel Sanford "Sandy" Bowers. Sandy was born in

⁶ Ronald M. James, *The Roar and the Silence: A History of Virginia City and the Comstock Lode* (Reno: University of Nevada Press, 1998) 7, 67; Maitland Stanley, *Slippery Gulch: A Guide to Gold Hill* (Virginia City: Susy and Livy, 2003).

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Madison County, Illinois, to F.F. Bowers on February 24, 1833. After coming west in 1856 and spending some time in Sacramento, Bowers traveled to the new mining community of Gold Hill. He quickly began buying and trading mining claims. His most famous claim, involving a fifty-foot strip along the lode at the north end of Gold Hill, included partners, Henry Comstock, Joe Plato, William Knight, and James Rogers. They divided the claim into five ten-foot strips creating small, separate mines. These claims, combined with the neighboring claims of James Finney, John Bishop, Alec Henderson, and Jack Yount became known as the Little Gold Hill Mines.

Of the nine original locators, Bowers and Plato were the only two who retained and worked their claims. One owner, James Rogers, sold Elley Cowan his property, which adjoined the ten-foot strip that belonged to Sandy Bowers. By summer of 1859, Eilley and Sandy became friends and business partners. On August 9, 1859 Rev. Jesse L. Bennett, the Methodist pastor from Carson City who occasionally preached in the mining district, married Eilley Cowan, age thirty-two, and Sandy Bowers, who was twenty-six years old. The union occurred even though a cloud remained over the validity of Eilley's divorce from her second husband.

Eilley and Sandy Bowers chose to hold onto their claims and organized the Bowers Mining Company. They sank a shaft, built hoisting works, and constructed a two-story house near the site of their mine. At the same time, Eilley had to deal with formal dissolution of her second marriage. When Alexander left Eilley to return to Salt Lake City, they were still governed by early Utah law, which stated that moving out of one's spouse's house was considered a legal divorce. In 1860, with the issue of land in question, Alexander and Eilley hired lawyers to legalize the divorce and settle the ownership of the Cowan Ranch in Washoe Valley.

On February 2, 1860, Alexander Cowan, who had recently married Jane Mitchell, gave a Washoe Valley neighbor Power of Attorney to handle the sale of half of the Cowan Ranch. Sandy and Eilley then had the other half surveyed. Sandy published a notice in the *Territorial Enterprise* prohibiting anyone from improving or purchasing the ranch formerly known as the Cowan Ranch. Eilley Bowers petitioned Alexander Cowan for a formal divorce on April 18, 1860. She proclaimed that Alexander had "left her bed, board and society without cause or provocation." Eilley also maintained that he left her in a helpless and destitute condition. Alexander agreed to the conditions she set forth. As alimony, Eilley received 160 acres of the old Cowan Ranch. During this early period, Eilley gave birth to two children, in 1860 and then in 1861, but both died in infancy.

While the Comstock Lode was first being developed, the Bowers mine became the richest of the Little Gold Hill mines producing \$18,000 a week in gold and silver. Eilley and Sandy soon found lavish ways to spend their fortune. The most notable of these was to construct a monumental mansion unlike anything else in the territory. The couple chose to display their wealth in a location removed from the mining district. They selected Eilley's half of the Cowan Ranch in the pastoral setting of Washoe Valley near Ophir City and the growing county seat,

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Washoe City. It was a significant decision because this serves as an early example of a pattern that the *nouveau riche* of the hard-rock-mining West would typically follow as they settled away from mining districts, displaying their fortunes in or near urban settings.

Of course, the valley had changed since it was used almost exclusively for ranching during the Mormon period. With the Comstock boom, the mining industry had overtaken the valley. In late 1861, nearby Washoe City became the seat of government for Washoe County in the newly-created Nevada Territory. Along the shore of Washoe Lake, several mills refined Comstock ores. Two large lumber mills operated just south of Washoe Lake and supplied Virginia City with its increasing need for Sierra and Tahoe lumber. The new town of Ophir lay about one mile north of Franktown and just northeast of the mansion. The Ophir Mining Company of Virginia City erected a \$500,000, seventy-two-stamp quartz mill, which employed roughly one hundred and fifty men. Over three hundred residents lived and worked in this town centering on the mills at that time. Saloons, stores, a post office, a blacksmith shop, law offices, and many other types of businesses existed near Sandy and Eilley's mansion. The location of the mansion, as it turned out, offered the best of all worlds since it was situated on ample acreage and yet it was in the midst of a growing vibrant community.

In 1862, with their mansion under construction and their mine under the control of the superintendent, Sandy and Eilley Bowers traveled to Europe. Few details remain of their ten-month excursion. Many sources described it as elegant and lavish although folklore clearly affected popular perception of the adventure. On returning to Nevada in March 1863, they not only possessed exquisite furniture, expensive clothes, and elegant jewelry, but they were also accompanied by an infant named Margaret Persia. Documentation is unclear as to when or how the Bowers became the parents of this baby girl, but she does not appear to have been theirs by birth. In 1863, the Bowers family moved into their new mansion.

During the winter of 1863 to 1864, the Comstock mines fell into depression: most known, viable ore bodies were exhausted and new discoveries of ore failed to materialize. It seemed that the Little Gold Hill mines had reached the end of their productivity. Sandy moved back to their original, small house in Gold Hill to oversee the mine. He continued putting money into the operation, hoping that more rich ore lay just a little deeper. Within two years, he mortgaged much of what he and Eilley owned in order to help strengthen the mine. They were delinquent in paying their property taxes, and to add to their problems, the hard winter of 1867 to 1868 was followed by heavy spring flooding, which damaged their stamp mill, temporarily stopping production.

At the same time, Sandy's health began to fail, perhaps due to tuberculosis. With his fortune lost and his health in jeopardy, he decided to sell the Bowers Mine. On April 9, 1868, the local newspapers began running an advertisement offering the sale of all the ore from the 500-foot level up to the surface as well as half his interest in the hoisting works. He also advertised the lease of the newly-repaired stamp mill with everything in complete running order. On April

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21, 1868, Lemuel Sanford Bowers died at his Gold Hill residence, never seeing the sale of his mine. Sandy was subsequently buried in a family plot behind and above the mansion.⁷

With Sandy gone and the mine no longer a source of income, Bowers Mansion was Eilley's only asset. She made improvements so she could open her home as a resort. The splendid mansion included such luxuries as a number of fine baths, a piano, an extensive library, and a billiard table. Eilley arranged the mansion suites for the convenience of families or single persons. The beautifully-landscaped grounds included shrubbery and a flower garden. Two manmade lakes added beauty as well as a place to take a swim. Bowers advertised that her mineral waters contained medical properties that were beneficial for invalids. A physician made himself available for the same purpose. Eilley served meals at any hour, and spared no expense in making her mansion an attractive retreat. While Eilley continued working on the mansion, her career as a wealthy mine owner officially came to an end on July 14, 1869, when George Waters bought the Bowers Mining Company for \$10,000. The sale paid only a little of her \$43,000 debt. Eilley still held several small mining claims, but the famous Bowers Mine was no longer hers.

In March 1873, new life came to northern Nevada when the Consolidated Virginia Mine discovered an enormous vein of ore. The Big Bonanza, as it was called, was one of the richest gold and silver strikes in history, and it precipitated an economic boom in the state that lasted for the rest of the decade. Spring also brought good picnic weather and the beginning of a successful entertainment season. With the extension of the Virginia & Truckee Railroad, which by then connected Virginia City to Reno by way of Washoe Valley, Eilley's home became a prime destination for excursions and picnics.

The Bowers resort continued to thrive in 1874, but Eilley's debts increased, forcing her to lease the mansion and grounds. William M. Carey, of the Carey House in Placerville, became the new manager of the facility and continued running it as Eilley had previously done. Although Eilley was no longer manager of her own home, she still lived there and continued to serve as hostess. During this time, Eilley's daughter Persia lived with a Reno family allowing her to attend school there. The twelve-year-old girl died on July 14, 1874 of what may have been a ruptured appendix. She was buried in the family plot behind and above the mansion. With fall nearing, Eilley hired construction crews and began renovating the mansion, adding a third floor above the core of the mansion, and a second floor above the el. The \$8,000 expansion included an additional fourteen rooms; eight being over the main house and three over each el. When Eilley was unable to settle accounts, several contractors held liens against her forcing her to sell some of the land Sandy had purchased adjacent to the original Cowan Ranch.

⁷ *Gold Hill Evening News*, April 21, 1868 (3:2) and April 22, 1868 (3:1); *Territorial Enterprise*, April 23, 1868 (3:1).

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Since her early days in Nevada, Eilley was known to predict the future by gazing into a crystal ball. After losing Persia, she turned to spiritualism more often.⁸ By the fall of 1874, her crystal gazing became a common event as well as an oddity to many onlookers. For the next decade and a half, "The Seeress of Washoe," as she became known, used her claimed gift of foresight to entertain, amuse, and frighten residents of northern Nevada and California.

By 1876, Eilley was no longer able to hold off her creditors, and in May, the District Court of Washoe County finally ruled against Bowers in the sum of \$13,622.17, in favor of her creditors. On May 3, 1876, the courts auctioned off the remaindered of her properties in front of the new Washoe County Courthouse, located in Reno, which became the seat of government in 1873. Eight years after Sandy's death, Eilley lost everything to the founder of Reno, Myron C. Lake, in a sale that garnered \$10,000.

