Appendix D

Built Environment Inventory and Evaluation Report

Dudek 2022

Built Environment Inventory and Evaluation Report for

NCSD Wood Energy System

MARCH 2022

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Printed on 30% post-consumer recycled material.

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
APE	Area of Potential Effect
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
NHPA	National Historic Preservation Act
NPOA	Northside Property Owners Association
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	California Public Resources Code
TTSD	Tahoe Truckee Sierra Disposal

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Executive Summary

Dudek was retained by Northstar Community Services District (NCSD) to prepare a Built Environment Inventory and Evaluation Report for the proposed NCSD Wood Energy System Project (Project) located in the Northstar California ski resort community, which is located approximately 6 miles south of downtown Truckee in Placer County. NCSD proposes to build a wood energy system to meet heating loads that are currently served by natural gas-fired boilers in approximately 14 buildings in the Northstar California ski resort community. The new energy system, will consist of two wood chip-fired hot water boilers and a distribution pipeline. The boilers will be developed at the proposed boiler plant site, located on NCSD property at 908 Northstar Drive. The distribution pipeline will be placed below-grade along Northstar Drive and extending into the Village at Northstar and the terminating at the Northstar Property Owners Association Recreation Center. Heating loads include a range of residential and commercial space heating, domestic hot water, and swimming pools and spas. This technical report is part of supporting documentation for the initial study prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.).

Efforts to identify built environment cultural resources included a review of a California Historical Resources Information System records search; an in-person field survey by a qualified architectural historian; building development and archival research; creation of an appropriate historic context; and development of a built environment study area to assess potential impacts to historic era buildings and structures. Two buildings over the age of 45 (historic era) were identified in the built environment study area and required formal evaluation under the National Register of Historic Places and the California Register of Historical Resources. This report was prepared in conformance with CEQA Guidelines Section 15064.5 for historical resources.

As a result of Dudek's archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Therefore, none of the properties located in the study area contain properties considered historical resources under CEQA. The project finding for built environment cultural resources under CEQA is No Impact.

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1 Introduction

This chapter provides a description of the Project, including information about the location, setting, and proposed Project activities. This chapter also presents the regulatory setting for the Project, a description of delineation of the built environment study area, and project personnel.

1.1 Project Location

As shown in Figure 1, Project Location, the project is located within the Northstar California ski resort community, which is located approximately six miles south of downtown Truckee in Placer County. The Northstar California ski resort was originally developed in the early 1970s. NCSD was founded in 1991 as a municipal government entity to provide governmental services to the Northstar community, including water, sewer collection, solid waste management, recycling services, fire protection, fuels management, snow removal, road surface maintenance, and trail construction and maintenance.

As shown in Figure 2, Project Site, the project site extends from the NCSD property legally sited as 904 Northstar Drive (APN 110-081-032) but addressed as 908 Northstar Drive (Map ID 1) and 910 Northstar Drive (Map ID 2) along Northstar Drive to The Village at Northstar, and the Northstar Property Owners Association (NPOA) Recreation Center. The Project would not change the land uses within the project site, with the exception of replacing the existing building at 908 Northstar Drive, which is currently used as a preschool/daycare center.

Elevations within the project site vary from approximately 6,220 feet above mean sea level (AMSL) along the northern boundary of the site (908 Northstar Drive) to 6,360 feet AMSL along the southern boundary (the NPOA Recreation Center). The site is situated in Township 17 North, Range 17 East, and Section 32 of the Martis Peak 7.5-minute U.S. Geological Survey (USGS) quadrangle.

1.2 Project Overview

The Northstar Community Services District (NCSD) proposes to build a wood energy system to meet heating loads that are currently served by natural gas-fired boilers in approximately 14 buildings in the Northstar California ski resort community. The new energy system will consist of two wood chip-fired hot water boilers located on NCSD property at 908 Northstar Drive. Heating loads include a range of residential and commercial space heating, domestic hot water, and swimming pools and spas. See Figure 3 for an illustration of project components.

To power the proposed wood energy system, NCSD would draw organic fuel composed of woody biomass generated from the existing NCSD defensible space and forest fuels management programs and obtained from Tahoe Truckee Sierra Disposal (TTSD). Currently, the materials generated from the defensible space and forest fuels management programs are chipped and broadcast within the Northstar community, combusted in open pile burning within the community during winter months, and transported to the TTSD Materials Recovery Facility at the Eastern Regional Landfill where the materials are either chipped and sold as mulch or recycled, transported to biomass energy plants, or chipped and transported to Lockwood Landfill in Nevada to be spread as alternative daily cover. Prior to 2021, material generated through the Northstar California community defensible space program was collected at NCSD's Green Waste Recycling Center within the community, but that facility was closed due to fire risk. It is expected that the defensible space and forest fuels management programs would generate material equivalent to about 1,000

bone dry tons (BDT) of woody biomass (wood chips) per year, and an additional 2,800 BDT would be obtained from TTSD.

The proposed wood energy system would employ two boilers with a total capacity of approximately 6.8 MMBtu/hr and a 3,500-gallon thermal storage tank. The system would be expected to generate 50,735 MMBtu annually by processing 3,800 BDT of material. By implementing this system, NCSD would be able to provide 99% of the annual thermal demand for the connected facilities. Existing natural gas boilers within the connected facilities would remain in service to provide backup service, meet peak demand, and serve residual heating loads during periods when the wood energy system is operating below maximum capacity.

1.3 Regulatory Setting

1.3.1 Federal

National Register of Historic Places

Although there is no federal nexus for this Project, the subject property was evaluated in consideration of National Register of Historic Places (NRHP) designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or maybe likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1995: np). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important."

1.3.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1[j]). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1[a]). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or maybe likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."

- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1[q]), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5[b][1]; California Public Resources Code Section 5020.1[q]). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in

an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2[a]; CEQA Guidelines Section 15064.5[c][4]). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (California Public Resources Code Section 21074[c], 21083.2[h]), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

1.4 Built Environment Study Area

The built environment study area (study area) for this Project is illustrated in Figure 4. To establish an appropriate project study area under CEQA all potential project-related impacts that could result in a substantial adverse change in the significance of a known or unknown historical resource should be considered. Project construction and implementation activities are considered a substantial adverse change if they would cause physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (14 CCR 15064.5). Current professional practice commonly groups activities that could cause a substantial adverse change to historical resources into direct and indirect impact considerations. Direct impact considerations are commonly linked to physical project construction activities including but not limited to demolition, construction-related ground-borne vibration, and property takes. Impact considerations commonly considered indirect are largely related to project implementation or impacts to properties adjacent to a project site once the project is built. For example, alterations to the setting of a historical resource, noise considerations, or visual effects could be indirect impacts.

As such, the study area is the geographic area or areas within or adjacent to a proposed Project boundary that directly or indirectly may experience changes in the character or use of historical resources as a result of construction and/or implementation of the Project, as defined by CEQA. The determination of the study area is influenced by a project's planned activities or setting, the scale and nature of the project, and the different kinds of impacts (direct or indirect) that may result from the project.

Delineation of the built environment study area considered the Proposed Project activities in conjunction with historic era buildings and structures that may sustain impacts as a result of project construction or implementation. The buildings located on the southern part of the project area (the Village at Northstar and NPOA Recreation Center) were constructed around 2006. They are not historic-era buildings and do not rise to the level of requiring consideration as potential CEQA historical resources in this study. Two historic-era buildings in the northern portion of the project area located on Assessor Parcel Number (APN) 110-081-032, will sustain direct impacts during

project construction and therefore are included in the built environment study area. These two buildings constructed in 1971 are identified in Figure 4 and labeled as Map ID 1, 908 Northstar, and Map ID 2, 910 Northstar Drive (Table 1). These two buildings are addressed in detail in this report.

Table 1. Built Environment Properties in the Study Area

Map ID	Property Type	Address	APN	Periods of Construction
1	1-3 story commercial structure; educational building	908 Northstar Drive	110-081-030	1971
2	1-3 story commercial structure	910 Northstar Drive	110-081-030	1971

1.5 Project Personnel

This report, associated fieldwork, and property significance evaluation were prepared by Dudek Architectural Historian Erin Jones, MA, and Senior Architectural Historian/Historic Built Environment Team Lead, Kathryn Haley, MA. Resumes for key personnel are provided in Appendix A, Preparers' Qualifications.

2 Research and Field Methods

The following section describes our efforts to identify built environment historical resources in the study area. As part of this process Dudek reviewed built environment site records and reports on file at NCIC; OHP Historic Properties Directory; California Inventory of Historical Resources (1976); Historical Maps and Aerials; Local Inventories; Research Repositories and Archives; and GLO Maps.

2.1 Records Search Results

In order to identify built environment cultural resources potentially affected by the Project, a California Historical Resource Information System record search was completed by North Central Information Center (NCIC) at California State University, Sacramento on December 9, 2021. The 2021 records search includes both available Built Environment reports and documented resources that fall within the study area and a half-mile buffer.

Previous Built Environment Reports

NCIC records indicate that a total of 38 previous reports, seven of which document the built environment, have been recorded within a half-mile of the proposed boiler plant site located at 908 Northstar Drive. All seven of the built environment reports fall within the half-mile buffer and do not intersect the project area. For a complete discussion of this records search and results, including archaeological resources and other cultural reports, is included in *Cultural Resource Inventory for the Northstar CSD Wood Energy System Project, Placer County, California,* prepared by Dudek in 2023.

Previously Recorded Cultural Resources

NCIC records indicate that a total of 20 previous cultural resources technical investigations, seven of which document the built environment, have been conducted within a half-mile of the study area. All seven of the built environment reports fall within the half-mile buffer and do not intersect the project area.

