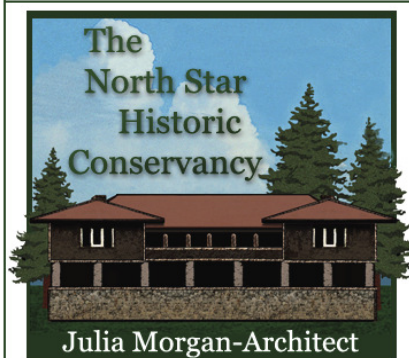


Fall 2015



The North Star Historic Conservancy

THE STAR NEWSLETTER

Our Mission: To rehabilitate the Jullia Morgan-designed North Star House and its immediate grounds, reconnecting it to the greater Grass Valley area and to restore its place as an active hub of the community.

NSHC Board of Directors

Joe Heckel
President

Larry Dulmage
Vice President

Susan Kane
Secretary

Cheryl Belcher
Treasurer

Peggy Levine
House Ambassador

Alex Szabo

Carole Miller

David Wright

Cindy Lazzareschi
Editor

Janice Lukenbill
Desktop Publishing

President's Message

By Joe Heckel

Ownership of North Star House and Property Transferred to Conservancy October 2015

In August, a significant milestone was achieved for our organization. The ownership of the North Star House and the surrounding fourteen acres were transferred from the Bear Yuba Land Trust (BYLT) to the North Star Historic Conservancy (NSHC), finalizing the terms of a 2007 agreement between the two parties. The property was originally donated to the BYLT for permanent protection in 2003, with the goal to save the deteriorating North Star House.

In 2007, the NSHC was created to oversee the rehabilitation and operations of the North Star House. Once NSHC met certain conditions, such as demonstrating that at least \$1,000,000 of donated labor or materials were made to the property, the title could be transferred. Other conditions required NSHC to have an adopted Master Plan for the property, a Business Plan and Capital Campaign Plan; each of these documents needed to reflect the evolution of the property into a cultural event center for all to enjoy.

In March 2015, NSHC provided the documentation to BYLT that all conditions for transferring the title had been met. With the support of BYLT President Andy Cassano, Executive Director Marty Coleman-Hunt, and the capable assistance of Placer Title employees Larry Ingersoll and Patti Ingram-Spencer, the escrow process came to a smooth conclusion.

As property owners, the NSHC is now eligible to apply for grants and to reach out in fundraising efforts, helping to position the North Star House and historic grounds for the next era, moving from a restoration project to a sustainable business as a cultural event venue. This milestone was only possible because the community decided this historic gem of a property was worth saving for future generations. The NSHC is thankful to every volunteer, supporter, donor and member who helped contribute to this effort. Stay tuned as we take our next steps...

Thank You!!

to our **Donors and Sponsors for helping to make our Events a Success**

SPD Markets
Barbara Tanner
KVMR
Hart Tax & Law
Eleanor Hurley
Nevada County Mortgage
Grass Valley Eye Care
Szabo Winery

Peggy Levine
B & C True Value Hardware
Rare Earth Landscape Materials
Katin Paustall
Art of Logic
Real Graphic Source
Comfort Plumbing
Mohr's Excavation Inc.
Mim Meakin

Bent Metal Winery
Young's Carpet One
Grass Valley Sign
David Wright, Associates
Melas Energy Engineering
Tim the Tree Man
Hills Flat Lumber
Moule's Paint and Glass

Help us Make the North Star Shine Even Brighter!

The mission of the North Star Historic Conservancy (NSHC) is to protect and restore The North Star House and its historic grounds.

This past year, we have succeeded in opening up more of the house for community enjoyment and use. We seek your support to help us in taking the next steps so this unique, historic property can be further restored and meet our community needs for a premier cultural events center.

With the extensive work accomplished in 2015 we approach completion of an ambitious remodel project to bring portions of the ground floor of The North Star House to full use again.

A listing of our more significant accomplishments of 2015 includes:

1. North Star Property Title transferred to North Star Historic Conservancy;
2. Began construction of Heritage Garden and Garden Tool Shed;
3. Installed new period lighting in dining room, kitchen and restrooms;
4. Completed wiring for new Security and Fire Protection system;
5. Re-planed and refinished one wall in dining room;
6. Completed ground floor heating system to allow full-year use of the house;
7. Completed of the “caterer’s” kitchen, with new flooring, rebuilt walls, creation of the new pantry/storage area, sinks and cupboards;
8. Completed three new restrooms, one of them handicap-accessible;
9. Created of an event planning space for the Conservancy with design appropriate windows and doors;
10. Re-purposed, original flooring installed and refinished in hallway and Conservancy office;
11. Installed custom-built windows in the kitchen, ground floor bedroom and bathroom areas in keeping with the original window designs by Julia Morgan; and
12. Started construction of period authentic ceiling in Library.

