

OFFICE OF HISTORIC PRESERVATION  
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February 14, 2011

Nevada County Board of Supervisors  
950 Maidu Avenue  
Nevada City, California 95959-8998RE: North Star House Listing on the  
National Register of Historic Places

RECEIVED

FEB 16 2011

NEVADA COUNTY  
BOARD SUPERVISORScc: [signature]  
H.L.C.

Dear Board of Supervisors:

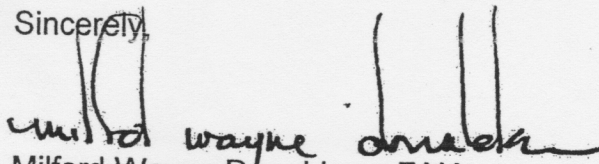
I am pleased to notify you that on February 1, 2011, the above-named property was placed on the National Register of Historic Places (National Register). As a result of being placed on the National Register, this property has also been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the Public Resources Code.

Placement on the National Register affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse affects resulting from federally funded or licensed projects. Registration provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property listed in the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact the Registration Unit at (916) 445-7008.

Sincerely,

  
Milford Wayne Donaldson, FAIA  
State Historic Preservation Officer

Enclosure: National Register Notification of Listing

# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name North Star House  
other names/site number Foote Mansion

## 2. Location

street & number 12075 Old Auburn Road  not for publication  
city or town Grass Valley  vicinity  
state CA code CA county Nevada code 057 zip code 95949

## 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

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ 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 \_\_\_\_\_

## 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 \_\_\_\_\_ 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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic / Single Dwelling

**Current Functions**  
(Enter categories from instructions)

Vacant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Craftsman / Arts and Crafts

**Materials**  
(Enter categories from instructions)

foundation: Quarry Stone and Cement

walls: Quarry Stone and Redwood Shingles

roof: Fireproof Composite Shingle

other: Brick Chimneys

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The North Star house is located on a sloping, wooded site in Grass Valley, California. The 11,000-square-foot, two story, Craftsman building is located on a crest of a hill, oriented west with a pine-studded view of the Sacramento Valley below. Designed in 1905 by architect Julia Morgan, the residence is U-shaped in plan, with an entry courtyard on the east side and a sprawling stone terrace serving as the focal point of the residence on the west side. In keeping with the aesthetic of Julia Morgan's Arts and Crafts design proclivities and with the First Bay Tradition generally, the building contains little unnecessary architectural ornamentation. The North Star House derives its aesthetic from its imposing massing and materials, which are simply expressed. The wood frame building features exterior stone masonry walls at the first level and redwood shingle sheathing at the second level. The stone walls are of rough quarried granite salvaged from the adjacent North Star Mine. The low pitch gable roof has wide overhangs that shield the shingle clad walls below. Eyebrow vents break the roofline in several locations, as do a number of brick chimneys, which are in-kind replacements to the originals. The roof was originally wood shingle, however it was replaced in 2004 with fireproof composite shingles that replicate wood because of severe disrepair of the original. Although some of the building's original materials have been removed and replaced due to deterioration, the building retains strong physical integrity to the historic period.

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**Narrative Description**

The west side of the building was both the visual and social center of the residence, with generous indoor and outdoor living spaces. The massive two-tiered stone terrace fills this side of the building, partially wrapping around the north and south sides of the building. The upper portion of the terrace is integrated into the first-level of the building and the lower portion spills onto the lawn below. Massive stone columns support the terrace, punctuating the entire length of this side. Brick stairs lead from either side of the lower terrace to the lawn below. A single brick course runs along the low wall of the lower terrace, a simple embellishment which is repeated on the sills of several of the first level windows on the secondary sides of the building. Historically, the porch surveyed the pines below, as well as hydrangeas, magnolias, and crepe myrtle. Today, the landscape is a mixture of lawn, and pine, with some remaining shrubbery.

Protected by the terrace, the first level of the building's west side is punctuated by several entry doors and wood frame casement windows with casework, all of which feature simple, slightly projecting wood frames with no additional ornamentation. These entries accessed the living room, library, study, and dining room, the most public portions of the house. An open air sleeping porch is centered above the terrace on the second level. Protected by an overhanging roofline, the sleeping porch is punctuated by large wood columns, which are recent in-kind replacements of the damaged originals (See Continuation Sheet).