2.2 Development and Archival Research

In addition to the records search results from North Central Information Center, Dudek accessed several archival repositories, historical records, and related additional reports. These additional sources are summarized below.

Built Environment Resource Directory

The Built Environment Resource Directory files provide information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation (OHP) inventory. The OHP inventory contains information only for built environment resources that have been processed through OHP. This includes resources reviewed for eligibility for the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The Built Environment Resource Directory replaces the former Historic Properties Directory that previously provided evaluation status information for resources processed through the OHP.

Dudek accessed the Built Environment Resource Directory for Placer County from the OHP on February 21, 2022, to confirm that there are no resources that overlap, are adjacent to, or within one-half mile of the Project APE.

California State Library

Dudek staff reviewed the California State Library's online catalog on February 20, 2022, to find available materials relating to the development of Placer County, the Truckee area, and the Project area as well as historical maps and newspapers. Pertinent material was used in the preparation of Section 3, Historic Context, of this report.

Placer County Historical Society

Dudek staff contacted the Placer County Historical Society via phone on February 20, 2022, and requested to review information related to the Northstar Community Services District and Northstar at Tahoe Resort. The Placer County Historical Society was unable to provide the requested information.

Placer County Assessor's Office

Dudek staff contacted the Placer County Assessor's Office via phone on February 20, 2022, and inquired about publicly available information regarding the subject property. The Placer County Assessor's Office was unable to provide the requested information.

Placer County Library

Dudek staff reviewed the Placer County Library's online catalog on February 20, 2022, to find available materials relating to the development of Placer County, the Truckee area, and the Project area as well as historical maps and newspapers. Pertinent material was used in the preparation of Section 3, Historic Context, of this report.

Placer County Building Services

Dudek staff reviewed historical e-permits available online via Placer County Building Services on February 21, 2022.

APN 110-081-032 permits are as follows:

- 2017: Minor Use Permit for interior alterations (Permit no. PLN17-00345)

Historical Newspaper Review

Dudek reviewed historical newspapers from Placer County to understand the development of the subject properties and the Project area. These documents were used in the preparation of Section 3 of this report.

Historical Sanborn Map Review

Dudek conducted a review of historical Sanborn Map Company fire insurance maps covering Placer County and the City of Truckee as part of the archival research effort for the proposed Project. The subject property does not fall within the mapped area of the county and census-designated places.

Historical Aerial Photographs and Topographic Map Review

Dudek conducted a review of historical aerial photographs as part of the archival research effort for the proposed Project from the following years: 1948, 1953, 1969, 1984, 1992, 1998, 2005, 2009, 2010, 2016, 2012, 2014, 2016, 2018, and 2020. A review of historical topographic maps was conducted as part of the archival research effort for the proposed Project from the following years: 1957, 1959, 1963, 1965, 1971, 1974, 1977, 1991, 1994, 2012, 2015, and 2018. Although many of the ariel photographs have poor image quality, a discussion of legible aerials is located in Section 3, the Historic Context (NETR 2022: np; UCSB 2021: np).

2.3 Field Survey

Dudek Architectural Historian Erin Jones, MA conducted an in-person field survey of the Project area on December 6, 2021. The survey focused on documenting the built environment properties potentially affected by the Project. The survey entailed walking the entire Project area to document the exterior conditions of all properties proposed for demolition or renovation as part of the Project, as well as buildings and structures that are immediately adjacent to proposed Project activities. Each property was documented with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and historic landscape features in the APE. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Survey photographs of the APE were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Sacramento, California, office.

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3 Historic Context

This chapter provides an overview of the history of the Project area, and specific relevant historical information on the built environment buildings located in the study area.

3.1 Historical Overview

Prehistoric nomadic tribes who spent their winters in the Nevada desert and California valleys were the earliest known inhabitants to occupy the Truckee area. These inhabitants were the ancestors of the Washoe, Maidu, and Paiute Indian Tribes, who traveled through the mountain meadows and forests collecting edible and medicinal roots, seeds, and marsh plants (Coates 2022b: np; Native Land Digital 2022: np).

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican American War, signals the beginning of the American Period when California became a territory of the United States (Starr 2015: 81; Hoover et al. 2002: 301).

Initial Euroamerican exploration of the area occurred in the early 1830s, approximately thirty years before initial Euroamerican settlement. A Paiute Chief, for which the City of Truckee is named, guided the first explorers through the area and continued to shepherd emigrants west after gold was discovered at Coloma in 1848 (Coates 2022a: np). The discovery, which marked the beginning of the American Period resulted in a surge of migrants entering California in search of easily-acquired wealth and rapid infrastructure development (County of Placer 2022a: np; County of Placer 2022c: np). In 1859, the Central Pacific Railroad Company developed transportation routes that connected Sacramento to Virginia City, Nevada, where silver had been recently discovered. (County of Placer 2022c: np; Western Mining History 2020: np). Joseph Henry Gray, George Schaffer, and S.S. Coburn profited from the developing railroad and established the area's first waystations, businesses, and industries (Coates 2022b: np; Berkovsky 2010: np). In 1868, the community adopted "Truckee" as their growing town's name (Coates 2022b: np). Truckee's economy dwindled in the late nineteenth century until the development of the winter sports industry, which was thrust into the national spotlight during the 1960 Winter Olympics, rejuvenated the region's economy. During the mid and late-twentieth century, five winter resorts were developed in the Truckee area, including Northstar California, which was named Northstar at Tahoe Ski Resort from 1971 to 2011, which the subject buildings located within the APE were developed to support (Coates 2022b: np; Letailleur 2022, np). Today, Truckee remains a small town with an approximate population of 16,231 residents (Statistical Atlas 2022: np).

3.2 Early History of Placer County

Initial Euroamerican exploration of the area occurred in 1833 when fur trapper and explorer Joseph R. Walker traversed the Humboldt Sink while forging a portion of the California Trail between Fort Hall Idaho and the Humboldt Sink. In 1844, John C. Fremont led a governmental survey to map the Humboldt Sink but, before Fremont's maps were finalized, the Stephens-Townsend-Murphy wagon party attempted to traverse the area on their way to

Sacramento. Walker, Fremont, and members of the wagon party reportedly met the Native Chief, who introduced himself with "tro-kay" or "all is well" (Richards 2022a: np). Euroamericans mistook the Chief's greeting as his name and, as they settled in new places, the Chief's given name spread. As the number of migrants increased in the late 1840s, Chief Truckee guided travelers through the Sierra Pass and into California. By the time Chief Truckee died in 1860, he had assisted thousands of emigrants migrating west (Berkovsky 2010: np; Coates 2022b: np). The name "Truckee" became widely used to describe the Sierra Pass, the river, and the lake near where westward-bound emigrants met the Paiute Chief until the Donner Party tragedy in 1846 (Gudde 1988: 400; Kyle 2002: 271).

In 1846, the Donner Party, a wagon train of eighty-nine men, women, and children, followed the California Trail to the Truckee area and attempted to cross through the mountain pass into neighboring counties. The party arrived in Truckee in late October and heavy storms stranded the Donner Party members near Lake Truckee, which was later renamed for the ill-fated party. By the time the party was rescued in the spring of 1847, only forty-eight of the eighty-nine emigrants that left Missouri in 1846, survived. The Donner Party's harrowing tale of surviving in the Sierra Nevada Mountains during the peak of winter highlighted the incredible risks inherent on the Overland Route and California Trail but did little to slow the pace of migration. The Donner Party tragedy became a cautionary tale for westward-bound emigrants that was immortalized when Truckee Pass and Truckee Lake were renamed for the Donner Party (Truckee Chamber of Commerce 1997: np).

In 1848, with the signing of the Treaty of Guadalupe Hidalgo, California became a territory owned by the United State of America and, within days, James Marshal discovered gold at John Sutter's Coloma Sawmill. In the following weeks, months, and years, gold-seekers flooded California's rural counties, including the area between Lake Tahoe, Sacramento, and Yuba counties to harvest the region's abundant lodes of placer gold (Hoover et al. 2002: 307; County of Placer 2022c: np). In 1851, Placer County, named for the area's placer goldfields, was formed from the southeast portions of Sutter and Yuba counties (California State Association of Counties 2014: np). Placer County's west boundary extends to Sacramento Valley at Roseville while the east boundary reaches Nevada State Line (County of Placer 2022a: np).

In 1861, following the discovery of silver in Virginia City, Nevada, the Central Pacific Railroad Company developed the Dutch Flat-Donner Lake Wagon Road, a toll road that connected present-day Sacramento over Donner Summit and into Nevada. Within a short time the Central Pacific Railroad Company, the parent company of the Dutch Flat-Donner Lake Wagon Road Company, began to profit from the toll road and within a short time mapped their branch of the transcontinental railroad through Donner Pass to profit from the families migrating west via the railroad. (Duncan 2001: 373; Western Mining History 2020: np; County of Placer 2022c: np).

3.3 Town of Truckee

Several settlements were established on the shores of Donner Lake immediately after the Dutch Flat-Donner Lake Wagon Road opened. One of the first settlements, J.D. Pollard's Station, was a small resort and hotel located at the west end of Donner Lake. At its peak, Pollard's Station had a general store, two hotels, and a sawmill. The hotel burned down in 1867 and was rebuilt only to be destroyed again in another fire. With the building of the railroad, Pollard did not see a need to rebuild the hotel near the stagecoach stop and the residents moved east to Gray's Waystation and Coburn Station, which had been established on the east shore of Donner Lake in 1863 (Coates 2022b: np; Historical Marker Project 2022, np; Coates 2022d: np; Duncan 2001: 373;).