We couldn’t have done this without a phenomenal volunteer investment of over 30,000 hours of labor working on the house, facilities and the grounds since 2006. In addition, we expended over \$150,000 for materials, specialized contractor assistance, and permits to facilitate this remodel effort.

2016-17 Capital Campaign Kick-Off!

A listing of the capital projects newly prioritized by the NSHC as the **most** important and vital for the next 16 months of our work plan are listed below. The funds raised under this campaign will be targeted and used to undertake these priority projects:

1. Replace all remaining ground floor and Courtyard windows and doors with custom-built windows and doors appropriate to Julia Morgan’s original house designs;
2. Complete rehabilitation of the Library (one of the most abused rooms of the ground floor), including completion of the custom cedar ceiling, to match the one in the living room, creation of period-appropriate wall paneling, and installation of custom-built library shelves and cupboards;
3. Reconstruct and restore shingle siding to the west face of the house;
4. Continue to enhance public access and safety for property through improvements to parking, access road, signage and lighting;
5. Rehabilitate the Julia Morgan room, with new plaster work and lighting, to display Morgan’s North Star House designs, and also to be used as the new Bride’s Room for weddings held at the House; and
6. Completion of the Heritage Garden.

Our volunteers, contractors, and local businesses continue to provide generous donations of labor, materials and expertise, and additional funds are needed.

If you have any questions about these capital projects, please contact Cheryl at 530-205-8793.

**Wishing you a Happy Holiday Season from the entire
Board of the North Star Historic Conservancy!**



Heritage Garden Update

Betzi Hart

The Heritage Garden Project is moving along on schedule. Last Spring, Mohr's Excavating accomplished the initial grading and trenching supervised by Site Architect, **David Wright**. This summer, **Ron Bailey Masonry** built the first half of the rock retaining wall, and it is really a work of art.

In September, our terrific Landscape Contractor and Designer, **Jim Pyle**, owner of **WU Way Landscaping** with help from committee members, Joe Heckel, Paula Campbell, Carole Miller and Betzi Hart, did the initial site lay-out. Those are the chalk lines and stakes that now appear on the ground. **Gary Emanuel** is coordinating the construction work. The construction of the garden shed, designed by **David Wright**, will soon begin under the direction of **Makio Terrell**.

Carole Miller, Paula Campbell and **Jim Pyle** have worked to produce a plan for the Edwardian woodland

garden. The garden will contain heritage roses, shrubs, ornamental trees and fruit trees in keeping with A.S. Foote's North Star garden design. A hardy flower border will resemble the style of British Arts & Crafts horticulturalist, Gertrude Jekyll. A large shade tree will be purchased for the center of the garden to protect the plants that require shade.

A generous donation from **Nevada County Fence** allowed us to secure the fence posts for the perimeter of the garden. The funds for the metal grid fence panels were previously secured from **B&C True Value Hardware**.

The next step is a second round of site grading to be accomplished in late October as well as the concrete pad for the garden shed. It is hoped that the garden shed will be built and the fence posts set prior to the predicted rainy season.



Heritage Garden Retaining Wall

We are currently looking for donations for specific needs as well as general funds to complete the project.

The **large shade trees** will cost \$2,000 - \$2,500 each.

The two or three **garden benches** with memorial plaques are \$2,500 each.

YOUR NAME
on the large

Thank You
plaque \$1,000

Golden Shovel
Sponsorship \$5,000 and up.



For donations please contact Betzi Hart at 477-1892
We look forward to you joining our team of volunteers and supporters for construction and planning on this historic NSHC project.
For further information please contact Gary Emanuel at 271-5796.

Volunteers Make a Difference!

The work of the North Star Historic Conservancy continues to move forward with the help of hard working and dedicated board members and volunteers.

These volunteers have donated over 30,000 hours towards reaching our goals.

Each issue of the "Star" introduces some of these amazing volunteers.

Dina Bensen, Docent

While living in England years ago, I discovered a date carved into the brick in the coal cellar of our home at Red Towers, Tower's End, which read 1490! I knew it was old, but not that old, and I remember asking questions of the aged owner who lived in the "big house" about the house and its story. I was fascinated to find out that it was that old, and she showed me a secret passageway from her house into our side. Well, I was in love with old houses and their 'quirks' from then on.