## 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)

Property is:

- 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.

### Period of Significance (justification)

The period of significance extends from the building's 1905 construction to 1932, when Mary Hallock and A.D. Foote vacated the property. An additional significant date relating to the property is 1929, when the surrounding North Star Mine was sold to the Newmont Mining Corporation and ceased to operate as an independent gold mine. This period of significance reflects the property's association to the local mining industry (Criterion A), its relationship to the literary career of Mary Hallock Foote (Criterion B), and its relationship to master architect Julia Morgan (Criterion C).

### Criteria Considerations (explanation, if necessary)

N/A

### Areas of Significance

(Enter categories from instructions)

INDUSTRY

LITERATURE

ARCHITECTURE

### Period of Significance

1905-1932

### Significant Dates

1905

1929

1932

### Significant Person

(Complete only if Criterion B is marked above)

FOOTE, MARY HALLOCK

### Cultural Affiliation

N/A

### Architect/Builder

MORGAN, JULIA

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The North Star House meets National Register of Historic Places Criterion A as a locally significant representative of the development of the Grass Valley mining industry, which dominated the region's economic and social development from early American settlement during the Gold Rush period to the industry's slow decline and demise in the mid-twentieth century. In addition, the property also meets National Register Criterion B, at the local level, for its association with author and illustrator, Mary Hallock Foote. As both an illustrator and author, Foote utilized her Western world as an inspiration to present an enduring portrait of the Western Expansion period to generations of American readers. During much of this creative period, Foote lived and wrote in the North Star House, gaining inspiration in the residence's expansive study from the surrounding activities of the mine and from the enveloping California hills and pine forests. Lastly, the property meets National Register Criterion C, as a locally significant representative of the early work of acclaimed California architect Julia Morgan.

**Narrative Statement of Significance** (provide at least one paragraph for each area of significance)

The North Star House meets National Register of Historic Places Criterion A as a locally significant representative of the Grass Valley mining industry, which did much to dictate the economic and social development of the region from 1850 to the middle part of the twentieth century. The 1905 construction of the North Star House for North Star Mine manager Arthur De Wint Foote and his family reflected the elevated status of the industry as one of the chief sources of wealth and industry for the area and stood as a continuation of grand local mine related commissions that included the Willis Polk designed Bourn Cottage at the rival Empire Mine (1895-1897). These architectural achievements paralleled the economic, engineering, and industrial achievements of the mines, necessitating sophisticated architectural forms to convey the status of the company and support the material and aesthetic comfort of successful mining officials such as A.D. Foote. Further, the construction served as a showpiece for visiting mining officials and investors, with the residence acting as a genteel social meeting ground that contrasted with the industrial activities of the mine itself.

\* In addition, the North Star House meets National Register Criterion B, for its local association with prominent author and illustrator, Mary Hallock Foote. Foote enjoyed a long career chronicling the sites, images, and sentiment of the expanding American West, as she traversed the country with her mining engineer husband A.D. Foote. As both an illustrator and author, Foote utilized her Western world as an inspiration to present an enduring portrait of the Western Expansion period to generations of American readers. During much of this creative period, Foote lived in the North Star House, gaining inspiration from the surrounding activities of the mine and from the sunburnt California hills and pine forests. Equally important, she gained artistic refuge and comfort in the house, where in the study facing the western terrace she did all of her work after 1905 until her move from the property in 1932 shortly before her death, including the lifetime reminiscences which form her published memoirs, *A Victorian Gentlewoman in the Far West*. Having spent much of her adult life moving from one western hinterland to the next, the North Star House became Mary Hallock's western home and place of respite for some of the most prolific artistic decades (See Continuation Sheet).

**Developmental history/additional historic context information** (if appropriate)

The North Star House was built in association with the North Star Mine as a residence for the Foote family with additional lodging for traveling shareholders, employees, board members, and other individuals related to the mine's industry. The residence also served as the literary and civic focal point of the mine, housing a schoolroom for employee's children and the offices of the Foote's, including mine engineer A.D. Foote and Mary Hallock Foote (See Continuation Sheet).