In 1863, Joseph Henry Gray established a log waystation, a tavern, and a travel lodge near the East Shore of Donner Lake (Coates 2022b: np; Coates 2022d: np). Gray was born in Middleton County in Durham, England and emigrated

to Pennsylvania in the late 1820s. In 1833, Gray moved to Iowa before relocating to Illinois in 1834. In 1849, Gray emigrated west to California, seeking to profit from the Gold Rush. Once in Sacramento County, California, Gray purchased land and became a proprietor of the "Fourteen Mile House," a station and inn located in present-day Citrus Heights. In 1863, Gray moved to the Truckee area shortly after the Dutch Flat-Donner Lake Wagon Road was developed and established a trading post and wagon stop referred to as Gray's Log Waystation, which local settlers adopted at the area's name (Coates 2022b: np; Coates 2022d: np). 1865, S.S. Coburn arrived at Gray's Waystation and established a railroad station, in preparation for the Central Pacific's developing railroad, and a public house for drivers who were traveling further west along the wagon road. Consequently, the name "Coburg's Station" replaced "Gray's Log Waystation" as the settlement's name (Duncan 2001: 373; Coates 2022b: np; Berkovsky 2010: np; Coates 2022d: np).

In the early 1860s, George Schaffer, a German immigrant, also settled in the Truckee area and hoped to profit from the developing Central Pacific Railroad. Schaffer was born in Germany before his family emigrated to Pennsylvania, and later to Iowa. In 1861, Schaffer relocated to Carson City, Nevada, and established a sawmill in the upper watershed of Clear Creek. With his brother, Schaffer sold lumber to the growing Virginia City. Shortly after the Central Pacific reached Coburg Station in 1866, Schaffer moved to Truckee and partnered with Gray to establish the first area sawmill and toll bridge, which spanned the Truckee River. In 1867, the Central Pacific shipped the first load of lumber harvested by Gray and Schaffer's lumber company regional mining towns (Coates 2022b: np; Coates 2022d: np; Truckee Chamber of Commerce 1997: np). Schaffer also privately established the first water system and acted as a prominent booster and public figure in the area (Coates 2022d: np).

Construction of the railroad and the extension of the mines in Virginia City caused Truckee's lumber mills to flourish (Western Mining History 2020: np). Timber demand continued to increase as more towns were settled along the rail line. Upon completion of the railroad, new industries were established in Truckee. The Boca Brewing Company, in operation from 1875 to 1892, opened in Truckee and shipped products all over the world (Truckee Chamber of Commerce 1997: np). In 1900 the Floriston Mill opened and manufactured wrapping paper used for California produce export. The ice-harvesting industry boomed and ultimately changed the way produce was shipped, mines were cooled, and how people drank beverages (Coates 2022b: np; Berkovsky 2010: np). The railroads adapted to meet the needs of these innovations, creating new refrigerated cars to ship cold goods all over the country (Duncan 2001: 373; Truckee Chamber of Commerce 1997: np).

By the spring of 1868, the growing town discarded the name Coburn's Station and formally adopted the name "Truckee". Truckee, developed along both sides of the now operational Central Pacific Railroad, had a post office, a hotel, twenty commercial establishments, many of them saloons, and fifty buildings. The town's growth attracted industrialist Elle Ellen, a German emigrant that arrived in the United States in 1845. Ellen established the second sawmill and the first shingle mill near Truckee at Trout Creek (Coates 2022d: np). In the Summer of 1868, the buildings on the south side of the railroad tracks were destroyed in a fire (Coates 2022b: np; Coates 2022d: np). A series of fires between 1868 and 1871 destroyed town infrastructure and Ellen's sawmill (Coates 2022b: np). By 1878, Ellen had reconstructed the mill, a millpond, and a flume from Trout Creek canyon to the railroad in Truckee and established the largest lumber operation in the Truckee area (Coates 2022d: np).

Chinese emigrants, fleeing famine, floods, and civil war, arrived in Truckee in waves beginning in the early 1860s and were fundamental in the establishment of the local railroad, lumber, and hop industries. Chinese residents established restaurants, laundries, and markets and engaged in the local economy. Despite their importance to the growing town, the Chinese community was not allowed to assimilate with the established white population or build dwellings near the town core. In 1867, workers in Truckee and Clovis, California, staged a peaceful work stoppage

to protest poor working conditions and low pay (Coates 2022b: np; Truckee Chamber of Commerce 1997: np). The eight-day strike ended after Charles Crocker, superintendent of the Central Pacific Railroad, halted food and supply shipments to railroad camps. The laborers returned to work and did not receive a raise in compensation or a change in working conditions. The peaceful demonstration inspired similar movements, only to fuel racial tensions between Chinese and white settlers. Between 1868 and 1878, arson destroyed Truckee's China Town, the second-largest Chinese enclave on the Pacific Coast, four times (Coates 2022b: np; Berkovsky 2010: np; Fuchs 2017: np). Following the 1878 fire, tensions rose between white and Chinese residents over where the new China Town would be located. Eventually, after threats of violence, the new China town was established on the south bank of the Truckee River, opposite the main town (Fuchs 2017: np). In 1886, during a nationwide anti-Chinese movement, Truckee's "Caucasian League" ordered Chinese residents to leave town peacefully or be forced out on Central Pacific boxcars. The Chinese residents, who were early Truckee-area settlers and fundamental players in the local economy and industries, threatened to monopolize the local logging industry. Using the slogan "the Chinese must go," white locals boycotted Chinese businesses and refused to sell goods to Chinese residents. Within nine weeks, Chinese residents were forced to abandon a community they were crucial in establishing (Coates 2022b: np; Berkovsky 2010: np; Fuchs 2017: np).

3.4 Truckee as a Winter Resort Destination

The development bubble that fueled Truckee through its early years burst in the late 1880s. The town's lumber and ice harvesting industries withered, and the economy depressed rapidly. In 1896, Charles McGlashan profited on an early winter storm by marketing recreational activities to disembarked train passengers during their stay in town. McGlashan's venture was successful and, within a year, the town developed an ice palace in the middle of downtown, complete with a skating rink and toboggan run. Soon, a second ice palace was built to accommodate a winter carnival, which became an annual event that attracted over 10,000 visitors each year. New activities, including dogsled racing, sleigh rides, and skiing, developed as the winter resort industry in Truckee grew (Coates 2022d: np; Truckee Chamber of Commerce 1997: np).

Tourists traveling to Tahoe for recreation first arrived via the railroad but, as automobiles became America's primary mode of transportation, new roads were constructed throughout the Truckee region. In the early twentieth century, an unpaved state highway was constructed over Donner Pass. In the 1920s, the road was paved and renamed the Victory Highway. It was later improved to become the Lincoln Highway, or Highway 40. Highway 40 was eventually replaced by I-80, which runs over Donner Pass and through Truckee (Duncan 2001: 373; Truckee Chamber of Commerce 1997: np).

New activities emerged, including the formation of the 1928 Sierra Dog Derby Association. The annual dog derby ran from Tahoe Tavern, on Lake Tahoe, to Truckee. Expanding beyond downtown Truckee in 1919, winter sleigh rides to Donner Lake also became a popular winter activity. During the economic downturn of the 1920s, camping offered families an inexpensive activity that took advantage of the giant outdoor playground that is the Sierra (Coates 2022c: np; Gordon 2022b: np). Films, notably the Charlie Chaplin film *Gold Rush*, and the 1960 Winter Olympics, hosted at the Palisades Tahoe ski resort (Formerly named Squaw Valley), displayed the Truckee area as the ideal winter destination to a worldwide audience (Coates 2022b: np; Truckee Chamber of Commerce 1997: np). During the mid to late-twentieth century, fifteen ski resorts, encompassing 27,000 acres of terrain, developed in the Tahoe Basin. Of the fifteen resorts, one-third of them are located in the Truckee area, including the Northstar California ski resort, which the subject buildings located within the APE were developed to support (Letailleur 2022: np).

3.5 Northstar Community Services District (NCSD)

The Northstar California resort (originally named Northstar at Tahoe) was developed in 1972 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, developed and operated winter resorts and manufactured industrial insulation and vinyl siding. In 1949, Fibreboard acquired thousands of acres of land in and around Martis Valley for a tree farm (International Directory of Company Histories 1997: np). Burgess, Chairman of the Board of Directors at Fibreboard in the 1960s, was inspired by the 1960s Winter Olympics, founded the Trimont Land Company, and established ski resorts on Fibreboard-owned land near Mount Pluto, Lookout Peak, and Martis Peak. In 1972, Burgess opened a fourth resort, Northstar at Tahoe, using the advertisement campaign "Everything in the Middle of Nowhere" (Tahoe Mountain Real Estate 2020: np). The Initial wave of development at the resort included resort lodging, trail systems as well as Map ID 1, an office building, and two fire stations, including Map ID 2. In 1973, the Oregon-based Louisiana-Pacific, a western forest product corporation, was established after Georgia-Pacific's monopoly on the industry was broken. In 1976, Louisiana-Pacific acquired Fibreboard and its winter resort holdings. Louisiana-Pacific did not continue to develop Northstar at Tahoe and, by 1979, only the subject buildings developed in the APE (Map IDs 1 and 2), and a portion of the planned village had been constructed. In 1988, lawsuits prompted Louisiana-Pacific to divest itself of Fibreboard (International Directory of Company Histories 1997: np; Tahoe Mountain Real Estate 2020: np).