Eilley spent the rest of her life wandering between Virginia City, Reno, and the San Francisco Bay Area, telling fortunes for small amounts of money while her former mansion fell into disrepair. The mansion changed hands several times before Henry Riter, a local brewer, purchased it. Six months later, on October 27, 1903, Eilley Bowers died destitute and alone in the King's Daughters' Home for Incurables in Oakland, California. She was seventy-seven years old.⁹

Riter made arrangements for Eilley's cremated remains to be returned to the mansion so she could be buried next to her husband and daughter. "The last chapter in a romantic history is thus closed and the woman whose career has been so strange and turbulent has at last found rest.... The wild and wintry day was emblematic of the long span of her life. Few people were present at the ceremony owing to the wind and rain. Nevertheless, the last sad rites were impressive. The last honors [were] paid to the memory of the Washoe Seeress as her ashes find sepulcher beneath the trees that cast their evening shadows across the roof of the Bowers Mansion."¹⁰

Bower Mansion is an excellent expression of the sort of rags-to-riches story that captured the national imagination when people considered what it would be like to live and thrive in the mining West. As too often happened, these stories ended with a return to rags, but regardless of the nature of the final chapter, the heroes and heroines of these tales often built mansions as evidence of the wealth that could be captured by the lucky few. Sandy and Eilley Bowers built their home at the beginning of this period of regional history. In addition, since many of these types of houses fell victim to fire or neglect – often because fortunes failed and maintenance was deferred – Bower Mansion is a remarkable survivor of a significant chapter in the history of the nation.

⁸ Bernadette S. Francke, "Divination on Mount Davidson: An Overview of Women Spiritualists and Fortunetellers on the Comstock," James and Raymond, *Comstock Women*, 165-178.

⁹ *Reno Evening Gazette*, November 16, 1903, 8:4; *Sacramento Union*, November 16, 1903.

¹⁰ *Nevada State Journal*, November 10, 1903, 4:1.

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A National Context for Hard Rock Mining in the West

The Bowers Mansion also serves as an example of the sort of spectacular wealth that could be accumulated with the dawn of hard rock mining in the West. While previous placer mining – working sandy deposits associated with river channels – could yield thousands of dollars, hard rock mining had the potential of producing millions. Because the Bowers couple made the transition between these forms of gold mining and realized, as a consequence, millions of dollars in profit, their mansion serves as a vivid reminder of the socio-economic ramifications of this historical transition.

The California Gold Rush of 1849 changed the nation's relationship with mining. The event helped open the West, and in doing so, the industry created a persona for the region that linked it with the industry. Initially, the efforts in California focused on self-promoting individuals who exploited low levels of technology with limited financial resources in order to retrieve gold from surface excavations of modest proportions. As the early miners depleted these “easy” deposits, it became necessary to “move on,” either abandoning mining altogether or locating and developing other resources. As surface “placer” deposits became scarce, people who wanted to continue in the industry were forced to consider underground deposits, engaging in what was popularly called “quartz,” “lode,” or “hard rock” mining. The process of making this transition from extensive to intensive mining echoes similar changes in agriculture, where farmers used slash-and-burn methods until there was not enough land to support that approach. Consequently, the lack of available land forced farmers into intensive forms of agriculture that requires much more labor. Similarly, a lack of available “easy” gold bearing sands forced those who wished to continue as miners to pursue underground ore, which was more difficult and costly to exploit.¹¹

Placer miners were often reluctant to seek underground veins of gold because of the cost involved, the necessary technical skills, and the need for a large labor force pursuing diverse activities including ore retrieval and processing. The California Gold Rush thrived on the idea that small groups of men – and sometimes women – could wash away worthless soil to reveal deposits of gold dust and the occasional nugget. This “placer mining,” as it was called, was hard work, but it did not require much by way of skill or capital investment. As the '49ers exhausted the best claims, some began to pursue a more expensive, labor-intensive approach: developing subsurface “quartz” veins, rock that held ribbons of gold, was the next best hope of striking it rich. The process of locating these opportunities, finding the capital to excavate underground, and milling the extracted ore changed the nature of the industry. Because this “hard rock” mining required training and finances, people usually pursued the approach only when the easier placer claims failed to be profitable. At the same time, a successful quartz operation had the potential to yield far more wealth than washing dirt along a river. As a

¹¹ Compare Ester Boserup, *The Conditions of Agricultural Growth: the Economics of Agrarian Change under Population Pressure* (Chicago: Aldine, 1965).

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consequence of this single but important factor, the shift from extensive (i.e. placer) mining to intensive (i.e. hard rock) mining resulted in a transition from an occupation that gave many workers a modest income to an industry that required salaried workers whose labor could potentially create enough wealth to transform a limited number of mine owners into millionaires.

With some irony, the newly-founded Comstock Mining District became an international icon of underground mining within months of its being established. The California Gold Country had been ahead of the curve when it came to prospecting for underground deposits, and indeed, places like the Empire Mine in Grass Valley with roots in the early 1850s predated anything similar in the Great Basin. It was, however, the fabulous wealth of the Comstock Lode that motivated miners throughout the region to leave behind placer deposits and seek riches underground.¹²

The history of hard rock mining in the American West, however, has much deeper roots. The lure of gold and silver has drawn fortune-seekers to the American West since the Coronado expedition journeyed northward from New Spain in the 1500s to search for the fabled cities of gold. The California Gold Rush and subsequent precious metal strikes throughout the West sparked fantasies of immediate wealth, freedom, opportunity, and new beginnings. Fabulous fortunes acquired by men such as William Ralston, George Hearst, John Mackay, and H.A.W. Tabor fueled the desires and dreams of gold and silver seekers. The lure of copper and additional metals attracted others. Tales of lost mines and buried treasure and visions of tremendous riches have incited gold fever to the present day.

The geographic distribution of mineral resources influenced the initial settlement patterns of the Far West. Gold attracted the early settlers, who advertised the wealth of the region, attracting a permanent population. Roads and railroads extended across mountains and plains to supply the mining frontier. As agriculture extended westward to serve the growing population, some settlers discovered a more permanent wealth in the soils and grasses of the Far West.¹³ Mining, however, shaped the West into a region different from the rest of the nation. Before the midpoint of the nineteenth century, most expansion in North America proceeded in an east-to-west direction. After the 1849 Gold Rush, settlement tended to proceed from west to east after the initial flood of people arrived in California. Mining also inspired spontaneous centers of urbanity, sometimes linked geographically and historically, but often widely separated in

¹² The preceding two paragraphs borrow from Ronald M. James and Robert E. Stewart, eds., *The Gold Rush Letters of E. Allen and Hosea B. Grosh*, (Reno: University of Nevada Press, 2012). See also F. W. McQuiston, Jr., *Gold: The Saga of the Empire Mine 1850-1956* (Grass Valley, California: Empire Mine park Association, 1986). Many of the following paragraphs borrow from Donald L. Hardesty's National Historic Landmark nomination amendment, "Bodie Historic District" (draft, 2008).

¹³ William C. Everhart, editor, *The National Survey of Historic Sites and Buildings, Theme XV, Westward Expansion and the Extension of the National Boundaries to the Pacific, 1830-1898*, "The Mining Frontier" (U. S. Department of the Interior, National Park Service, 1959) 1, 55.

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both space and time.¹⁴ Precious metal discoveries in the eastern states preceded the great strikes in the West. With few exceptions, such as the 1829 rush to Dahlonega and Auraria in the state of Georgia, these strikes did not compare in size or value with the wealth to be discovered in the western states. The mining booms in the Sierra Nevada and the Rocky Mountains populated deserts and wildernesses and created hundreds of new camps and towns, often where the lack of other resources would have otherwise discouraged settlement.¹⁵

The western mining frontier began in California's western slope of the Sierra Nevada, with placer mining of the Mother Lode rivers, streams, and gulches. Small, individual operations ruled the days of the '49ers.¹⁶ Miners rushed from one camp to the next, as the placer deposits wore out or as news arrived of a new "excitement" elsewhere. As the miners exhausted the placer deposits, they introduced more capital and labor intensive methods such as hydraulic mining into the productive areas in an effort to extend the productivity of the resource.

Nevada's Comstock strike in 1859 occurred just as the next period of western mining began to unfold.¹⁷ Between 1858 and 1868, the mining frontier expanded to other places in the Far West. Strikes in the Fraser River of British Columbia, central and southern Idaho and adjacent districts in southeastern Oregon, Pike's Peak in what would become Colorado, and in various areas of Montana dispersed miners throughout the West and duplicated the California Gold Rush on many fronts. In each case, however, there was increasing interest in finding subsurface ore deposits to be exploited with hard rock mining.¹⁸ The technological innovations and financing required to exploit the Comstock Lode led to a revolution in corporate support of mining operations, in ownership patterns, and in the way mining districts were engineered. Prior to the development of the Comstock and some isolated industrial areas that developed to extract lead and copper, placer operations dominated most early mining rushes, particularly in the Pacific Northwest.¹⁹ The technological advances made on the Comstock contributed to a revival of hard rock mining in California, the beginning of hard rock mining in Utah and elsewhere in Nevada, and a boom in hard rock mining in Montana, Idaho, Colorado, and the

¹⁴ Rodman Paul, *Mining Frontiers of the Far West, 1848-1880* (New York: Holt, Rinehart and Winston, 1963), 10; D. Fetherling, *The Gold Crusades: A Social History of Gold Rushes, 1849-1929*, revised edition (Toronto: University of Toronto Press, 1997); William S. Greever, *The Bonanza West: The Story of the Western Mining Rushes, 1848-1900* (Norman: University of Oklahoma Press, 1963); Robert V. Hine and John Mack Faragher, *The American West: A New Interpretive History* (New Haven, Conn.: Yale University Press, 2000).

¹⁵ Paul, *Mining Frontiers*, 54.

¹⁶ J. S. Holliday, *The World Rushed In: The California Gold Rush Experience* (New York: Simon and Schuster, 1981) and see his *Rush for Riches: Gold Fever and the Making of California* (Berkeley: University of California Press, 1999). See also Ronald H. Limbaugh and Willard P. Fuller, Jr., *Calaveras Gold: The Impact of Mining on a Mother Lode County* (Reno: University of Nevada Press, 2004); Kenneth N. Owens, editor, *Riches for All: the California Gold Rush and the World* (Lincoln: University of Nebraska Press, 2002).