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

See Continuation Sheet

**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 # \_\_\_\_\_

**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): \_\_\_\_\_ N/A

**10. Geographical Data**

**Acreage of Property** less than one  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	Zone _____	Easting _____	Northing _____	3	Zone _____	Easting _____	Northing _____
2	Zone _____	Easting _____	Northing _____	4	Zone _____	Easting _____	Northing _____

**Verbal Boundary Description** (describe the boundaries of the property)

The boundary of the property includes only the 11,000 square-foot North Star House (see photographs and USGS Map). The property is located on Nevada County Assessor Parcel Number 22-120-40.

**Boundary Justification** (explain why the boundaries were selected)

The boundary was selected to include only the North Star House, with no contiguous acreage included. This selection was made because the residence itself is the sole remaining significant feature under Criteria A, B, and C. Although the house was once part of a larger mine assemblage which included thousands of acres, the acreage has since been subdivided and does not retain significant associations or integrity to the period of significance and historic context discussed.

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**Section 7-Narrative Description**

The north and south wings of the residence are also characterized by quarry stone at the first level and redwood shingle at the second. At the first level, windows are recessed in the stone wall and underscored by simple brick sills, at the second level windows are primarily wood frame casement like those previously discussed, interspersed with several wood frame nine-over-one double-hung windows. A number of bedrooms and associated bathrooms run along the north and south sides, extending around the eastern courtyard. Historically, the rooms faced a fern grove to the south and an array of landscaping to the north, including Japanese quince, peonies, cedar, and tulip trees. Currently, some of this vegetation remains but much has been removed or diminished. In addition, new native species have developed on the surrounding grounds. A small single story garage was added to the northeast corner of the building after the period of significance (ca. 1968), obscuring a portion of the original exterior. This unsympathetic alteration is currently in the process of removal, revealing the original fabric of the building.

The east side of the building was historically service oriented, and is still approached by a vehicular gravel drive. The approach to the building was richly planted with mixed flower beds, shrubs, and roses, few of which remain. The east side is built around a courtyard, and features the same first story stone walls and second story shingling. Similar to the west side, this portion of the building is characterized by a mixture of indoor and outdoor living spaces. At the first level, the courtyard is surrounded by a colonnade of stone columns on the north and south side, supporting a second story overhang that protects covered walks below. The walkways accessed servant's quarters and kitchen on the north side, as well as several first-level bedrooms on the south. At the second level, open air passageways supported by large wood columns run the length of the north and south sides, punctuated by access doors to the bedrooms that run the length of these sides. Virtually all of the shingles at the second level have been removed due to extreme deterioration and await in-kind replacement.

From construction to 1968, the residence was occupied by a single family, the Footes. During this time there were no significant changes to the building, however upon the sale of the property the building was subject to some unsympathetic alterations, particularly on the interior, as it was converted for use as a boarding school. During this time period many of the original wood finishings were removed and some of the interior circulation patterns were altered. The building was subsequently vandalized and neglected during an extended period of vacancy from the late 1970s to the late 1990s. During this period the roof and some wood shingles, some windows, and much of the interior finishing were vandalized, damaged or destroyed. In 2003 the property was acquired by the Nevada County Land Trust, who has undertaken extended efforts to



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North Star House, Nevada County, CA

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## Section 7-Narrative Description

stabilize, rehabilitate, and restore the building to its original condition. Currently the building remains vacant, however the Land Trust intends to sensitively restore and rehabilitate the property as a community cultural center that will highlight local history and arts. Despite approximately three decades of decline, the building retains strong integrity of location, design, setting, workmanship, feeling, and association. Although integrity of materials has been somewhat diminished by the loss of some exterior features including original windows and shingle cladding, much of the material integrity remains in place, particularly evidenced by the building's defining quarry stone base. Further, sensitive in-kind replacement of some exterior features, including brick chimneys, shingles, and window framing, have encouraged continued material integrity.

As discussed in the introduction, while the property exhibits neglect and deterioration, it retains strong components of the seven aspects of integrity that enable it to convey significance under Criteria A, B, and C:

The North Star house has not been moved and retains its original footprint, and as such exhibits integrity of location.