In 1991, NCSD was formed to provide Northstar at Tahoe Ski Resort, still owned by the Fibreboard, with services including emergency, disaster, trail, and road management, as well as other governmental services. NCSD used Map ID 1 as their administrative office building until 1997, when Booth Creek Ski Holdings, Incorporated, purchased the resort and continued development of resort accommodations. In 2011, Vail Resorts, Incorporated, purchased the operations management for Northstar at Tahoe Ski Resort and renamed the resort to Northstar Tahoe (Tahoe Mountain Real Estate 2020: np). In 2015, NCSD constructed a new administrative building, addressed as 900 Northstar Drive, which is located directly north of Map ID 1, their former administrative office. In 2017, Map ID 1 underwent interior alterations that included removing dividing walls and cubicles so the space could be used by the new occupant, Little Gems of the Sierra, a preschool (NCSD 2018a, np; Tahoe Mountain Real Estate 2020: np; Placer County Building Services 2017: Permit no. PLN17-00345)

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4 Results of Identification and Evaluation Efforts

Two buildings are located in the study area (Figure 4). Descriptions of the properties and historic significance summaries are presented below. For a more detailed analysis of these properties see the State of California Department of Parks and Recreation Series 523 (DPR) forms provided in Appendix B.

4.1 Map ID 1, 908 Northstar Drive (1971)

4.1.1 Property Description of Map ID 1

Map ID 1, legally sited as 904 Northstar Drive APN: 110-081-032) but addressed as 908 Northstar Drive, was developed in 1971 as an office building located in a rural, mountain setting near the Northstar at Tahoe Ski Resort (Parcel Quest 2022: np). The two-story, rectangular building does not have an apparent architectural style, but features ubiquitous, rustic-inspired materials and a design common at ski resorts across California. Map ID 1 features a moderately sloped, flat roof with eaves extending over the main and rear (west and east) elevations. The eaves feature closed soffits and false brackets. The building, constructed on a slope, is accessed via a second-story porch located on the building's main (west) elevation. The entry porch, protected by a wood banister, is sheltered by a large, centered, gable roof supported by a funicular truss system with square beam work (Exhibit 1).

Exhibit 1. Map ID 1, 908 Northstar Drive, main elevation (west). View looking southeast (IMG_787).



Two additional entrances access the first floor of Map ID 1's rear (east) elevation. The building's exterior cladding is comprised of shiplap and wood shingles. The first story is accented by a stone-veneer skirt. The building's fenestration includes bays of stacked, sliding windows in aluminum frames. Entrances are comprised of wood panel doors sheltered by gabled roofs (Exhibit 2).

Exhibit 2. Map ID 1, 908 Northstar Drive, rear elevation (east). View looking northwest (IMG_795).



4.1.2 Identified Building Alterations

Map ID 1, 908 Northstar Drive, was initially developed in 1971 as an office building that had interior dividing walls and cubicles. In 2017, the interior of Map ID 1 was renovated to feature an open floor plan (Permit no. PLN17-00345). Map ID 1's cladding appears to have been renovated in c. 2000 and the roofing material has also been updated.

4.1.3 NRHP/CRHR Evaluations

Map ID 1, 908 Northstar Drive, does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Map ID 1, 908 Northstar Drive, is associated with the growth and development of the Northstar at Tahoe Ski Resort and the larger winter resort industry in the Truckee area, Placer County, and the State of California. Although the subject building, which was originally used as an office building serving the Northstar resort, is of historic age, it does not contribute to the broad patterns associated with the winter resort culture present in the Truckee area or the development of the Northstar resort. In summary, because Map ID 1 does not have a significant association with regional development trends, Dudek does not recommend that Map ID 1 be found eligible under NRHP/CRHR Criterion A/1.

NRHP Criterion B: associated with the lives of significant persons in our past.

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research indicated that the Northstar at Tahoe resort was developed in 1971 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, acquired thousands of acres of wooded land in and around Martis Valley in 1949 (International Directory of Company Histories 1997: np). In 1961, Burgess, inspired by the 1960s Winter Olympics, founded the Trimont Land Company and developed a series of ski resorts on Fibreboard-owned property near Mount Pluto, Lookout, and Martis peaks. The Northstar at Tahoe Resort is the fourth resort Burgess developed and Map IDs 1 and 2 in the Tahoe Area were simultaneously developed in order to provide support functions. Although Burgess contributed to Fibreboard's corporate history, shaped large areas of the region's landscape, and participated in the development of the local winter resort industry after 1960, Map IDs 1 and 2 merely represent an expansion of Burgess and Fibreboard's resort holdings. As such, the resources are not recommended eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Map ID 1 is composed of ubiquitous and prefabricated industrial buildings that are considered utilitarian and do not represent a particular style of architecture. These are relatively common buildings that can be found at various resort sites throughout the state. Furthermore, the buildings and structures are not known to be the work of an important architect, builder, engineer, or designer, and are not known to have been built using an innovative construction technique. Additionally, the buildings do not embody distinctive characteristics of a type, period, or method of construction. Archival research failed to indicate any designers or architects of these buildings, and due to the ubiquitous style, they are unlikely to be the work of a master and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: have yielded, or maybe likely to yield, information important in history or prehistory.

CRHR Criterion 4: has yielded, or maybe likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for Map ID 1. Therefore, the built environment components of the subject property are recommended not eligible under Criterion D. Please see the Archaeological Report (Dudek 2023) for information on archaeological resources in the APE.

4.1.4 Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity." To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As Map ID 1, 908 Northstar Drive, was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

4.2 Map ID 2, 910 Northstar Drive (1971)

4.2.1 Property Description of Map ID 2

Map ID 2, a fire station legally sited as 904 Northstar Drive (APN: 110-081-032) but addressed as 910 Northstar Highway, was developed in 1971. The fire station is located in a rural, mountain setting directly north of the resort community, Northstar at Tahoe Ski Resort, that it serves (Parcel Quest 2022: np). The fire station does not have an apparent architectural style, but features pronounced and varied roof forms, prominent interior stairwells, and substantial entrances influenced by the Post Modern and Shed architectural styles. The three-story building was constructed on a slope that influenced the building's irregular plan. The four oversized fire engine bays located on the main (southwest) elevation are accessed via oversized metal roll-up garage doors, each featuring fixed windows in a three-over-three pattern. East of the garage bays is a metal man-door that accesses the prominent interior stairwell which leads to second-floor offices (Exhibit 3).

Exhibit 3. Map ID 2, 910 Northstar Drive, main elevation (southwest). View looking northeast (IMG_738).



The pedestrian entrance, located on the building's west elevation, features a two-story entrance sheltered by a heavily sloped roof (Exhibit 4). The building features a combination of sliding and fixed windows in metal frames. The building's man-doors are metal doors with a center fixed window and metal kickplates. The building's exterior cladding is a combination of raised seem and clapboard engineered-wood siding and raised seam metal siding, which accentuates the severely sloping elevations and roofs.

Exhibit 4. Map ID 2, 910 Northstar Drive, pedestrian entrance located on the west elevation. View looking east (IMG_727).



4.2.2 Identified Building Alterations

Map ID 2, 910 Northstar Drive, was first in 1971. Additions with shed-roofs have been added to the main (southwest) elevation and northwest elevations at unknown dates. A second-story balcony was added to the northwest elevation at an unknown date.

4.2.3 NRHP/CRHR Evaluations

Dudek recommends that Map ID 2, 910 Northstar Drive, not be found eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Map ID 2, 912 Northstar Drive, is associated with the growth and development of the Northstar at Tahoe Ski Resort and the larger winter resort industry in the Truckee area, Placer County, and the State of California. Although the subject building, a fire department that serves the Northstar resort area, is of historic age, it does not contribute to the broad patterns associated with the winter resort culture present in the Truckee area or the development of the

Northstar resort. Because Map ID 2 does not have a significant association with regional development trends, Dudek does not recommend that Map ID 2 be found eligible under NRHP/CRHR Criterion A/1.

NRHP Criterion B: associated with the lives of significant persons in our past.

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research indicated that the Northstar at Tahoe resort was developed in 1971 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, acquired thousands of acres of wooded land in and around Martis Valley in 1949 (International Directory of Company Histories 1997: np). In 1961, Burgess, inspired by the 1960s Winter Olympics, founded the Trimont Land Company and developed a series of ski resorts on Fibreboard-owned property near Mount Pluto, Lookout, and Martis peaks. The Northstar at Tahoe Resort is the fourth resort Burgess developed and Map IDs 1 and 2 in the Tahoe Area were simultaneously developed in order to provide support functions. Although Burgess contributed to Fibreboard's corporate history, shaped large areas of the region's landscape, and participated in the development of the local winter resort industry after 1960, Map IDs 1 and 2 merely represent an expansion of Burgess and Fibreboard's resort holdings. As such, the resources are not recommended eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Map ID 2 is composed of ubiquitous and prefabricated industrial buildings that are considered utilitarian and do not represent a particular style of architecture. These are relatively common buildings that can be found at various resort sites throughout the state. Furthermore, the buildings and structures are not known to be the work of an important architect, builder, engineer, or designer, and are not known to have been built using an innovative construction technique. Additionally, the buildings do not embody distinctive characteristics of a type, period, or method of construction. Archival research failed to indicate any designers or architects of these buildings, and due to the ubiquitous style, they are unlikely to be the work of a master and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to

be true for Map ID 2. Therefore, the built environment components of the subject property are recommended not eligible under Criterion D. Please see the Archaeological Report (Dudek 2023) for information on archaeological resources in the APE.

4.2.4 Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity."

To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As Map ID 2, 910 Northstar Drive, was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

5 Recommendations and Findings

A summary of findings is presented below in Table 2. As a result of Dudek's archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the NRHP and the CRHR. Therefore, none of the properties located in the study area contain historical resources under CEQA. The project finding for built environment cultural resources under CEQA the project finding is No Impact.