¹⁷ James, *The Roar and the Silence*.

¹⁸ Fetherling, *The Gold Crusades*.

¹⁹ Paul, *Mining Frontiers*, 38, 136, 193.

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Southwest in the 1870s and 1880s.²⁰ Outside capital and stock manipulation provided critical support for the exploitation of the Comstock Lode and played a large part in further development of California mines.

Following the Comstock strike of 1859, a series of gold and silver stampedes populated other areas of the eastern Sierra Nevada and the Great Basin. The hostile environment of the Great Basin with its deceptively rich surface deposits and the complexities of silver-lead smelting resulted in the rapid rise and fall of many Nevada camps.²¹ Aurora experienced a short-lived boom that began in 1860. Austin followed in 1862 as did Eureka before the end of the decade. The rush to the White Pine district began in 1868, while Pioche boomed between 1870 and 1873. Discoveries at Goldfield and Tonopah occurred after the turn of the century.²² Nevada's most famous mining town was, of course, Virginia City: "Virginia City became the classic mining town of the West, the biggest and gaudiest of them all.... Just as California had been the original 'school' for western miners, so now the Comstock Lode became the center for advanced training in hard-rock mining, and presently its 'graduates' wandered off to mines throughout the West, carrying with them their Comstock-acquired lore."²³

Colorado's gold rush occurred several months before the Comstock strike.²⁴ The territory's natural ties at that time were with the Midwest; pioneers, supplies, and capital arrived from the east rather than from the west. Rich shallow gold deposits fueled the 1860s boom, and a severe depression followed. New silver discoveries in the 1870s, increased emphasis on the extraction of secondary minerals; new technology and better transportation improved Colorado's mineral production until the 1890s silver slump. Colorado's diversity of minerals provided a long history of profitable mining, and Denver grew to be one of the West's more important cities. It became the focal point not only for the mining industry but also for the railroads, farms, and ranches that appeared in the region after 1870. With the arrival of the railroads in the late 1860s and early 1870s, silver production rose; by 1880 Leadville's annual output of silver surpassed that of any nation except Mexico. Its yield of nearly \$11.5 million coincided with Eureka, Nevada's silver-lead production that year; however, Leadville's viability far outlasted Eureka's. The Cripple Creek gold discovery of 1890-91 occurred in an unlikely area, but scientific and engineering advances made mining profitable at that time and the district proved to be one of the nation's largest producers.²⁵

²⁰ Ronald C. Brown, *Hard-Rock Miners: The Intermountain West* (College Station: Texas A&M Press, 1979); Paul, *Mining Frontiers*, 86.

²¹ Paul, *Mining Frontiers*, 193.

²² Russell R. Elliott, *Nevada's Twentieth Century Mining Boom: Tonopah, Goldfield, Ely* (Reno: University of Nevada Press, 1966); Sally Springmeyer Zanjani, *Goldfield: The Last Gold Rush on the Western Frontier* (Athens, Ohio: Swallow Press, 1992).

²³ Paul, *Mining Frontiers*, 42.

²⁴ Duane A. Smith, *Rocky Mountain Mining Camps* (Bloomington: Indiana University Press, 1967); Duane A. Smith, *Rocky Mountain West: Colorado, Wyoming, Montana* (Albuquerque: University of New Mexico Press, 1992).

²⁵ Paul, *Mining Frontiers*, 109-111, 128, 132.

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The rich strikes of California, Nevada, and Colorado outshone those of the Northwest, although mining formed an important part of the nineteenth-century economy of this region, particularly that of Idaho.²⁶ During the early 1860s gold seekers rushed from the Clearwater River region to the Salmon River to the Boise Basin. Miners exploited lead-silver ores in the Coeur d'Alene region in the 1880s. Eastern Oregon developed in the 1860s as an extension of the larger Idaho placer mines, just as southern Oregon emerged in the 1850s as an extension of California activities. Beginning with the Fort Colville rush in 1855, the state of Washington's mining development was intermittent and consisted of scattered placers and some lode districts.²⁷

Montana's mineral industry is known foremost for its copper production in the Butte and Anaconda mines during the late nineteenth and twentieth centuries.²⁸ Gold and silver mining flourished, however, between 1852 and 1884. Bannack was the site of one of Montana's key gold discoveries in 1862 and served as the first territorial capital. Other Montana discoveries followed, at Alder Gulch (later known as Virginia City) in 1863, Last Chance Gulch (Helena), and Butte in 1864, and at Confederate and Emigrant Gulches.²⁹

Mormon settlement created a stable population in Utah by the 1860s and 1870s.³⁰ Gold placers in Bingham Canyon produced one million dollars in the late 1860s and early 1870s. After 1875, the railroad made silver and lead mining promising by making smelting operations more feasible. Although Utah's mines gained some degree of prominence, the Territory benefited more from its farming and ranching enterprises that supplied the miners and immigrants on the western trails.³¹

The rugged terrain of the Southwest, a lack of transportation facilities, the region's complex and refractory ores, and the threat of violence from American Indians delayed mining development in Arizona and New Mexico. Although gold placers and copper mines in New Mexico had been worked as early as the late eighteenth century, these areas were too isolated for profitable exploitation. Arizona and New Mexico continued to be little explored until the 1860s and 1870s, and these territories even remained at the bottom of the list of western states and territories producing gold and silver between 1866 and 1875.³² As the railroads advanced across the Southwest, better transportation facilities decreased the cost of shipping ore and allowed the more complex and technically difficult deposits to be exploited. Although New

²⁶ Clark C. Spence, *For Wood River or Bust: Idaho's Silver Boom of the 1880s* (Moscow: University of Idaho Press, 1999).

²⁷ Paul, *Mining Frontiers*, 149.

²⁸ Smith, *Rocky Mountain West*.

²⁹ Paul, *Mining Frontiers*, 140.

³⁰ Leonard J. Arrington, *Great Basin Kingdom: An Economic History of the Latter day Saints, 1830-1900* (Cambridge: Harvard University Press, 1958; reprinted, University of Utah Press, 1993).

³¹ Paul, *Mining Frontiers*, 150-153.

³² Paul, *Mining Frontiers*, 38, 156-158.

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Mexico experienced a silver boom in the late 1870s, Arizona prospered more as a mining territory, particularly when its rich copper mines became profitable in the 1880s.³³

The Black Hills of South Dakota emerged as another “last frontier” of western mining. The area remained largely unexplored into the second half of the nineteenth century as the region was outside the known mining districts, was not near the emigrant trails, and was inhabited by the Lakota or Sioux Indians. Gold discoveries in unceded Lakota lands led to violent clashes between American Indians and gold-seekers until new treaties forced the indigenous population to accept access to the mining territory. The Black Hills boasted its share of Wild West personalities, including “Wild Bill” Hickok, “Calamity Jane,” and “Poker Alice” Tubbs, as well as a host of stage robbers and outlaws. Lead, home of the long-producing Homestake Mine, and Deadwood, where “Wild Bill” Hickok died, are the best-known Black Hills mining towns.

Bodie, Tombstone, and the Black Hills settlements gained fame as the last of the “old-time” mining camps. The 1897 rush to the Klondike placers and the silver and gold strikes at Tonopah and Goldfield, Nevada, in the early 1900s were among the last western gold rushes.³⁴ Introduction of more complex and less labor-intensive mining and milling processes, the demonetization of silver, and exhaustion of the easily accessible high-grade ores resulted in a decrease in gold and silver production toward the end of the nineteenth century. Rich strikes in Arizona and Montana and better smelting capabilities combined with increased demands with electrification brought copper to the fore.

A number of places stand out for their importance in the history of western mining. The gold discovery site of Coloma, California, which started the stampede, is, of course, unique. Sacramento, San Francisco, Denver, and Seattle developed into major cities from their beginnings as jumping-off points, financial centers, and suppliers for the miners. Numerous districts can be cited as rich gold producers, among them Grass Valley and Sonora, California; the Sweetwater District of Wyoming; the Black Hills of South Dakota; and Cripple Creek, Colorado. Leadville, Colorado, and Eureka, Nevada, were extraordinary producers of silver; while Butte, Montana, and Bisbee, Arizona, were renowned for copper. Quicksilver mines at New Almaden and New Idria, California, furnished the mercury necessary to refine the gold and silver. Nevada’s Comstock is notable for its incredibly rich gold and silver deposits and the technological innovations in extraction and processing that resulted. Nevada City and North Bloomfield, California, illustrate hydraulic mining techniques. Deadwood, South Dakota, and Tombstone, Arizona, will be remembered as much for their colorful characters and the folklore that surrounds them as for their rich strikes.

³³ Charles Hyde, *Copper for America: The United States Copper Industry from Colonial Times to the 1990s* (Tucson: University of Arizona Press, 1998); Paul, *Mining Frontiers*, 54, 159-160.

³⁴ Fetherling, *The Gold Crusades*; Kathryn Morse, *The Nature of Gold: An Environmental History of the Klondike Gold Rush* (Seattle: University of Washington Press, 2003); Pierre Berton, *Klondike: The last Great Gold Rush, 1896-1899* (Toronto: McClelland and Stewart, 1958; revised edition 1972).

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From Placer to Hard Rock Mining

Bower's Mansion is an expression of one particular part of this overarching history of western mining, namely the transition from placer to hard rock precious metal extraction and, in particular, of the socio-economic consequences of that transition. The 1848 discovery of gold at Sutter's Creek, California and the subsequent 1849 California Gold Rush set the stage for the exploration and development of the western half of the nation. Over one hundred thousand '49ers poured into California's Gold Country, working the multitude of streams that descended the western slope of the Sierra. More people followed during the subsequent decade. The adventurers became miners and entrepreneurs. Although many successfully pursued diverse opportunities in the unfolding society and economy, few of the miners acquired immense wealth by digging in streambeds. A good living wage was typical for the vast majority during the early 1850s and even that compensation became more elusive for Gold Country placer miners as the decade unfolded.