The elegant Arts and Crafts design developed by Julia Morgan remains intact, with the massive stone walls and terrace, rustic wood walls, and continuous interplay between indoor and out creating a cohesive and lasting design vision that fills the sloping site. Although some of the exterior finishings and windows require in-kind replacement, the building retains the ability to convey its significance through integrity of design.

The setting of the property remains primarily pastoral and rustic, as it did at construction. The significant contributing elements of the property's setting were the interplay between a domestic green foreground surrounded by the broad swath of California foothills, pine forest, and the valley below, a relationship which has little changed in the past century. Although the loss of much of the domestic landscaping does diminish the integrity of the site, much of the historic landscaping has been documented and recorded and could be rehabilitated/replaced with a sensitive landscape plan. While operations at the historically associated North Star Mine have ceased, with the mine permanently closing in the mid-twentieth century, the immediate domestic sphere surrounding the residence was developed at physical and social remove from the clamor of the nearby North Star Mining operations and as such the immediate setting of the property remains largely intact.

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National Park Service

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Section 7-Narrative Description

As discussed, while some historic materials are missing and/or damaged, many of the exterior materials remain intact, standing as testament to the acclaimed durability of much of Morgan's work. Interior and exterior features requiring rehabilitation or replacement will be addressed using *The Secretary of the Interior's Standards* and a Focused Rehabilitation Plan developed for the property in 2005 (see references).

Integrity of workmanship remains sound, with the building's solid rustic massing intact and reflective of the highest of early twentieth century craft. The construction of the building, from its massive quarried walls to the detailed workmanship of flowing interior and exterior spaces conveys the architectural significance of the building despite some loss of original finishings and features.

The building retains feeling and association to the historic period, and conveys its significance through these aspects of integrity. Through its Arts and Crafts design qualities, detailing, and setting, the building expresses its original feeling as both an architectural composition and a pastoral family residence. Similarly, while the North Star Mine is no longer in operation, with none of the famed Grass Valley mines remaining, the building stands in its original location and setting and can convey its historical role as a mine manager residence. Comparing current conditions with those from the active mine period, the building retains strong physical associations to the historic period and physically conveys the lasting local impact and legacy of the mining period.