Table 2. Summary of Significance Evaluation Findings

Map ID	Property Type	Address	APN	Periods of Construction	NRHP/ CRHR	CEQA
1	1-3 story commercial structure; Educational building	908 Northstar Drive	110-081-030	1971	Not Eligible	No Impact
2	1-3 story commercial structure;	910 Northstar Drive	110-081-030	1971	Not Eligible	No Impact

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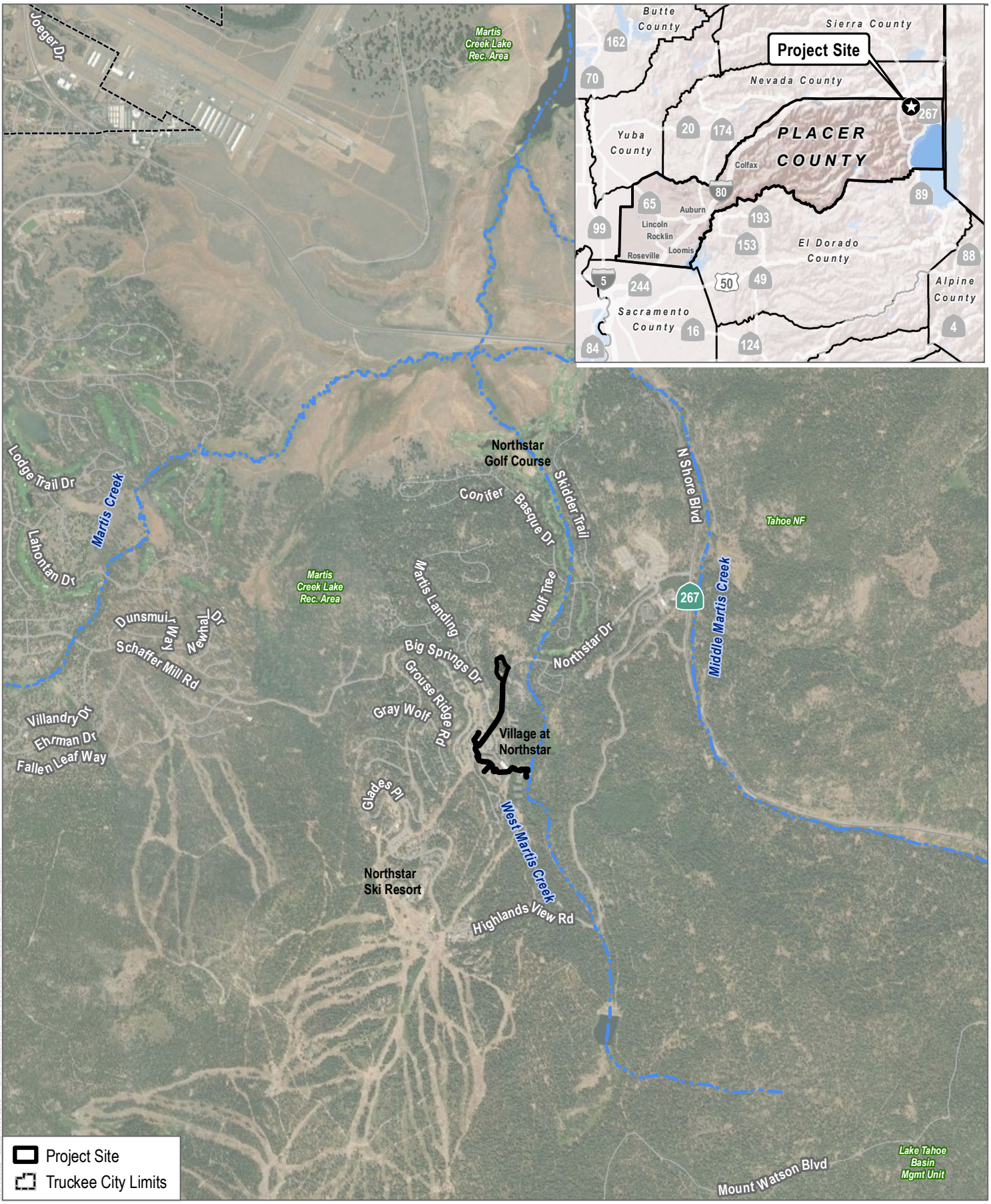
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SOURCE: ESRI Imagery 2021, Open Street Map 2019

DUDEK

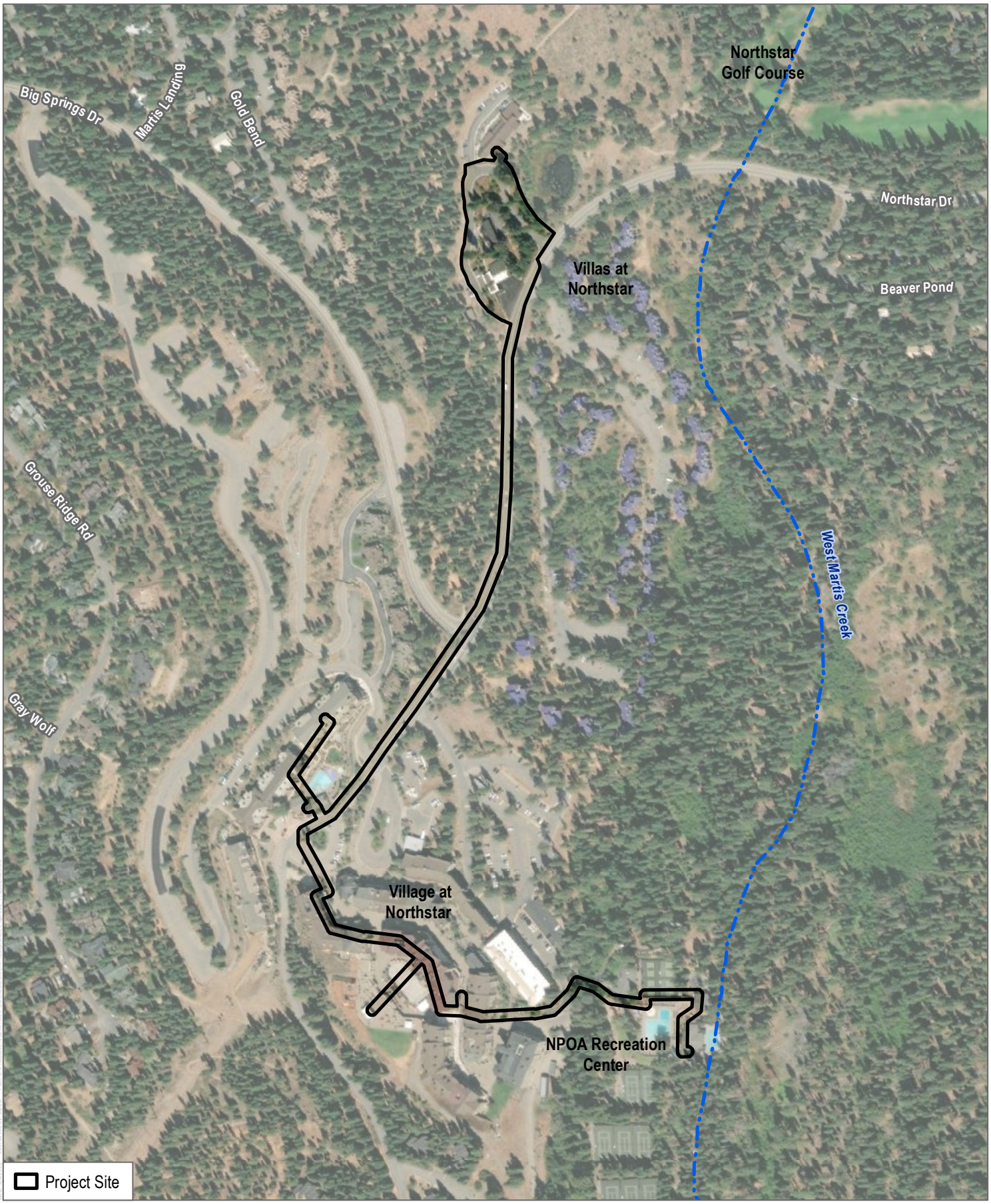
0 1,500 3,000 Feet

FIGURE 1

Project Location

Built Environment Inventory and Evaluation Report for NCSD Wood Energy System

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SOURCE: ESRI Imagery 2022, Open Street Map 2019