With a multitude in quest for gold, fortune seekers scattered into every Sierra ravine looking for promising sand bars. These placer miners used inexpensive, easily moved equipment as they exploited one resource after another. A process that began with the exploration of the western slope of the Sierra ultimately sent prospectors, traveling largely west to east, into every territory and into each valley and mountain from the Pacific to the Rockies. A substantial discovery could inspire hundreds if not thousands to flood into an area. Opportunists watched for each new rush, understanding that the best chances occurred in the opening days of a mining district. Still, most places that caused excitement during and after the 1849 Gold Rush disappointed the majority because deposits were finite and nonrenewable.

The foundation of Nevada's history of mining dates to a discovery directly related to the national story of the California Gold Rush. In 1849, while Abner Blackburn was traveling to California through what would become the northwestern part of Nevada, he discovered gold near the juncture of the Carson River and a ravine that would soon be called Gold Canyon. Word of his discovery inspired a backwash of California placer miners to travel over the Sierra into the western Great Basin. Beginning in 1850, several hundred miners worked valuable deposits in Gold Canyon. There, the settlement that would be called Dayton became their home base. Although distance separated these settlers from the core of the California Gold Country, they were part of the Gold Rush. Like their counterparts on the western slope of the Sierra, the Gold Canyon miners worked river-bed deposits that had accumulated over the millennia. The process employed on the western slope of the Sierra was mirrored in the east.

Following the pattern elsewhere, placer miners depleted the Gold Canyon sands. By the late 1850s, many left to look for new opportunities, just as they had in the California gold fields. A few miners explored the mountain above, and their strikes in 1859 opened a new chapter for the West. The 1859 discovery of the Comstock Lode established Gold Hill and Virginia City, setting off yet another regional rush that quickly attracted international attention. This event,

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however, contrasted with those of 1849, framing the decade and closing the period. The Rush to Washoe, a reference to a term for the western Great Basin, drew many '49ers who still hoped to acquire wealth, but the dynamics of the industry quickly changed, ending the era of placer mining and replacing it with underground excavations.

Initially, Comstock miners excavated surface deposits just as they had in Gold Canyon and on the western slope of the Sierra in the California Gold Country. The distinction in the Comstock Mining District, however, was that the surface excavations were not deposits left by water-based erosion and movement of soil along stream beds. Instead, the Comstock was a lode-bearing deposit ("lode" is the Cornish word for an underground ore body). Surface excavations exploited the fact that exposure to the elements had decomposed the matrix of stone that held the ore, making it "friable," that is, it imitated the decomposed deposits in stream beds. The earliest miners consequently employed placer technology, washing crumbled materials to retrieve the heavier gold. The precious metal could then be removed using tweezers or by mixing the refuse with mercury, which bonds to gold and can then be burned off. Local lore celebrates the fact that an obnoxious, heavy blue mud made the placer techniques difficult to employ. Within several weeks an assay of the ore, conducted in Grass Valley, California, identified a remarkable amount of gold as well as an even more valuable amount of silver, the source of this obstruction.

The situation on the Comstock quickly evolved, and the changes affected the course of mining history in the United States after 1860. The differences presented by the Comstock mines were as follows: the fact that the Comstock possessed enormous amounts of silver opened the door for the exploration throughout the West for other profitable ores featuring precious metals other than gold; miners followed the deposit as it descended into rock hundreds and eventually thousands of feet, requiring a technology for deep, hard rock mining; the remote nature of the Comstock Mining District required the development of an infrastructure to import virtually everything needed to sustain a community far removed from most resources; and the ore body was large enough to sustain the district through two decades of profit and several more of marginal existence. The facts that characterized the Comstock and the solutions its miners and engineers developed turned the district into a prototype for subsequent mining, internationally and well into the twentieth century. Perhaps the most far-reaching difference, with consequence for the nation, was the fact that the ore was a rich but tightly-confined resource, as opposed to the extensive deposits of the California Gold County.

Although hard rock mining had been practiced internationally for thousands of years, districts that American engineers developed beginning in the late 1850s began to pursue techniques that shifted away from the Spanish-based mining practices dating to the sixteenth century. "Modern" mines were engineered and developed with precise survey techniques and they relied on steam power and eventually on innovations including dynamite, air compressed drills, electricity, and telephones. The Comstock mines were not the first to be developed with the new approach and technology, but they became the most famous because of the wealth

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produced and because the district became an important testing ground for innovations as they came on line. Period journals on mining engineering consistently featured articles about the technological strides achieved in Comstock mines.

The remote, desolate location presented by the Comstock Lode, in the Virginia Range of the western Great Basin, required innovations in the exploitation of distant resources and of the infrastructure needed to deliver those products to the new mining district. The approach of Comstock engineers and entrepreneurs influenced the development of future mining districts from Montana to Arizona, but also from South Africa to Australia. The profitability of an ore body depends on keeping the cost of extraction and processing to a minimum. Ultimately, the cost of supporting the entire district – expenses associated with the delivery of water, food, lumber, and other needed products, and the cost of delivering ore to mills and bullion to markets – cannot exceed the value of the ore. Addressing the logistical needs of the Comstock Mining District including its mines and its community became a study in efficiency and creativity. The success of this process kept the Comstock viable for over twenty years, even with the reduction in the value of available ore. While the mines declined in the early 1880s, exploration for profitable ore continued: the turn-of-the-century discovery of a rich ore body resuscitated the Comstock mines for several years, and mining has persisted, although sometimes sporadically, to the present.

The fact that the Comstock Lode consisted of a discrete complex of veins changed the dynamics and economics of mining, setting the stage for yet another type of change with national implications. Because the California Gold Country featured low grade deposits throughout the region, the resource could support tens of thousands of miners who earned modest rewards in compensation for employing simple technology and hours of back-breaking labor. This “populist” approach to the industry prevailed throughout the 1850s, and miners on the eastern slope of Sierra and in the Gold Canyon area imitated this model. The discovery of the Comstock Lode, however, changed the way people worked in mining districts. Initially, hundreds of miners staked claims and worked deposits in small groups, much like they had in the stream beds throughout the region, including in California. As exploration proceeded deeper underground, there was an increasing need for corporate ownership of mines, and by implication, most miners became wage earners. Mine owners, when successful, were in a position of make millions. Sandy and Eilley Bowers consolidated their claims at a place and time when this transition was just occurring, and they were, consequently, two of the first millionaires that the mining West lifted up from the ranks of everyday workers.

Bowers Mansion Summary

George Everard Kidder Smith, in *The Architecture of the United States*, identified Bowers Mansion as one of eight buildings to be listed as representing the best in Nevada’s architecture. Other recognized resources include Hoover Dam (NHL listed 1985), the State Capitol (NRHP

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listed 1975), the Las Vegas Strip, Couter Nevada Vocational Center in southern Nevada, Rhyolite Ghost Town, Virginia City (NHL listed 1961), and the Washoe County Downtown Library (nominated for NR listing 2012).³⁵

During the latter half of the nineteenth century, it became a western cliché that miners who struck it rich would build a mansion elsewhere as an ostentatious display of their newly-found wealth. The importance of this regional “rule” was demonstrated by an exception: Winfield Scott Stratton who made his millions as a hard rock miner in Colorado’s Central City became a benefactor of nearby Colorado Springs. The website for that community notes that “Disdaining the common practice of building a mansion, Stratton lived in one of the houses he previously had built as a carpenter.”³⁶ Most of the *nouveau riche* of the mining West, however, established themselves in ostentatious mansions in urban settings or close enough to populated regions where that they could demonstrate their new status to as many people as possible. Still, respectable society did not always accept the newcomers. An article that appeared in the *New York Times*, December 15, 1876, pointed out that “Here in San Francisco not one of these potentates, viewed socially, has any standing whatever, save among the camp followers that follow his fortunes and pick up the speculative crumbs that fall from his table—of mining accounts.” Ultimately, the mansions of these millionaires with their suddenly-won wealth too often failed to win their owners the respect they sought.

Bowers Mansion is an excellent example of the inspiration that drew the *nouveau riche* of the mining West to build extravagant mansions in or near urban centers, removed from the mining district that had been the source of wealth. In fact, Bowers Mansion is an example of this occurring at the beginning of the trend.

In addition, Bowers Mansion serves as an excellent example of the socio-economic consequences of the shift from placer to hard rock mining. While placer mining could yield tens of thousands of dollars to a lucky few, hard rock mining produced millions. Sandy and Eilley Bowers were participants in the shift between these two technologies, and because they made that transition and were able to “strike it rich,” they were able to be two of the first in the mining West to make millions and demonstrate their wealth with a mansion.

Comparable Properties Overview

Most centers of nineteenth-century mining in the American West have a rag-to-riches story, many of which resulted in a remarkable expression of domestic architecture. Truly comparable properties represent an effort on the part of common people who won new-found wealth

³⁵ George Everard Kidder Smith, *The Architecture of the United States: The Plains States and Far West* (New York: Anchor Press, 1981), 489-499.

³⁶ <http://www.coloradovacation.com/history/colorado-springs-william-stratton.html> (accessed July 3, 2012).

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working directly in the mining industry and who then decided to use their fortune to build an ostentatious display of wealth elsewhere. While this was a well-known process throughout the region, many of the mansions that were constructed no longer survive. It is possible to evaluate the surviving resources as to whether they are nationally significant based on the individual circumstance of the people who constructed the mansion and/or the mine and mining district that gave them their fortune and whether they represent one of the better examples of this phenomenon. Initial methodology for this comparative survey consisted of consulting the work of historian Richard H. Peterson, followed by internet surveys to identify potential resources associated with western mining districts.³⁷

There are three types of houses that should not be included here as comparable properties. First of all, owners of prosperous mines typically built a prominent structure that served both as a house and office at the site of the mine. These are often called “mansions” and are often marketed as such to modern tourists. The owner, or more often, the superintendent of the mine lived and worked there in relative opulence. The following two examples of monumental, domestic architecture are representative of this type of design, but they do not fit in with this context, which relies on the idea of building a mansion removed from the mining district in order to demonstrate new-found wealth in an ostentatious manner.