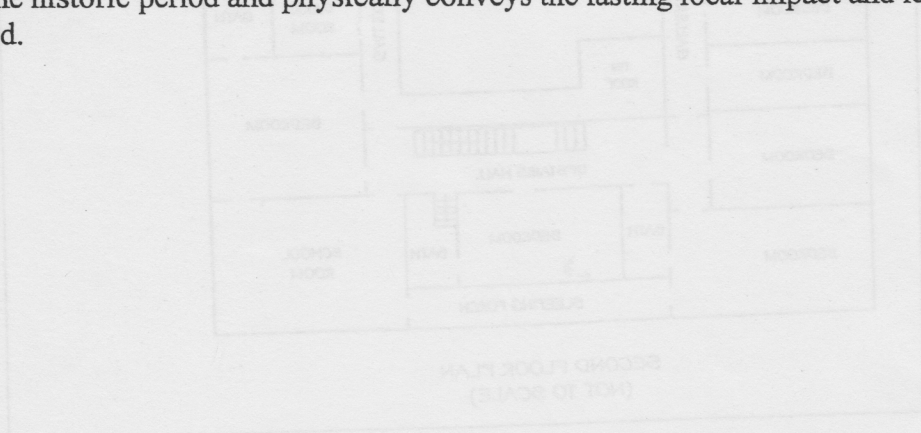


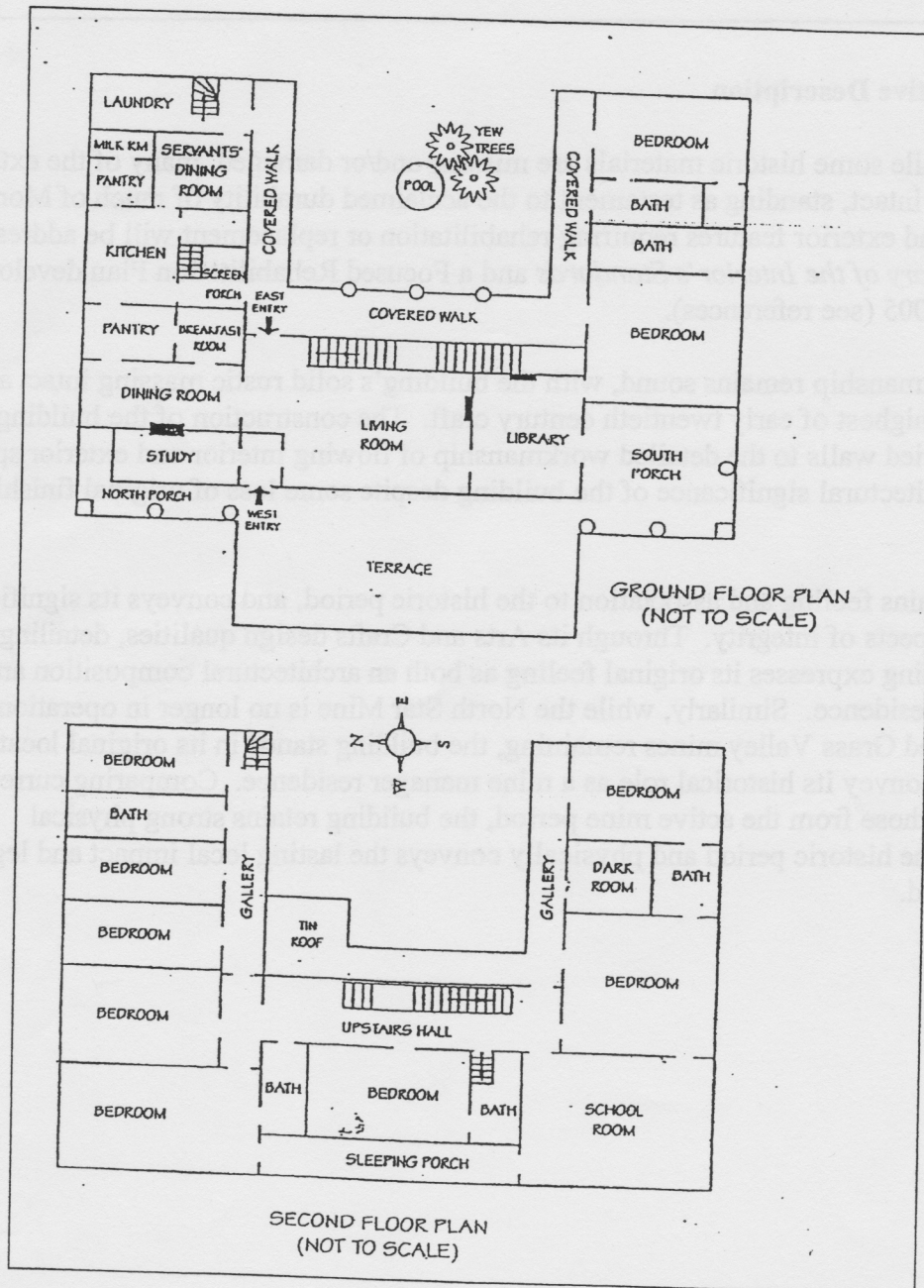
Figure 1: Floor Plan of North Star House

"History of the North Star House," Nevada County Historical Society Bulletin, July 1997.

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**Figure 1: Floor Plan of North Star House**

"History of the North Star House," *Nevada County Historical Society Bulletin*, July 1999.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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**Section 8-Statement of Significance**

Lastly, the North Star House meets National Register Criterion C, as a significant local representative of the work of acclaimed architect Julia Morgan. The Arts and Crafts residence was one of Morgan's first major commissions as an independent architect, undertaken only a year after her 1904 California certification and the opening of her San Francisco office. The building remains a cogent expression of Morgan's sophisticated grasp of the First Bay Tradition, which espoused the use of natural materials stripped of unnecessary ornamentation and the integration of buildings with their natural surroundings. With its quarried stone walls and terrace hauled from the North Star Mine, rustic redwood shingles, seamless indoor-outdoor spaces tailored to the foothill climate, and elegant site sensitive massing, the North Star House exemplifies these ideals and remains an important representative of both the architect's work and personal design ethic.