DUDEK

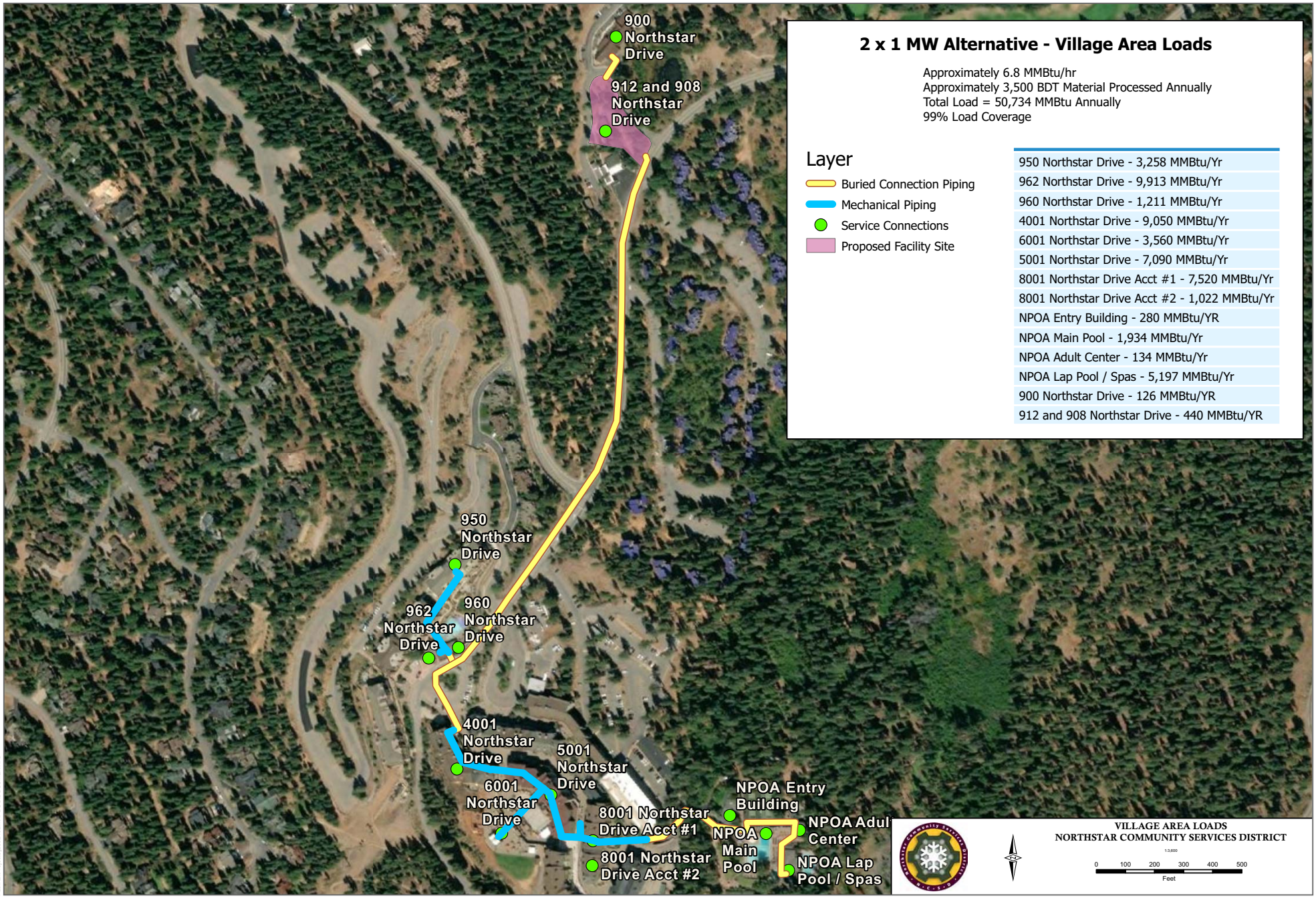
0 200 400 Feet

FIGURE 2

Project Site

Built Environment Inventory and Evaluation Report for NCSD Wood Energy System

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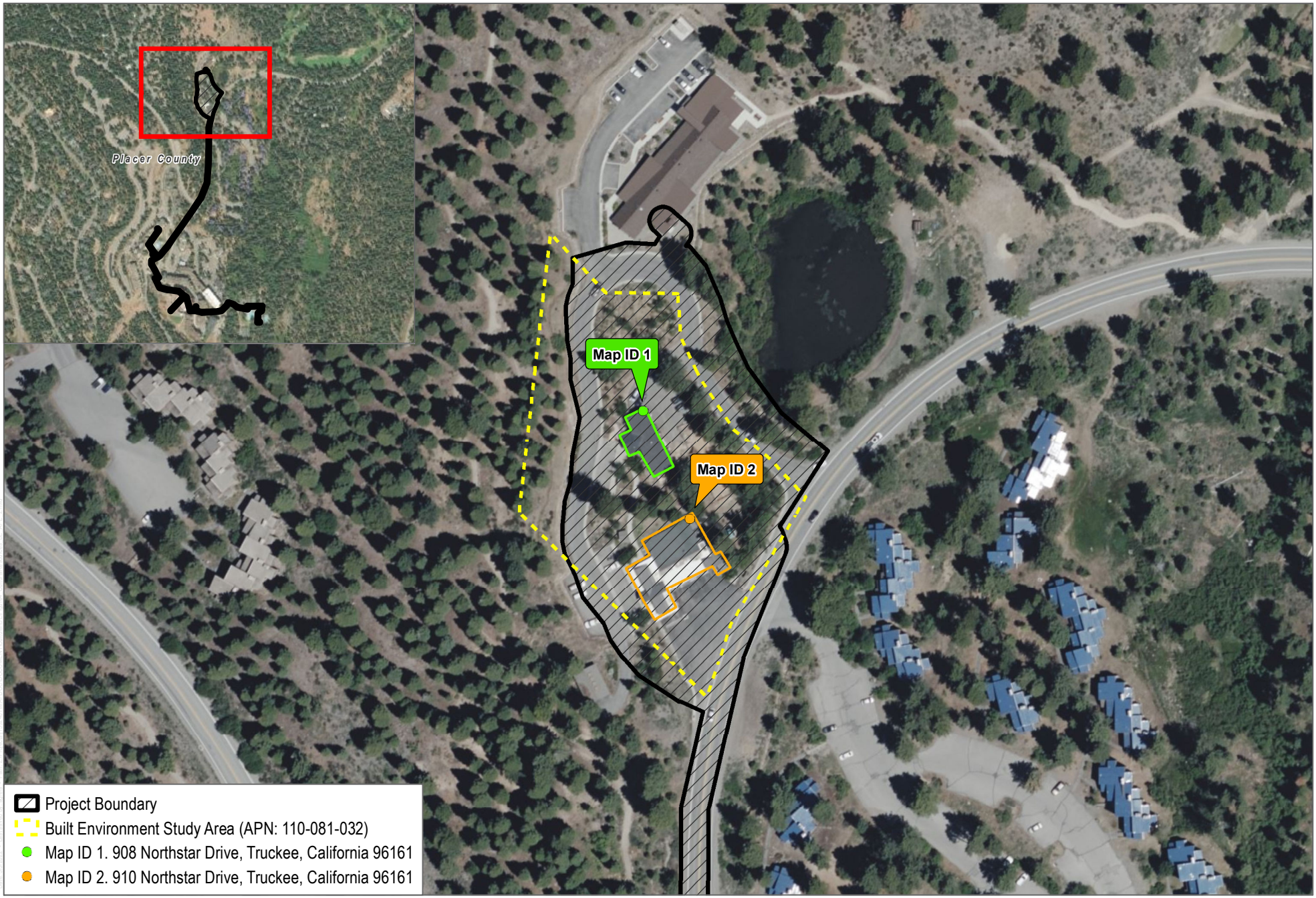


Source: Northstar Community Service District 2022

FIGURE 3

Project Components

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SOURCE: Bing 2022

DUDEK

0 100 200 Feet

0 25 50 Meters

FIGURE 4

Built Environment Study Area

Built Environment Inventory and Evaluation Report for NCSD Wood Energy System

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Appendix A
Preparers' Qualifications

Kathryn Haley, MA

SENIOR ARCHITECTURAL HISTORIAN



Education

California State University, Sacramento MA, Public History, 2004

California State University, Sacramento BA, History, 2001

Professional Affiliations

California Council for the Promotion of History

(former Treasurer)

California Preservation Foundation

Kathryn Haley (KATH-rin HAY-lee; she/her) is a historic built environment resource specialist/architectural historian with 18 years' professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP); and evaluations of built environment resources, including water management structures, buildings, and linear resources. She specializes in managing large-scale surveys of built environment resources, including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the San Jose to Merced section and Central Valley Wye section of the California High-Speed Rail Project, where she led the built environment survey, conducted property-specific research, prepared the Draft Historic Architectural Survey Report (HASR) and co- authored the environmental section for cultural resources. She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the NHPA. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.

Dudek Project Experience

On-Call Services for Department of Water Resources, Operations and Maintenance Division, State of California. Dudek was retained by the State of California's Department of Water Resources (DWR), Operations and Maintenance Division (O&M), to assist in a wide range of on-going environmental compliance efforts. Under this on-call contract, serves as project manager for a task order focused on assisting DWR in efforts to streamline cultural resources environmental documentation for O&M projects. Dudek is also preparing built environment technical reports for several projects under this contract. Led the creation of a standardized historic context statement for State Water Project (SWP), as well as Historical Resources Technical Reports for various SWP maintenance projects. Technical reports have been prepared for O&M projects at the following sites: Dyer Dam and Reservoir, Patterson Dam and Reservoir, Clifton Court Forebay, California Aqueduct Milepost 230. (2020–Ongoing)

Mitigation Implementation for 3093 Broadway (HABS and Interpretative Signage), The Martin Group, City of Oakland, Alameda County, California. Dudek was retained by The Martin Group to prepare documentation required under CEQA for the 3093 Broadway Project, which resulted in a significant impact of a CEQA historical resource. Preparation of local-level HABS documentation of the Connell Motor Company Building in Oakland, California and interpretative signage were included as mitigation requirements outlined in the EIR for this project. In coordination with the City of Oakland, Dudek assisted The Martin Group in implementation of the required mitigation. Dudek prepared the HABS documentation and created the interpretive signage for the building that documented the history of the Connell Motor Company building following its demolition in 2016 and integration of the showroom façade into the new complex located at the site completed in 2019. Tasks involved in completing this work included intensive research related to the Connell Motor Company building, writing the HABS report, and the compilation of all known existing physical evidence related to the building. Additionally, the information compiled as part of the HABS documentation was used to produce the text and graphics for the interpretative signage in the form of an informational plaque documenting the historic significance of the Connell Building that is now featured at the new complex. Provided senior-level technical support and QA/QC. (2020)