Being active in the Victorian Preservation Society of Santa Clara Valley, and doing research on my downtown Palo Alto 1896 Victorian, I got hooked on old houses and research. When we relocated to Grass Valley, I found that the North Star House needed docents. After four years of being at the house at least twice a month, and reading and learning about the Nevada County's mining operations and the Foote family, it is easy to talk to visitors about our Julia Morgan "treasure."

The Harts of the North Star Historic Conservancy

Betzi Hart considers herself and husband, Chuck, as refugees from Southern California who thankfully found the good life in Nevada County just 22 years ago. Currently the chairperson of the Garden Committee, Betzi is dedicated to the Heritage Garden Project and obtaining funds for the North Star Historic Conservancy.

In their former lives, Betzi and Chuck were both in law enforcement. Chuck is a 20 year veteran of LAPD and Betzi was a prosecutor for the City of Los Angeles. When they arrived in Nevada County, little did they know how their lives would change. It was important to them to become a part of the community, so they began donating their time to non-profit organizations. Betzi became a member of the Board at Miner's Foundry, and Chuck joined fraternal organizations. After a few years of relaxation, Betzi opened up an estate planning and elder law practice, and Chuck attained his Enrolled Agent Certification and opened his own tax office. They continued their volunteer work as their businesses grew. Betzi has been on the boards of Miner's Foundry, The Lutz Center, Habitat for Humanity, Soroptimist International of the Sierra Foothills, and the NCJCC Sisterhood.

A few years ago, Betzi and Chuck attended a Nevada City Wine Tasting Event at the North Star House. They were intrigued by the project and decided immediately to get involved. Betzi is currently on the Resource Development Committee, the Events Committee, and chair of the Garden Committee. Chuck volunteers at events and has become a major supporter of the Heritage Garden.



"The Star" is Moving...

.....and becoming greener!

We will be issuing two hard copies of our NSHC Newsletter, "The Star", per year and two electronic copies.

**And you will want to follow our progress electronically
(the photos are much better in color)**

Submit your preferred email address to: cherylmbelcher@gmail.com

North Star Historic Conservancy Volunteer Help Needed

Equipment operation and maintenance

- ★ Current motorized equipment includes a diesel tractor, gas riding mower, and two gas golf carts. Maintain fluid levels; change fluids and filters as required. Lubrication; trouble shoot and repair hydraulic systems. Operate our equipment, and other rented equipment, in support of projects and grounds maintenance.

Grading and road maintenance

- ★ Level and smooth gravel roads and parking areas, prepare areas for paving. Create

Heritage Garden

The Heritage Garden is taking shape. Join our volunteer team:

Build A Rock Wall:

- ★ Assist with the construction of a low rock wall around a portion of the garden.

Garden Shed:

- ★ Assist with the construction of a wood garden shed. Plans are ready, the foundation is poured. We will start work in November weather permitting.

Fencing and gate:

- ★ Assist with the installation of fence posts, fencing and gate.

If you have questions or want to help, please contact:
Gary Emanuel gemanuel@sbcglobal.net



WANTED-Tractor

in good condition, 20 plus HP class, rear 540 RPM PTO, Class 1 three point with hydraulic top and tilt. Four wheel drive, diesel, ROPS.

Tractor is intended for use by volunteers with varying levels of experience, so hydrostatic transmission is very desirable.

Loader desirable.

Please email: DougForster@earthlink.net

Construction Update

Recent Accomplishments:

Catering kitchen floor installed
Kitchen painted
Utility sink installed in the kitchen
Office doors hung
Bathroom fixtures for all three bathrooms installed



New doors in the kitchen



New office for the North Star Historic Conservancy!



Help Wanted: Experienced Masons and Mason's Helpers

Job Timeframe:

Ongoing with flexible week day hours. If no weekend event is scheduled at the House, weekend hours would be possible.

Tasks:

- ★ Re-grout the lower floor stone walls around the House
- ★ Build new stone walls—some cemented and some dry stack

Skills and Job Requirements:

Experienced with rock work and re-grouting of old rock work and able to train volunteers who would like to learn these skills.

- ★ Basic tools would be needed.
- ★ Ability to lift 50-pounds
- ★ Able to follow directions and be a good listener
- ★ Patience is a plus! This is an old house and it needs TLC!