The Bourne Mansion at the Empire Mine near Grass Valley, California fits in with this type of superintendent/owner’s residence at the site of the mine where the fortune was made. William Bourn, Jr., inherited the Empire Mine from his father in 1877. He commissioned the construction of the “cottage,” an enormous mansion with elaborate grounds in 1898, drawing on the services of Willis Polk, a San Francisco architect. The complex is an elaborate expression of wealth and monumental architecture, but because it was built near the mine, its function is linked with supervision rather than the display of wealth in a separate urban setting. The Bourne Mansion may be eligible for listing with national significance but not under this context.

Similarly, the James “Rawhide Jimmy” Douglas Mansion, Little Daisy Road, Jerome, Arizona (1916, NR listed 1972) was constructed at the site of the mine, and so it does not fit in with this context. James Douglas (1867-1949) was the son of a Canadian mine manager, and so his story, beginning with a certain degree of affluence, does not fit as neatly into the idea of the *nouveau riche* striking it rich and building a mansion. Nevertheless, Douglas made his millions in Jerome, Arizona, beginning in 1914, while operating the United Verde Extension, mining copper, gold and silver. He subsequently built his mansion in 1916, but unlike the other examples presented here, Douglas selected a site next to his Little Daisy mine rather than in a location removed from the mining district. The two-story Pueblo-revival adobe structure is

³⁷ Richard H. Peterson, *The Bonanza Kings: The Social Origins and Business Behavior of Western Mining Entrepreneurs, 1870-1900* (Norman: Oklahoma University Press, second edition, 1991) and *Bonanza Rich: Lifestyles of the Western Mining Entrepreneurs* (Moscow: University of Idaho Press, 1991).

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clad in white stucco, and its interior includes many luxuries and conveniences. Douglas designed his mansion to be large enough to accommodate many guests as he entertained investors and officials. Douglas retired in 1939, settling in Canada and dying in 1949. The mansion has served as a museum since 1965, and it may be eligible for listing with national significance but not under this context.

These structures are distinct from Bowers Mansion, which was built in a location removed from the mining district as an ostentatious display of wealth in a non-mining context. Because mine superintendent dwellings-offices serve a separate function, they are not considered in this nomination.

A second type of mansion that should not be included here are those built by leaders in the mining industry who did not work from the bottom up, but rather participated with skills or financial resources that caused them to enter into the upper echelon of mining. The Grant-Humphreys Mansion (NR listed 1970) in Denver, Colorado, for example, was constructed by a German-trained mining engineer who married a granddaughter of an Illinois governor, and who profited by mining by virtue of his entry into management of the industry. The mansion may be eligible for listing with national significance, but not under this context. Ralston Hall, built by William C. Ralston in 1867 in Belmont, California, is also an example of this sort of relationship to the mining industry. Ralston was one of the founders of the Bank of California, which established a Comstock monopoly in Nevada beginning in 1864, controlling the mines and mills. Until the Bank's collapse in the 1870s, Ralston wielded one of the largest fortunes in the mining West, but he approached the industry as a well-established entrepreneur, and so his story is not one of rags to riches. In the same way, the mansion of Harold T. Power (1857-1942) was associated with profits from mining, but Power came to the industry as a well-established entrepreneur. His 1884 mansion in Auburn, California has been moved thirty feet from its original location and it has a large addition. Integrity issues aside, the structure is not eligible for listing with national significance under this context.

A third type of mansion is also excluded from this comparative analysis. These are prominent structures built by people who owe their wealth to the mining industry, either in part or entirely, but were not directly involved with that occupation. California's San Simeon, also known as the Hearst Mansion (NHL listed 1976), would have qualified as a comparable property had it been built by George Hearst, the founder of the family fortune who made his millions in mining. San Simeon was, however, a product of the next generation: while William Randolph Hearst owed the foundation of his fortune to mining, he was not himself involved in this industry, instead adding to the family's wealth with work in the newspaper industry. San Simeon is, consequently, a step removed from the phenomenon of the Bowers Mansion which represents working-class people making it rich in remote mining districts and then taking the wealth to an urban or rural setting for ostentatious display in the form of a mansion.

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A rival of San Simeon in architecture and fame, California's Filoli estate (NR listed 1975) of William Bowers Bourn II must also be excluded from consideration under this context since Bourn II in the same way represents a second generation of mining-generated wealth when he constructed the mansion between 1915 and 1917. Filoli, like San Simeon, is a step removed from the *nouveau riche* who built first-generation mansions in urban settings removed from the West's mining districts. The structure is not eligible for listing with national significance under this context.

Similarly, the three mansions erected by the Whittell family are excluded from this comparative analysis even though that family's fortune also has roots in the mining industry. Hugh Whittell took advantage of opportunities presented by the California Gold Rush of 1849 to invest in mining claims and real estate. Upon his death in 1890, he had amassed a multi-million dollar legacy, which he passed to his son George Whittell, Sr. The son's marriage into the Luning family, which had also made a fortune in mining and banking, gave the next generation an extraordinary opportunity to make and display wealth. George Whittell, Sr. built a mansion in San Francisco near the offices of his real estate and banking empire, where he managed investments. But this business was a generation removed from the mining that had given the family much of its original wealth. That mansion was destroyed in the 1906 earthquake and subsequent fires. George Whittell, Sr., subsequently built a mansion at Woodside, removed from the urbanity of San Francisco. The Woodside estate is no longer extant. George Whittell, Jr., his son, lived at Woodside but also built his own mansion on the eastern, Nevada shore of Lake Tahoe in 1936-1940 (NR listed 2000). This is the only surviving example of a mansion related to the Whittell fortune. As with the examples cited above, all three of these mansions are removed from the process that inspired the Bowers Mansion.

Comparable Properties

The following list does not include the many mansions of the mining *nouveau riche* that were built in urban settings but no longer exist. Anecdotal accounts of these examples of monumental domestic architecture abound in the West, but as too often happened, they succumbed to fire, earthquakes, or subsequent development.

William Andrews Clark, the Copper King Mansion, 219 West Granite Street., Butte, Montana (1884-1888, NR listed 1970; contributing element to the Butte NHL district). William Andrews Clark (1839-1925) traveled to Central City, Colorado to work as a miner in 1862. He eventually turned to a variety of activities including providing supplies to miners, eventually amassing a multi-million-dollar fortune. His three-story masonry mansion, built between 1884 and 1888 in Butte, Montana, is an ostentatious display of wealth gathered through a rise in the mining world. This mansion is a contributing element to the Butte National Historic Landmark District, but it should be regarded as nationally significant under the context established here.

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Lyman Robison Mansion, Cañon City, Colorado (1885; NR listed 1984). Ohio native Lyman Robison (1837-1912) made his fortune beginning in the late 1870s in the mines of Leadville and Cripple Creek, Colorado. In the 1880s, he moved his family to Cañon City, Colorado where he built a monumental, three-story, Second Empire style mansion in 1885. He contributed to the growth of the community using wealth gained in the mining districts of the mountains. The property, complete with its four acres, remained in the family until the 1930s, when the *Daily Record* publisher Don Hardy purchased it from David Robinson, the son of the miner-turned millionaire. The Robison Mansion has a high degree of integrity and is currently used for overnight stays by renters and for special events. It appears to be eligible for NHL listing under this context.

Molly Brown House, 1340 Pennsylvania Street, Denver, Colorado (1886; NR listed 1972). Isaac and Mary Large made their fortune in a Colorado silver mine and commissioned architect William Lang to design their mansion in Denver. The house combines Queen Anne, Richardsonian Romanesque, and neoclassical elements. The 1893 repeal of the Sherman Silver Act (1890) caused a crash in silver prices affecting the fortune of the Larges: they sold their mansion in 1894 to James Joseph Brown who made a fortune as an engineer working for the Little Johnny Mine near Leadville, Colorado. He and his wife, Margaret Tobin Brown, made changes including a retaining wall added to the front porch and an enclosure at the back porch. In 1898, Brown transferred the title of the house to his wife, but they spent a decreasing amount of time in their home: the Browns traveled around the world in 1902, at which time Governor James Orman and his family occupied the house. The Browns separated in 1909, but Mrs. Brown spent little time at the house. She continued to travel, and while in Denver she typically stayed at the Brown Palace Hotel. Mrs. Brown became famous as a survivor of the sinking of the *Titanic*, after which she was commonly known as “the unsinkable Molly Brown” although she did not go by the name “Molly.” She eventually converted the structure into a boarding house and upon the death of Mrs. Brown in 1932 the property was sold to David Moffat, an important Denver financier and industrialist who returned it to a single family home. The house is currently maintained as the Molly Brown Museum. As an expression of the context presented in this nomination, this property is problematic: the Large family follows the pattern described here, but the house the Larges built sustained alterations; the Brown occupancy recalls this context, but they did not build the house and their occupancy was limited in duration and significance. Nevertheless, between the stories of these two families, the house recalls the urge of working-class mining families to express newly-found wealth by establishing themselves in a rural or urban setting where they could display their status, and it could be regarded as eligible for NHL listing under this context.