*Developmental History/Additional Historic Context Information*

The property was designed by Julia Morgan (1872-1957), the first female licensed to practice architecture in the state of California. Morgan began her practice in 1904, and designed the North Star House the following year. The property was her first significant, large-scale, residential project and exemplified her distinct California vernacular style. The building incorporated balanced neo-classical principles fused with Arts and Crafts influences. Morgan was one of the first women to receive an undergraduate degree in Civil Engineering from the University of California, Berkeley, and was the first woman certified in architecture by the Ecole des Beaux Arts in Paris. During her career, Julia Morgan was responsible for more than 700 buildings throughout California and the west, including the master plan for the University of California, Berkeley with architect John Galen Howard, in addition to the Mining Building and the Hearst Greek Theater on the Berkeley Campus. Apart from numerous private residential commissions, Morgan is best known for her work for various Young Women's Christian Association (YWCA) buildings, the Asilomar Conference Center in Pacific Grove, California, and many women's schools and colleges, social and community clubs, and the famous Hearst properties at San Simeon in San Luis Obispo County and Wynton near Mount Shasta. Julia Morgan's career lasted until her retirement in 1951.

Architecturally, the house exhibits exemplary elements of Morgan's design style, including exposed beams, strong horizontal lines that blend with the landscape, the extensive use of shingles, and a palette of earth-toned colors. While the 11,000 square-foot house embodies the distinctive characteristics of Morgan, it also highlights important regional and site specific

# National Register of Historic Places Continuation Sheet

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North Star House, Nevada County, CA

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## Section 8-Statement of Significance

innovations, including the locally excavated rock from the nearby mine and redwood timber. The design was also a direct response to the climate and site, with seamless indoor-outdoor space that reflected the intense extremes of the foothill climate.

The North Star House was constructed for the family of A.D. Foote, who was chief mining engineer of the North Star Mine from 1895 to 1913. During Foote's tenure at the North Star Mine it was one of the most productive in the area, and was a major component of the Grass Valley Mining District's wealth and productivity. Gold-bearing quartz had been discovered in Grass Valley in 1850, and from that period the region's social, cultural, economic, and environmental development had been dictated by the extraction industry. At the time of the Foote's arrival to the mine, approximately three-quarters of the town's inhabitants were miners and mining families, many of Cornish descent. At the North Star Mine, Foote designed and constructed the 30-foot Pelton wheel, the world's largest upon construction, which enabled the mine to become one of the most efficient and productive in the state. The construction of the impressive residence signified the ongoing success of the mine, as mine owner James Hague commissioned the building to reward his chief engineer and depict the financial success of the North Star Mine during the period. Despite the success of the early twentieth century, however, by the late 1920s the mine was in financial decline, as new shafts failed to locate ample amounts of ore. In 1929 the mine was sold to Newmont Mining Corporation, along with neighboring competitor Empire Mine. The sale marked the end of North Star Mine's existence as an independent, and highly successful, gold mine.

In addition to its significant role within the context of the development of Grass Valley's mining industry, the house holds significant associations to the life and work of author and illustrator Mary Hallock Foote, wife of A.D. Foote. Mary Hallock Foote (1847-1938) was the author and illustrator of sixteen novels and numerous short stories. As an accomplished artist, she also produced wood-cut illustrations for the works of other authors. Her series of writings and drawings about the far west, written from the perspective of a highly literate and inquisitive East Coast woman, met with immediate and enduring success from the mid-1870s to World War I. Her short stories and serialized novels appeared in *Harper's Weekly*, *Scribner's Monthly*, and later the *Century Magazine*, and were widely read in the late nineteenth and early twentieth century. Although she was born and raised in New York, Hallock-Foote became one of the best known writers and illustrators in the nation because of her insightful portrayal of the American West. Her work chronicled the experiences of women in the early days of the mining industry, with all of her writing from 1905 to the 1930s taking place from her home at the North Star Mine. In correspondence, Foote praised the house and its aesthetic, calling Morgan's creation,

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National Park ServiceNational Register of Historic Places  
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**Section 8-Statement of Significance**

“a big, cool, lovely house.” The author, “rejoiced in its spaciousness and the absence of things...ornaments,” and gained inspiration from both the home and the surrounding Grass Valley countryside. What pleased Foote most was Morgan’s client-centered approach, “which [let] us do it ourselves, instead of building it over our heads.”<sup>1</sup> This attribute was a hallmark of Morgan’s design ethos across a range of commissions, reflecting a design empathy often lacking in high-profile architects of the period.