California State University, Chico, Master Plan EIR, City of Chico, Butte County, California. Served as lead architectural historian and co-author of the cultural resources technical study prepared in support of the California State University (CSU) Chico Master Plan EIR. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (2019–Ongoing)

Previous Project Experience

California High-Speed Rail from San Jose to Merced and Central Valley Wye Project Sections, California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California. For several years, served as lead historian and project coordinator for architectural history for the San Jose Merced and Central Valley Wye Project Sections. Led the built environment field surveys and property-specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the programmatic agreement written specifically for the project and in coordination with the California High-Speed Rail Authority. While working on these project sections, participated in surveying more than 1000 buildings. Played a key role in managing the survey data and evaluating built environment resources under NRHP and CRHR criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources. (2010–2018)

Feather River CEQA/NEPA Compliance, Sutter Butte Flood Control Agency, Butte and Sutter Counties, California. The purpose of this project was to assist the Sutter Butte Flood Control Agency (SBFCA) through the Section 106 compliance and permitting process with ACOE to help facilitate construction improvements along a 40-mile segment of the Feather River Levee in Sutter and Butte Counties. Led the effort to record, evaluate, and document historic built environment resources located in the project APE in consultation with ACOE and SHPO in compliance with the Programmatic Agreement (PA) for this specific project. The survey work resulted in the identification of 99 historic-era resources within the APE, which required evaluation under NRHP Criteria. Of the resources inventoried, 17 resources were found to be eligible for the NRHP. Two of these resources are linear water conveyance/flood control structures; the Feather River Levee and the Sutter-Butte Canal. Worked extensively with ACOE in the process of documenting the historic-era built environment resources located in the APE as well as preparing FOE analysis for significant built environment resources. Helped establish efficient and appropriate mitigation measures for properties adversely affected by the project. (2012–2016)

Erin Jones, MA

ARCHITECTURAL HISTORIAN



Erin Jones (*AIR-in JO-nes; she/her*) is a highly committed, well-qualified cultural resource manager with experience co-authoring National Historic Landmark nominations, authoring historic context statements, California Department of Parks and Recreation (DPR) 523 forms, and architectural building descriptions. Ms. Jones has demonstrated experience with the National Historic Preservation Act (NHPA), the National Environmental Policy Acy (NEPA), the California Environmental Quality Act (CEQA), Section 106, Historic Resource Evaluation Reports (HRER), Historical Resource Inventories (HRI), Environmental Impact Report (EIR) chapters, Historic American Building Survey (HABS) level documentation, reconnaissance and intensive level surveys, archival research, cultural landscapes, and geographic information systems (GIS).GIS. Ms. Jones meets the Secretary of the Interior's Professional Qualification Standards for architectural history.

Education

California State University, Sacramento
Master of Arts Public History with Honors, Spring 2021

University of Oregon
Bachelor of Arts History, Fall 2017

Relevant Project Experience

Master Plan, California State University, Monterey Bay, Seaside, California. Dudek was retained by California State University (CSU), Monterey Bay, to complete a built environment inventory and evaluation report in support of the Master Plan EIR. This study involved archival research, survey, recordation, and evaluation of 11 campus buildings more than 45 years old that are proposed for demolition/substantial alteration as part of the proposed "Near-Term Projects" in the Master Plan. Ms. Jones provided assistance conducting background research and drafting historic context statements for this project. (2021- present)

Historical Resources Inventory and Evaluation Report for the 1535-1575 Industrial Avenue Warehouse Project, San Jose, California. Ms. Jones worked as an architectural historian and author of the Historical Resources Inventory and Evaluation Report for the 1535-1575 Industrial Avenue Warehouse Project which proposes to demolish the existing buildings on the Project site and construct a single-story 71,550 square-foot concrete tilt-up building with a loading dock and adjacent parking lot. Ms. Jones role in the project includes the review of the California Historical Resources Information Systems (CHRIS) records search; conducting a pedestrian survey of the Project area; building development and archival research; authoring the historic context statement; evaluation of property for the NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; an assessment of impacts to historical resources in compliance with CEQA Guidelines and the City of San José's Historic Preservation Ordinance. (2021)

1400 Thompson Avenue Project, Santa Cruz County, California. Served as the architectural historian and co-author of the Historic Resources Evaluation Report for the 1400 Thompson Avenue Project. The project proposed to demolish the existing buildings and subdivide the site into four new parcels that will be sold and developed individually. Dudek was retained by a private homeowner to complete the report in support of the proposed project. Ms. Jones's role in the preparation of the study included extensive archival research; authoring the historic context; evaluation of property for the NRHP, CRHR, California Historical Landmark, and local eligibility

criteria and integrity requirements; an assessment of impacts to historical resources in compliance with CEQA; and the preparation of the accompanying DPR forms. (2021)

Phase I Historic Resources Technical Report, Building 7045, Devereux Gymnasium, West Campus, University of California, Santa Barbara. Ms. Jones acted as an architectural historian and co-author of the Cultural Resources Inventory and Evaluation Report for the Phase I Historic Resources Technical Report (report), Building 7045, Devereux Gymnasium on the West Campus of University of California, Santa Barbara. Dudek was retained by the University of California, Santa Barbara (UCSB) to complete the report funded by federal funds from the National Endowment for the Humanities (NEH), making it subject to federal review under Section 106 of the National Historic Preservation Act of 1966 (16U.S.C. 470f), the regulations found at 36 CFR Part 800, and pursuant to the National Programmatic Agreement among the National Endowment for the Arts, National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation Regarding Implementing Section 106 of the National Historic Preservation Act for National Endowment for the Arts Grants (Section 106). The Project is also subject to review under CEQA and Public Resources Code (PRC) Sections 5024 and 5024.5 for state-owned resources. The purpose of this HRTR is to determine if the Project has the potential to affect historic properties pursuant to Section 106 or would impact any historical resources pursuant to CEQA (hereafter referred to as historic properties). Ms. Jones's role in the project included conducting archival and building development research for Building 7045, Devereux Gymnasium; co-authoring of the historic context covering the development of the Devereux School and UCSB campus; writing building descriptions; evaluating the building for the NRHP, CRHR, California Historical Landmark (CHL), and Santa Barbara County local eligibility criteria and integrity requirements; and the preparation of the accompanying DPR forms. (2021)

Built Environment Inventory and Evaluation for the Northgate Town Square Project, San Rafael, California. Ms. Jones served as an architectural historian and co-author of the Built Environment Inventory and Evaluation for the Northgate Town Square Project. Dudek was retained by Merlone Geier Management, LLC to prepare a Built Environment Inventory and Evaluation Report for the proposed Northgate Town Square Project (Project). As currently planned, the proposed Project consists of the phased redevelopment of the existing 44.76-acre Northgate Mall complex and stand-alone buildings (Project site). This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, and all applicable local guidelines and regulations to assess potential Project-related impacts to built environment resources under CEQA. Ms. Jones's role in the preparation report included biographical research for the architects that contributed to the building of Northgate Town Square and the preparation of a DPR 523 for the Northgate complex and a continuation DPR523 form for an adjacent neighborhood. (2021).

650 North King Road, Santa Clara County, California. Served as the architectural historian and author of the Standalone DPR 523 form for the 650 North King Road Project. Ms. Jones conducted archival, map, aerial, property, and building development, research; conducted an evaluation of property for the NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; an assessment of impacts to historical resources in compliance with CEQA; and prepared the DPR 523 form (2021)

Publications

Jones, Erin T. 2021. "Sutter County Century Farmers." Graduate Practicum. June 2021.

Awards

The George Bramson Award for Historic Preservation. 2021. Awarded for original work documenting Sutter County's Historic Vernacular Landscape.

Appendix B
DPR Forms

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6z

Other Listings_____
Review Code Reviewer Date

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 908 Northstar Drive
P1. Other Identifier: Little Gems of the Sierra

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Placer **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Martis Peak **Date** 2018 **T** 17N; **R** 17E **of Sec** 32 ; Mount Diablo **B.M.**

c. Address 908 Northstar Drive City Truckee Zip 96161

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 748421.00 mE / 4351949.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number (APN): 110-081-030

***P3a. Description**: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

908 Northstar Drive, legally addressed as 904 Northstar Drive APN: (110-081-032), was developed in 1971 as an office building located in a rural, mountain setting near the Northstar at Tahoe Ski Resort (Parcel Quest 2022: np). The two-story, rectangular building does not have an apparent architectural style, but features ubiquitous, rustic-inspired materials and a design common at ski resorts across California. ***See continuation sheet.***

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial structure; H15. Educational building



***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

***P5b. Description of Photo:** 908 Northstar Drive's main (west) elevation, looking southeast (IMG_787).

***P6. Date Constructed / Source:**
☒ Historic ☐ Prehistoric ☐ Both
1971 (Tahoe Mountain Real Estate 2020: np)

***P7. Owner and Address:**
Northstar Community Service District (NCSD)
900 Northstar Drive
Truckee, California 96161

***P8. Recorded by:** (Name, affiliation, and address) Erin Jones, MA
Dudek
1102 R Street
Sacramento, Ca 95811

***P9. Date Recorded:** December 6, 2021.

***P10. Survey Type:** (Describe) Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dudek. 2022. "Built Environment Inventory and Evaluation Report for NCSD Biomass Energy System." Prepared for NCSD, February 2022.