James C. Flood Mansion (Pacific-Union Club) 1000 California Street, San Francisco, California (1886; NR listed 1966; NHL listed 1966). James C. Flood was not a miner, so the appropriateness of this mansion is tenuous in this context. He was, nevertheless, a member of the *nouveau riche* that ascended because of participation in the mining boom of the West. Flood was a '49er who earned enough money in the California Gold Country to return to

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Ireland to marry. He came back to San Francisco to pursue a new career. Flood and his partner, William S. O'Brien, opened a saloon in San Francisco in 1857. Flood, the most astute of the two Irish immigrants, gathered a great deal of information from patrons who worked the neighboring stock exchange. Through clever investments and the exploitation of tips, the two men were able to sell their saloon and open a brokerage in 1867. They subsequently assisted John Mackay and James Fair, fellow Irish immigrants, in their bid to secure valuable claims on the Comstock Lode. Their efforts eventually led to the discovery of what is forever known in the mining world as the "Big Bonanza." The treasure trove placed the "Irish Four," also known as the "Big Four," among the richest men in the world. The Flood Mansion is the only house that survives that a member of the Irish Four constructed. The Flood Mansion and the Fairmont Hotel were the only Nob Hill buildings to survive the famed 1906 earthquake and subsequent fires. The Pacific-Union Club purchased the mansion after the earthquake. It appears to be eligible for NHL listing under this context.

Marcus Daly Mansion, "Riverside," 251 Eastside Highway, Hamilton, Montana (Remodeled in 1889, 1897, and 1910, NR listed 1986). Marcus Daly (1841-1900) was an Irish immigrant who worked throughout the mines of the West, meeting George Hearst while working in Virginia City, Nevada. Hearst subsequently helped fund some of Daly's ventures, including the construction of a copper smelter in association with the mines of Butte Montana, where Daly made his fortune. In 1886, Daly purchased a homestead from Anthony Chaffin in the newly-created town of Hamilton, Montana. Daly significantly remodeled the home, transforming it into a mansion. Another remodel in 1897 gave it a Queen Anne veneer, but because it reminded Daly of a church, he vowed to change its appearance again. He died in 1900 before seeing the project initiated, but the project, when completed by his wife in 1910, transformed the structure into a Georgian-revival mansion, the appearance it has to this day. It is currently operated by the Daly Mansion Preservation Trust for tours and special events. Although Daly did not construct the original house, the extensive remodels that he and his wife supervised make this mansion an excellent expression of the tendency of those with newly-found wealth expressing their fortunes in monumental domestic architecture. The Daly Mansion can be regarded, consequently, as eligible for NHL listing in this context.

David Keith Mansion, 529 East South Temple, Salt Lake City, Utah (1898-1900). David Keith (1847-1918) was a Canadian who worked as a miner in Nova Scotia, California, Nevada, and finally in Park City, Utah. He worked his way up, developing a reputation of his knowledge and ability. In Park City, he became a business partner with Thomas Kearns (see below) in the 1892 organization of the Silver King Mining Company. This earned Keith a fortune, which he used to build his mansion in Salt Lake City. He employed Frederick Albert Hale, a Utah architect, to design the monumental, limestone, Neoclassical mansion, where he and his family lived until 1916. After that time, there have been a succession of owners. The Keith Mansion can be regarded as eligible for NHL listing in this context.

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Thomas Kearns Mansion, 603 East South Temple, Salt Lake City, Utah (1902, NR listed 1970). Thomas Kearns (1862-1918) worked in Park City, Utah, beginning as a mucker and ending his mining career as the owner of the Silver King Mine. He took his fortune to nearby Salt Lake City where he invested in businesses, eventually becoming a part owner of the Salt Lake Tribune. He served in the U.S. Senate between 1901 and 1905. In 1902, the Kearns family established themselves in a mansion designed by noted Utah architect Carl M. Neuhausen. The family acquired furnishings in Europe and employed European craftsmen to complete the limestone house, which was designed in the French Chateausque style. Jeanne Kearns, the widow of Thomas Kearns, continued to live in the mansion after the death of her husband. In 1937 she deeded the house to the State of Utah under the condition that it be used as the Governor's Mansion, a function it serves to this day. As an expression of newly-found wealth from the mines of the West, the Kearns mansion appears to be eligible for NHL listing.

De Lamar Mansion, 233 Madison Avenue, New York, New York (1902-05, NR listed 1983). Joseph Raphael De Lamar (1843-1918), an immigrant from the Netherlands, began his career as a seaman and later became involved in salvage operations and trade in Africa. Beginning in 1878, he used his fortune to trade in western mining properties, which increased his fortunes considerably. In 1902-05, he built a Second Empire styled mansion in Manhattan, designed by C. P. H. Gilbert. De Lamar died in 1918, leaving the mansion to his daughter, who soon sold it. In 1973, the Republic of Poland purchased the mansion to serve as its consulate in New York. The De Lamar Mansion is an impressive, monumental expression of fin de siècle design, which may be eligible for listing as an NHL. Nevertheless, but the context presented here does not apply because De Lamar had established himself financially before investing in the mining industry of the American West.

Walsh-McLean House, 202 Massachusetts Avenue, N.W. Washington, D.C. (1903; currently the Indonesian Embassy; NR listed 1973). Irish-born Thomas Walsh (1850-1910) emigrated to Massachusetts in 1869 and then within a year or two moved to Colorado. He made an initial fortune of nearly \$100,000 trading mining equipment for mining claims, but his big success came with his ownership of the Camp Bird Gold Mine near Ouray, Colorado. The mine reputedly produced \$5,000 in gold per day, and Walsh eventually sold the claim for five million dollars. Walsh, his wife, and their two daughters moved to Washington, D.C. and commissioned New York Architect Henry Anderson to design a Beaux-arts style mansion, which was allegedly the most expensive private house in the national's capital, costing \$835,000. Walsh had the builders imbed a large piece of gold ore in the arch over the main entrance, and according to local legend, he buried a gold nugget in the foundation as an homage to the source of his wealth. The columns are also said to be flecked with gold. Walsh's daughter, Evalyn Walsh McLean, lived in the mansion after the death of her mother in 1932. She was the last person to own the Hope Diamond, and she died in 1947. The Indonesian government purchased it for an embassy in 1952. This property belongs to the later period, but the owner owed his wealth to gold rather than copper. Although the property is likely eligible

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for listing as an NHL for reasons of architecture, it is eligible for that designation within the context of mansions constructed with the newly acquired wealth of miners.

Enos A. Wall Mansion, 411 East South Temple, Salt Lake City, Utah (1904; contributing element to the South Temple Historic District, NR listed 1978). Enos A. Wall (1838-1920) began his western mining career at Pike's Peak, Colorado in 1860. An unremarkable career in the industry took him to Utah and then Idaho. He returned to Utah in 1885. Wall recognized the existence of copper in the Bingham Mining District twenty-five miles southwest of Salt Lake City in 1887. He staked claims, and secured a dominant part of the resource. The deposit was low grade, but Wall eventually secured the financial assistance of Joseph DeLamar. With the incorporation of the Utah Mining Company in 1903 and the eventual sale of his share, Wall was able to receive \$2.7 million. He subsequently purchased a two-story adobe house at 411 East South Temple, originally constructed in 1880 by Mormon Bishop James Sharp. Wall employed the services of German-born, Salt Lake City architect Richard Kletting (1858-1943) to convert the structure into a mansion with the appearance of a Renaissance villa. Wall lived there with his wife until his death at 81 in 1920. His wife continued to live in the mansion for three more years. The house was then purchased for use as a Jewish social center. It currently serves as space for the LDS Business College, which has altered much of the interior space. The mansion provides an excellent example of the later period of the phenomenon mining barons constructing palatial mansions to display newly-secured wealth, but because of alterations, the Enos A. Wall Mansion may not be eligible for NHL listing.

Jesse Knight Mansion, 185 East Center Street, Provo, Utah (1905, NR listed 1982). Jesse Knight (1845-1921) arrived in the Utah territory as a child belonging to a family that arrived with the pioneers of the Church of Jesus Christ of the Latter-day Saints. Impoverished, Knight took to prospecting and mining, eventually discovering the Humbug Mine near Eureka, Utah in 1896. With profit from this venture, he acquired other mines in the area and made his fortune. Unlike many of the mining barons of the period, Knight was philanthropic and he did not invest in a mansion that ostentatiously showed off his wealth. Instead his "mansion" was relatively modest: in 1905 he built a Colonial revival structure with craftsman influence in Provo, Utah. The structure was subsequently acquired by the Berg Mortuary, which continues to operate it as a place of business. Because Knight did not display his wealth with a grand mansion, his home cannot be regarded as contributing to the context established here. Instead, it is a remarkable exception that proves the rule of what most of the *nouveau riche* did with their new-found fortune.

Comparable Properties Summary

Based on this survey of comparative data, it appears that the Bowers Mansion is an early example of the process of the *nouveau riche* taking their wealth to another community to display it with a monumental mansion. Later mansions typically correspond to a shift in the

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mining West from gold and silver to copper, a resource of less value and requiring extensive mining practices that devoured acres of landscape to produce wealth. The increasing importance of electrification placed on emphasis on copper prospecting and resource development. The nature of the precious metal is not as important, however, as the mere act of gaining wealth and building a mansion. Regardless of the source of mineral wealth, these mansions are part of a widespread trend for those who found wealth in the western mines to display their fortune with ostentatious mansions removed from the mining districts.

Bowers Mansion is eligible for listing in the National Register of Historic Places with national significance as an early example of a regional trend for millionaires of the mining West to build ostentatious displays a wealth in the form of mansions removed from the mining districts. The comparative analysis presented here underscores the fact that the Bowers story is an extremely early expression of this story. Bowers Mansion is also an excellent example of socio-economic consequences of a national trend away from placer mining to hard rock mining, a form of industry capable of yielding far great financial benefits. Bowers Mansion warrants National Register listing with national significance within this context as well, although it must be acknowledged that the two contexts are closely related.

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Bowers Mansion (Amendment)
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1972 *Klondike: The last Great Gold Rush, 1896-1899*. Toronto: McClelland and Stewart, 1958; revised edition.

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1979 *Hard-Rock Miners: The Intermountain West*. College Station: Texas A&M Press.

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1870-1903 Reno, NV.

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1966 *Nevada's Twentieth Century Mining Boom: Tonopah, Goldfield, Ely*. Reno: University of Nevada Press.