In their later years, Mary Hallock and A.D. Foote left the house and Grass Valley, returning to the East Coast in 1932. Although the property lost its significant associations to the North Star Mine and to the literary career of Mary Hallock Foote after this time, the house remained in use as the Foote family residence until 1968. In 1968 the property was purchased as a private religious school for boarding students, which retained use of the property until the late 1970s. During this period, the house was altered, with interior alterations to accommodate the school function and some exterior alterations and minor additions (discussed in Section 7). The house has been vacant since the departure of the school, and has been subject to some interior vandalism including graffiti, broken windows, and general neglect. In 2003, the property was acquired by the Nevada County Land Trust. Since acquiring the property, volunteers have removed many of the unsympathetic alterations and have worked to stabilize and rehabilitate the property for community use. This effort has been aided by a 2005 Focused Rehabilitation Plan (see Section 9).

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<sup>1</sup> Darlis A. Miller, *Mary Hallock Foote: Author Illustrator of the American West* (Norman, Oklahoma: University of Oklahoma Press, 2002). 223.

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

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calshpo@ohp.parks.ca.gov

**NATIONAL REGISTER OF HISTORIC PLACES  
HOW TO SUPPORT OR OBJECT TO LISTING**

Under federal law, a privately owned property may not be listed in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district. Each owner or partial owner of private property has one vote regardless of what part of the property that person owns. Within a district, each owner has one vote regardless of how many buildings he or she owns.

If a majority of private property owners should object, the property or district will not be listed. However, in such cases, the State Historic Preservation Officer is required to submit the nomination to the Keeper of the National Register for a *determination of eligibility* for the National Register. If the property or district is determined *eligible* for listing, although not formally listed, it will be given the same protection as a listed property in the federal environmental review process. A property determined eligible for listing is not eligible for federal tax benefits until the objections are withdrawn and the property is actually listed. The laws and regulations regarding this process are covered in the National Historic Preservation Act Amendments of 1980 and in 36 CFR (Code of Federal Regulations), Part 60.

**Supporting a National Register Nomination:**

Private owners who seek National Register listing for their properties are not required to submit statements of concurrence. However, letters of support, from owners or any others, are welcomed and become a permanent part of the nomination file.

**Objecting to a National Register Nomination:**

If you object to the listing of your property, you will need to submit a notarized statement certifying that you are the sole or partial owner of the property, as appropriate, and that you object to the listing. Owners who wish to object are encouraged to submit statements of objection prior to the meeting of the State Historical Resources Commission at which the nomination is being considered. However, statements of objection may be submitted and will be counted up until the actual date of listing. Listing usually takes place 45 days after the nomination is mailed to the Keeper of the National Register following the State Historical Resources Commission meeting.

**Send letters of support or objection to:**

State Historic Preservation Officer  
Office of Historic Preservation  
P.O. Box 942896  
Sacramento, CA 94296-0001

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**11. Form Prepared By**

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name/title Polly S. Allen and Peggy Levine  
organization North Star Historic Conservancy/Nevada Co. Land Trust date May 15, 2010  
street & number 175 Joerschke Drive, Suite R telephone 530 615 8909 / 530 272 5994  
city or town Grass Valley state CA zip code 95945  
e-mail polly.s.allen@gmail.com

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
See Continuation Sheet
- A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.  
See Continuation Sheet
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

N/A

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See Continuation Sheets



**Property Owner:**

(complete this item at the request of the SHPO or FPO)

name Nevada County Land Trust (Contact Peggy Levine)  
street & number 175 Joerschke Drive, Suite R telephone 530 272 5994  
city or town Grass Valley state CA zip code 95945

**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 18 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.