**If you have any interest in this job,
please email Larry Dulmage: ldulmage@att.net**

North Star Historic Conservancy

Office, Organizational & Administrative Volunteer Jobs



Grant Researchers & Writers

Job Timeline:

- ★ Ongoing

Tasks:

- ★ Work under and meet quarterly with Resource Development Committee
- ★ Online research to develop prospective grants
- ★ Develop proposal submission calendar
- ★ Write and submit new grant opportunities to fund improvements to the house and grounds.
- ★ Work with Project and Program chairs to understand funding needs

Skills and job requirements:

- ★ Adept with online research
- ★ Good writing skills
- ★ Experience and past success with Grants a plus!

Office Volunteers

Job timeframe:

- ★ Ongoing- During weekly office hours (to be determined)

Tasks:

- ★ Staff the office (when completed in May/June) for 4 hours a month
- ★ Answer phones, possibly some copying, mailing and/or filing
- ★ Work with Archivist to scan and save old records.

Skills and Job requirements:

- ★ Likes people and old funky houses
- ★ Organized and well-spoken
- ★ Some light computer skills

Volunteer Coordinator

Job Timeframe:

Ongoing- most active in summer months

Tasks:

- ★ Work with Program and Event Chairs to determine their volunteer job needs
- ★ Write and submit job needs pieces to newsletter and media
- ★ Phone interviews with new volunteers to determine their skills, time & interest
- ★ Scan/email prospect's signup sheets to appropriate Program & Committee Chairs
- ★ Follow up with volunteers to check if their new jobs are meeting their expectations.

Skills and Job Requirements:

- ★ Great people and listening skills
- ★ Occasional staffing of the Saturday Membership Table at the NS House
- ★ Interest in architecture and history a plus!

If you have any questions about the Office/administrative jobs please call Cheryl Belcher 530-205-8793 or email at: cherylmbelcher@gmail.com

"Julia Morgan and the Young Women's Christian Association"

by Johanna Kahn, M.Arch.H.

Julia Morgan's partnership with the Young Women's Christian Association (**YWCA**) was one of her longest professional affiliations, and she designed more than 30 buildings for the institution. Although the circumstances of her selection as architect for the Oakland YWCA—the first of many local chapters she ultimately designed—remain ambiguous, she was certainly given the job through one of her many professional or social connections. Grace Fisher, president of the Oakland YWCA since 1908 and a sorority sister of Morgan's from UC Berkeley, likely was instrumental in the appointment of her old friend. Morgan's association with Phoebe Apperson Hearst, a patron of the arts and YWCA benefactor for whom she had worked for nearly a decade, may have also played a role. In 1912 (the year before Morgan designed the Oakland YWCA), Hearst recommended to the National Board that Morgan be hired to design the YWCA conference center in Pacific Grove.

To understand requirements of modern association buildings, Morgan toured recently constructed YWCA clubhouses in the Midwest and eastern U.S. The object was to assess which amenities were sufficient and which features were most appreciated by the occupants, as well as to become familiar with technical and aesthetic standards promoted by the National Board. Among the facilities Morgan visited in late 1912 were those in Brooklyn, St. Louis, Pittsburgh, Cleveland, Philadelphia, and the new national headquarters in New York City, built in 1911. In March 1913, Architect and Engineer announced that Morgan's design for the Oakland YWCA showed "all the newest features to be found in the finest buildings of this type in the East."

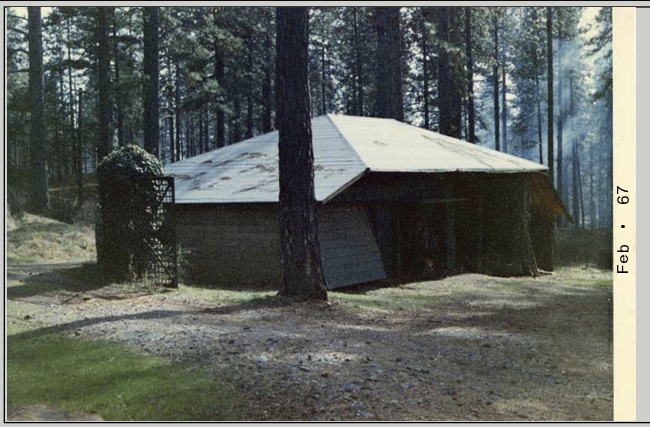
In appreciation for her excellent work in California, Morgan was offered the position of supervising architect for the National Board of the YWCA in 1919. Although she declined the offer in order to remain near her family, she received many more commissions from the institution.