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Name of Property

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 1.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.286981 | Longitude: 119.838329 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

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UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 11 | Easting: 255000 | Northing: 4352000 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated Bowers Mansion National Register property is described by a line trending east-west, 100 feet south of the south wall of the mansion, to a point intersecting with a north-south trending line, 100 feet west of the mansion and including two outbuildings, to a point intersecting with an east-west trending line, 100 feet to the north of the mansion, extending approximately 300 feet to the western edge of the right-of-way of the old 395 highway, which trends south by southwest to intersect with the east-west line described as the southern boundary of the property described in this nomination.

Boundary Justification (Explain why the boundaries were selected.)

The property as described includes all the unmodified real estate in each of the four directions, providing ample space for the open viewscape to the east, extending from the front elevation of the mansion and including the historic fountain and circular, unpaved driveway, all of which date to the period of national significance. The view beyond the twentieth-century road, which once served as the highway, remains the same as existed during the period of national significance, but the old paved highway provides a reasonable eastern boundary of the nominated property. Although open space extends beyond this boundary to the south, west, and north of the mansion, modern development justifies these limits, which nevertheless allow for sufficient open space to convey the original rural nature of the mansion and its setting. To the south, an open, covered picnic shelter and further to the south, an unpaved parking lot represent limited compromises to the context. To the west, the hillside is practically unchanged since the time of the mansion's construction: an undeveloped mountain slope continues to be undeveloped and largely unchanged. The family cemetery has had modern enhancements including a path leading to the site and fencing and markers dating to the late twentieth century, but these recent changes are not visible or are negligible from the point of view of the mansion. They are nevertheless, excluded from the property described by this nomination because of the modern changes. To the north, a

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paved driveway and parking lot, a ranger's house, and various pools and other small outbuildings are excluded from the boundary of this nomination, but they represent only minimal compromises to the context of the mansion as viewed looking north.

11. Form Prepared By

name/title: Ronald M. James, SHPO and Tammy Buzik, Park Volunteer with additional material from Donald L. Hardesty
organization: Nevada State Historic Preservation Office
street & number: 901 South Stewart Street
city or town: Carson City state: NV zip code: 89701
e-mail: sfogelquist@shpo.nv.gov
telephone: 775.684.3427
date: November 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Name of Property:	Bowers Mansion
County:	Washoe County
State:	NV
Name of Photographer:	Ronald M. James (except historic photographs)
Date of Photographs:	January 18, 2012 (unless otherwise noted)
Location of Original Digital Files:	Nevada State Historic Preservation Office
Number of Photographs:	13

Photo #0001 (NV_Washoe County_Bowers Mansion_0001)
East façade, camera facing west.

Photo #0002 (NV_Washoe County_Bowers Mansion_0002)
East façade (right), and south elevation (left), camera facing west by northwest.

Photo #0003 (NV_Washoe County_Bowers Mansion_0003)
South façade showing southern el (left), camera facing north by northwest.

Photo #0004 (NV_Washoe County_Bowers Mansion_0004)
East façade (left) and north elevation (right), camera facing southwest.

Photo #0005 (NV_Washoe County_Bowers Mansion_0005)
West façade, camera facing east.

Photo #0006 (NV_Washoe County_Bowers Mansion_0006)
Outbuildings (older structure in ruins (left); newer outbuilding (right), camera facing south by southwest.

Photo #0007 (NV_Washoe County_Bowers Mansion_0007)
Newer outbuilding, camera facing north by northwest. The structure to the far right, the 1968 ranger's cabin, is outside the boundary.

Photo #0008 (NV_Washoe County_Bowers Mansion_0008)
East façade; noncontributing picnic shelter to the left center; parking to the far left is outside the boundary of the nomination. camera facing west by southwest.

Photo #0009 (NV_Washoe County_Bowers Mansion_0009)
First floor south-side parlors, camera facing west.

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Photo #0010 (NV_Washoe County_Bowers Mansion_0010)
First floor hall with staircase, camera facing east.

Photo #0011 (NV_Washoe County_Bowers Mansion_0011)
Second floor billiard room, camera facing west by northwest.

Photo #0012 (NV_Washoe County_Bowers Mansion_0012)
View from second floor window, camera facing east.

Photo #0013 (NV_Washoe County_Bowers Mansion_0013)
Historic view of south (left) and east façades, ca. 1870, camera facing northwest. Note fence for cemetery upper left. The hillside also features a no-longer-extant flume system.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

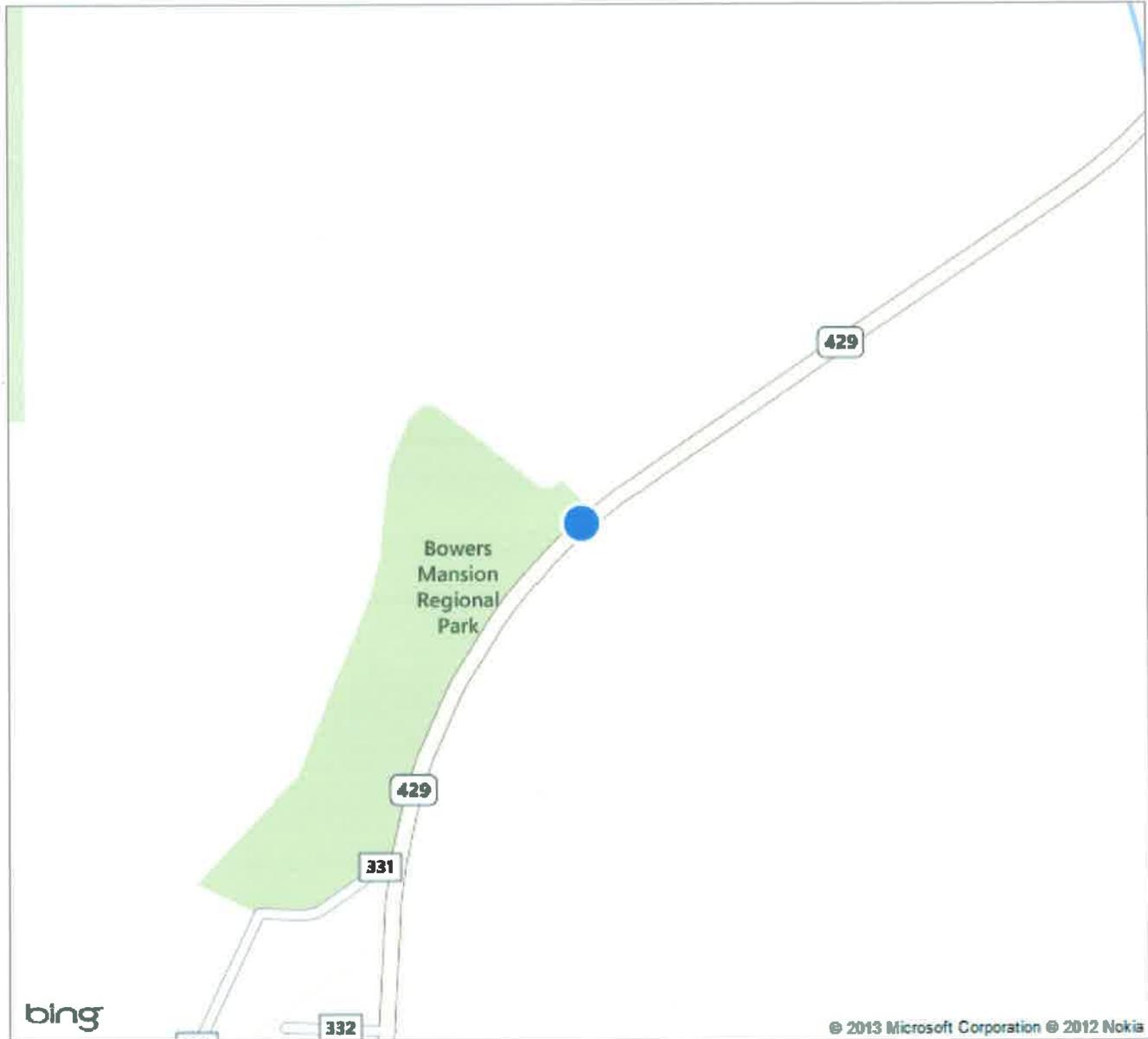
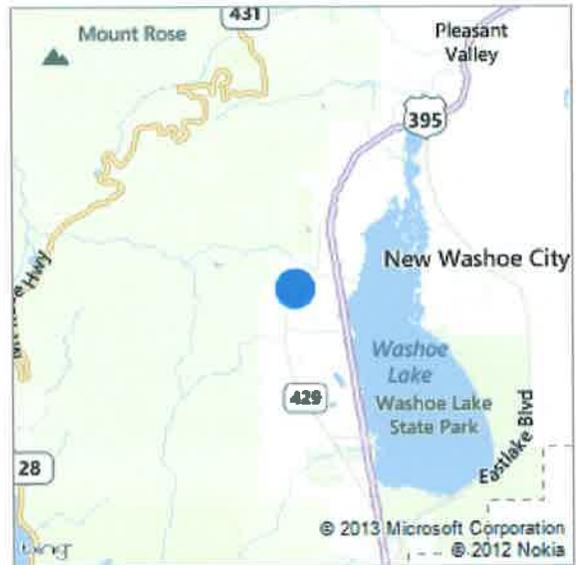
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