Calling All Memories!

The 10 year anniversary of the North Star Historic Conservancy is coming up in 2016! We are interested in hearing any stories or anecdotes about how our supporters first became involved with the North Star House and the conservancy. We would also like to hear about your experiences with the house and conservancy over the years. How have things changed?

How have they stayed the same?

Email your stories or anecdotes to Cheryl Belcher at cherylmbelcher@gmail.com.



Feb • 67

Answer to last issue's mystery photo:
This photo is the old garage at the North
Star House, which was destroyed by fire.



Can you identify the docent hold-
ing the wood panel in this old photo?
Answer will be revealed in next
issue of "The Star."

✧ The North Star Historic Conservancy Has Accumulated Over 30,000 Volunteer Hours ✧



Thank You!!

Thank You!!

Thank You!!

Successful raffles

were a big part of the two recent fNSHC events: "The House Party of the Year" and "A Conversation with Julia Morgan." We would like to thank the following for their generous donations to the raffles: Beauty Products by V'tae, Manicure from Alissa Hicks at Blondies, Massage from Jessica Fink at Holistic Alternatives, European Facial by Natalie Browning at Salon Empire, Wine Tasting for Six at Bent Metal Winery, Sierra Cinemas Tickets, J.J. Jackson Gift Certificate, Art Book by Lee Ann Brooks, Weiss Brothers Gift Certificate, Three Crystal Vases donated by Cheryl Belcher, Two hour consultation with David Wright, Architect, Two Handmade Wooden Bowls donated by Karen Paustell, Giclee Print by Mim Meakin, Signed Vase and Wooden Nutcracker donated by Dina Bensen, Case of Szabo Wine donated by Alex Szabo, Music Box Car donated by Chuck Hart, Cosmetics Basket and Art Print donated by Peggy Levine



Special
November Bonus at SPD
Using eScrip!

During the month of November, all new SPD Community Card holders will earn an added \$5 bonus contribution for the North Star Historic Conservancy with the first use of their Community Card! Using eScrip is free and easy. Just go to the eScrip website, www.escrip.com/signup.

**Please consider designating the North Star
Historic Conservancy as a recipient.**

It's a terrific way to support our efforts to
refurbish The North Star House!

It's FREE

It's EASY

It adds up!!



Donating to the North Star Historic Conservancy

All donations to The North Star Historic Conservancy are fully tax deductible under the law, and will not be used for general operating expenses, but will be directed toward capital projects. If you have a favorite project, please specifically designate the number (1-6) or name of the project you would like to help fund on the enclosed remit form. Or you can go to our web page and hit the "Donate Now" button to send your gift.

For more information contact Cheryl Belcher at cherylmbelcher@gmail.com or 530-205-8793

✂ The North Star Historic Conservancy Has Accumulated Over 30,000 Volunteer Hours ✂

What's in it for YOU?

- ★ Find YOUR NAME in the Heritage Garden page 3
- ★ Plan that retirement party at the North Star
- ★ Sponsor a project Page 2
- ★ Show off your writing skills Page 6
- ★ Organize a file cabinet Page 6
- ★ Staff the office Page 6
- ★ Re-grout stone walls Page 5
- ★ Plan that special retreat at The North Star House
- ★ Update a database Page 6
- ★ Tell us your memories of The North Star Page 6
- ★ Find out about the Golden Shovel Page 3
- ★ Plan the Wedding you will always remember at The North Star House
- ★ Build a fence Page 5
- ★ Interview volunteers Page 6
- ★ The very best Growers Market in season
- ★ Drive a tractor Page 5
- ★ Develop a calendar Page 6
- ★ Reserve North Star for your next club meeting
- ★ Build new walls Page 5
- ★ Use your computer skills Page 6
- ★ Donate a tractor Page 5
- ★ Schedule that annual family reunion at The Star

Fall 2015	The North Star Historic Conservancy
	<h1>THE STAR</h1> <h2>NEWSLETTER</h2> <p>Our Mission: To rehabilitate the Jullia Morgan-designed North Star House and its immediate grounds, reconnecting it to the greater Grass Valley area and to restore its place as an active hub of the community.</p>

12075 Auburn Road Grass Valley, CA 95949

- ★ www.northstarconservancy.org
- ★ www.facebook.com/TheNorthStarHouse

See what so many of us are doing for fun! Get involved! It's contagious!!