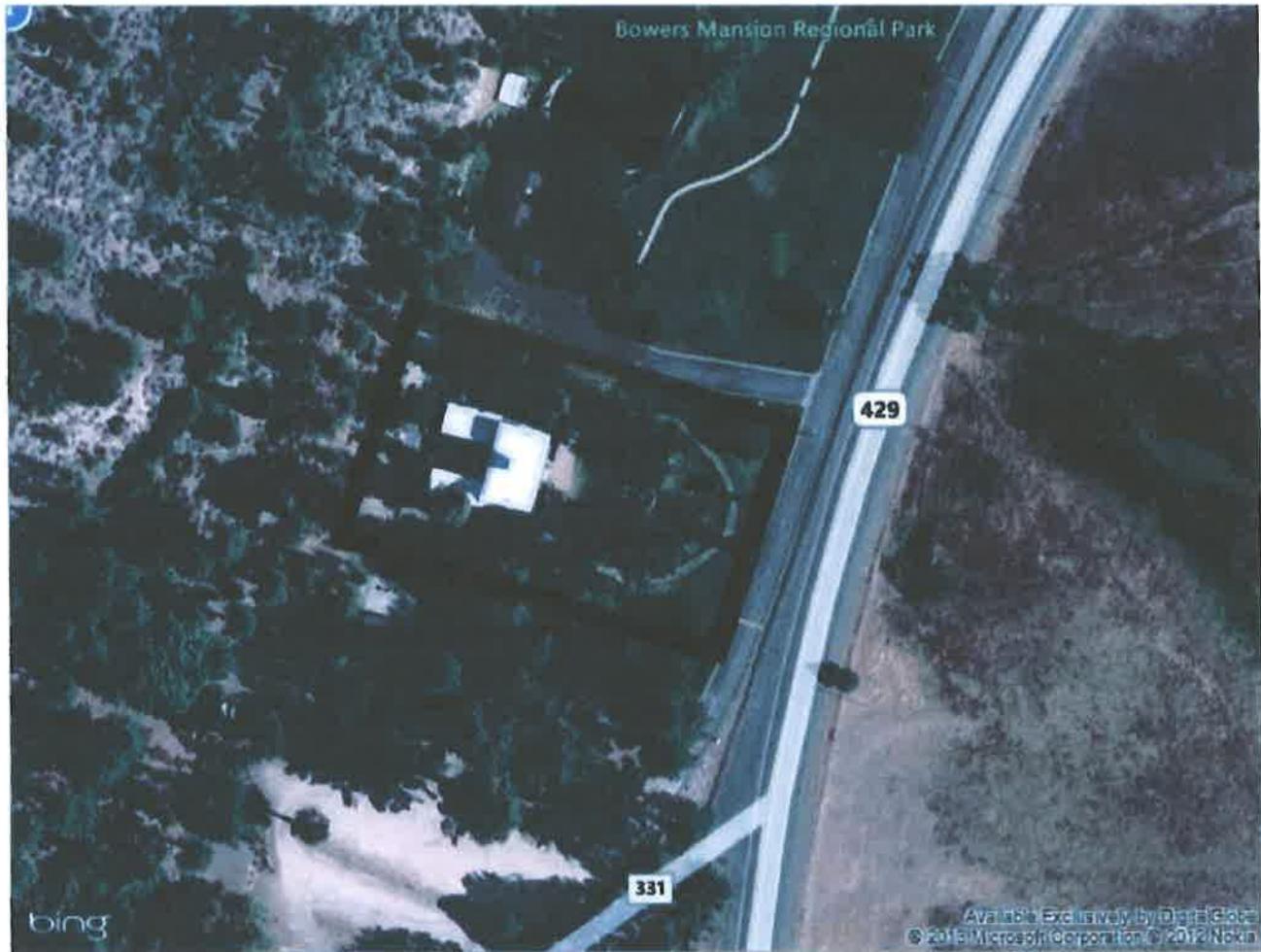
4005 NV-429, New Washoe City, NV 89704

Bowers Mansion
4005 US HWY 395 N
Washoe City, NV
39.286981 -119.838329

On the go? Use m.bing.com to find maps, directions, businesses, and more



bing Maps

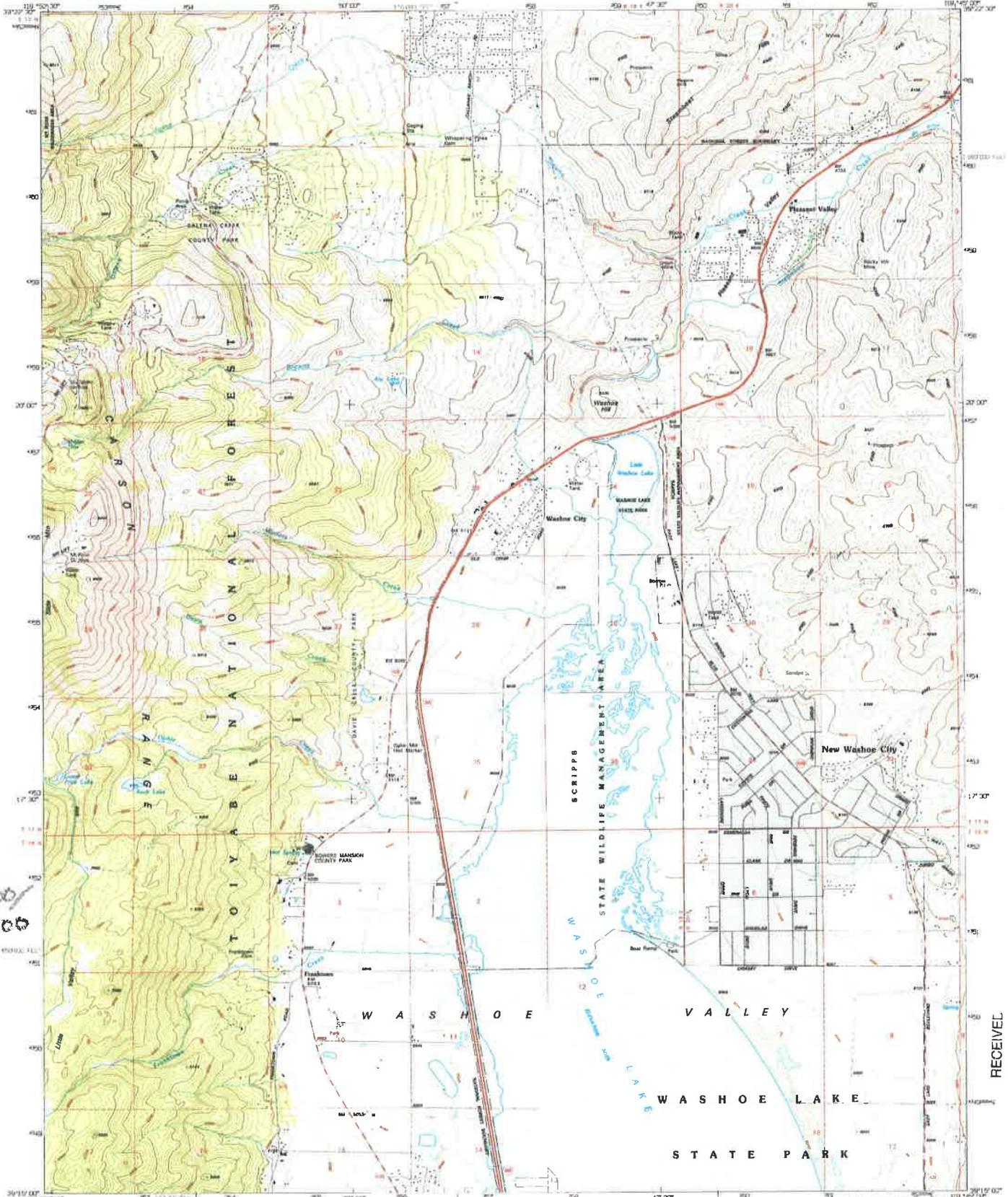


NV - Washoe County - Bowers Mansion (Amendment)



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

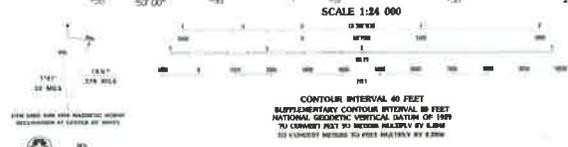
WASHOE CITY QUADRANGLE
NEVADA-WASHOE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



11/
255000/
1352.00

RECEIVED
DEC 31 2000
USGS
HISTORICAL ARCHIVE

Produced by the United States Geological Survey
Controlled by 1976K and 80K-100K
Computed from aerial photographs taken 1966. Field checked 1968
Revised from original photographs taken 1959 and other sources
May 1964. Contours and spot elevations from air photo
reduction and some earlier work other sources
North American Datum of 1983 (NAD 83). Projection and
Scale 1:24,000. Contour Interval 40 Feet. Elevation in Feet
10 000-foot scale. Nevada Coordinate System, west zone
North American Datum of 1983 (NAD 83) is used unless
The values of the map are from GSD 47 and 50 for 7.5 minute intervals
on a 1000-foot scale. Horizontal Accuracy is 1:24,000
There may be private landholdings within the boundaries of
the National Forest. Private landholdings are shown
Fine red dashed lines indicate railroad lines and bold lines show
generally visible on aerial photographs. The information is unclassified.



NEVADA
WASHOE CITY, NV
29119-C7-TT-424
1994
1824 343 17 88-00225 1784

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 24208, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NV - Washoe County - Bowers Mansion (Amendment)



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 76001143

Date Listed: 1-31-76

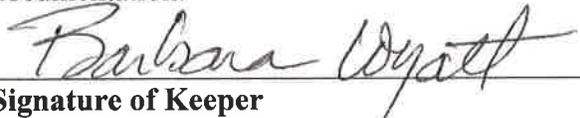
Property Name: Bowers Mansion

Additional Documentation: 3-6-13

County: Washoe

State: NV

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusion, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of Keeper

3-12-13

Date of Action

Amended Items in Nomination

Section 5, Category

Note that in Section 5 the category should remain "Building(s)" as in the original nomination.

Section 8, Cultural Affiliation

Cultural Affiliation should not be completed for this nomination, because this section is only completed if Criterion D is applied. See p. 44, *How to Complete the National Register Registration Form*.

Notification and Distribution

The Nevada State Historic Preservation Office was notified of this amendment.

This notice was distributed to the following:

National Register property file

Nominating Authority, without nomination attachment