***Attachments:** ☐NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 908 Northstar Drive ***NRHP Status Code** 6Z

***B1.** Historic Name: 908 Northstar Drive

***B2.** Common Name: Little Gems of the Sierra

***B3.** Original Use: NSCD Office Building ***B4.** Present Use: Educational Facility (preschool)

***B5. Architectural Style:** None.

***B6. Construction History:** (Construction date, alterations, and date of alterations)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: Unknown. b. Builder: Unknown.

***B10. Significance: Theme** N/A **Area** N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

908 Northstar Drive, does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. * **See Continuation Sheet**

B11. Additional Resource Attributes: (List attributes and codes) none.

***B12. References:**

* **See Continuation Sheet**

B13. Remarks:

***B14. Evaluator:** Erin Jones, Dudek

***Date of Evaluation:** December 6, 2021

(This space reserved for official comments.)

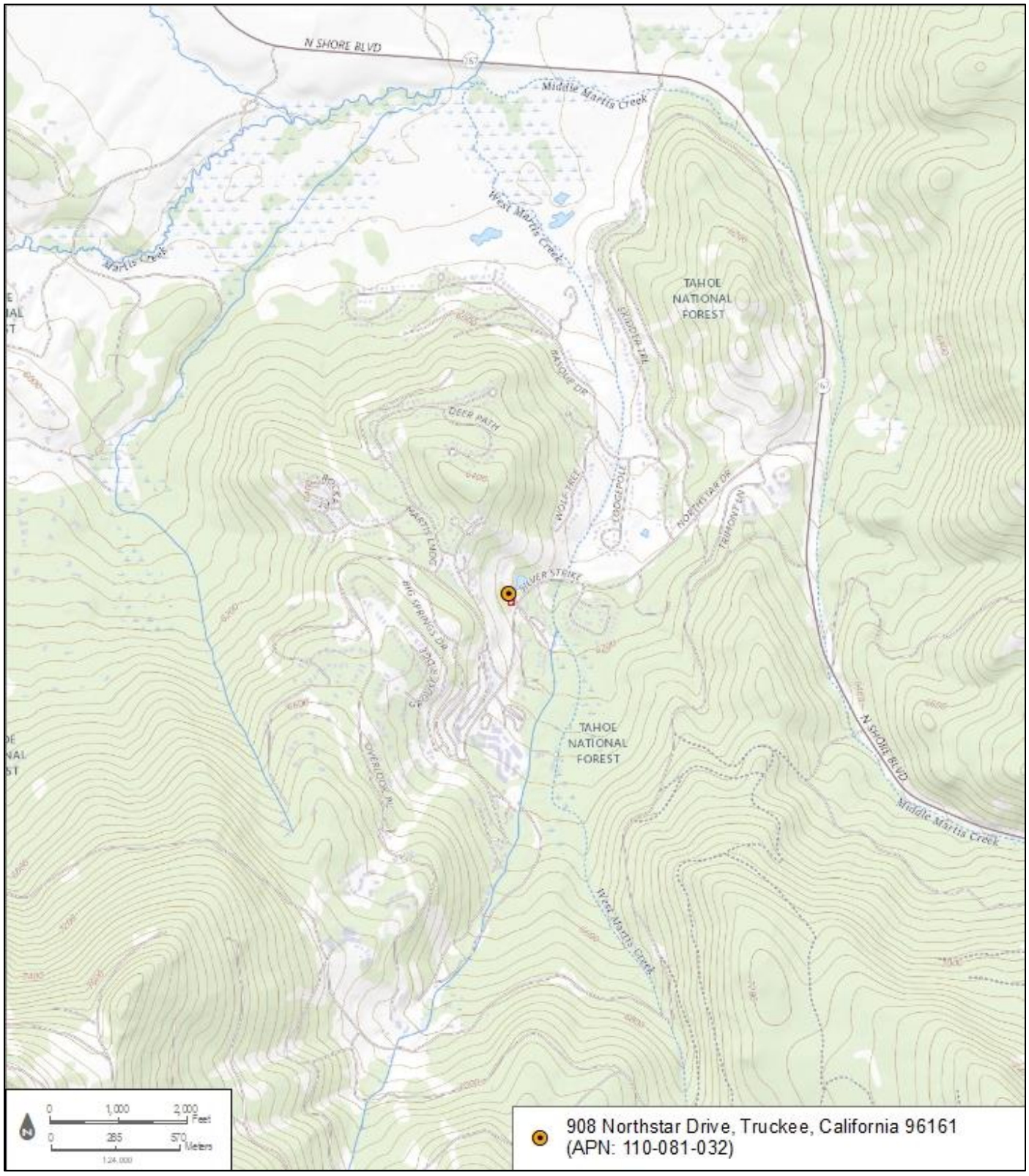


State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 9 ***Resource Name or #** (Assigned by recorder) 9## Northstar Drive
***Map Name:** Martis Peak, Truckee, California ***Scale:** 1,24:000 ***Date of map:** 2022



***P3a. Description (Continued):**

908 Northstar Drive features a moderately sloped, flat roof with eaves extending over the main and rear (west and east) elevations. The eaves feature closed soffits and false brackets. The building, constructed on a slope, is accessed via a second-story porch located on the building's main (west) elevation. The entry porch, protected by a wood banister, is sheltered by a large, centered, gable roof supported by a funicular truss system with square beam work (Photograph 2).



Photograph 2. 908 Northstar Drive, main elevation (west). View looking southeast (IMG_787).

Two additional entrances access the first floor of Map ID 1's rear (east) elevation. The building's exterior cladding is comprised of shiplap and wood shingles. The first story is accented by a stone-veneer skirt. The building's fenestration includes bays of stacked, sliding windows in aluminum frames. Entrances are comprised of wood panel doors sheltered by gabled roofs (Photograph 3).



Photograph 3. 908 Northstar Drive, rear elevation (east). View looking northwest (IMG_795).

***B10. Significance (Continued):**

908 Northstar Drive, does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

Historic Context

The Northstar California resort (originally named Northstar at Tahoe) was developed in 1972 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, developed and operated winter resorts and manufactured industrial insulation and vinyl siding. In 1949, Fibreboard acquired thousands of acres of land in and around Martis Valley for a tree farm (International Directory of Company Histories 1997: np). Burgess, Chairman of the Board of Directors at Fibreboard in the 1960s, was inspired by the 1960s Winter Olympics, founded the Trimont Land Company, and established ski resorts on Fibreboard-owned land near Mount Pluto, Lookout Peak, and Martis Peak. In 1972, Burgess opened a fourth resort, Northstar at Tahoe, using the advertisement campaign "Everything in the Middle of Nowhere" (Tahoe Mountain Real Estate 2020: np). The Initial wave of development at the resort included resort lodging, trail systems as well as 908 Northstar Drive, an office building, and two fire stations, including Map ID 2. In 1973, the Oregon-based Louisiana-Pacific, a western forest product corporation, was established after Georgia-Pacific's monopoly on the industry was broken. In 1976, Louisiana-Pacific acquired Fibreboard and its winter resort holdings. Louisiana-Pacific did not continue to develop Northstar at Tahoe and, by 1979, only the subject buildings developed in the APE (Map IDs 1 and 2), and a portion of the planned village had been constructed. In 1988, lawsuits prompted Louisiana-Pacific to divest itself of Fibreboard (International Directory of Company Histories 1997: np; Tahoe Mountain Real Estate 2020: np).

In 1991, NCSD was formed to provide Northstar at Tahoe Ski Resort, still owned by the Fibreboard, with services including emergency, disaster, trail, and road management, as well as other governmental services. NCSD used 908 Northstar Drive as their administrative office building until 1997, when Booth Creek Ski Holdings, Incorporated, purchased the resort and

continued development of resort accommodations. In 2011, Vail Resorts, Incorporated, purchased the operations management for Northstar at Tahoe Ski Resort and renamed the resort to Northstar Tahoe (Tahoe Mountain Real Estate 2020: np). In 2015, NCSD constructed a new administrative building, addressed as 900 Northstar Drive, which is located directly north of 908 Northstar Drive, their former administrative office. In 2017, 908 Northstar Drive underwent interior alterations that included removing dividing walls and cubicles so the space could be used by the new occupant, Little Gems of the Sierra, a preschool (NCSD 2018a, np; Tahoe Mountain Real Estate 2020: np; Placer County Building Services 2017: Permit no. PLN17-00345)

NRHP/CRHR Evaluations

NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

908 Northstar Drive, is associated with the growth and development of the Northstar at Tahoe Ski Resort and the larger winter resort industry in the Truckee area, Placer County, and the State of California. Although the subject building, which was originally used as an office building serving the Northstar resort, is of historic age, it does not contribute to the broad patterns associated with the winter resort culture present in the Truckee area or the development of the Northstar resort. In summary, because 908 Northstar Drive does not have a significant association with regional development trends, Dudek does not recommend that 908 Northstar Drive be found eligible under NRHP/CRHR Criterion A/1.

NRHP Criterion B: associated with the lives of significant persons in our past.

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research indicated that the Northstar at Tahoe resort was developed in 1971 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, acquired thousands of acres of wooded land in and around Martis Valley in 1949 (International Directory of Company Histories 1997: np). In 1961, Burgess, inspired by the 1960s Winter Olympics, founded the Trimont Land Company and developed a series of ski resorts on Fibreboard-owned property near Mount Pluto, Lookout, and Martis peaks. The Northstar at Tahoe Resort is the fourth resort Burgess developed and Map IDs 1 and 2 in the Tahoe Area were simultaneously developed in order to provide support functions. Although Burgess contributed to Fibreboard's corporate history, shaped large areas of the region's landscape, and participated in the development of the local winter resort industry after 1960, the Subject properties merely represent an expansion of Burgess and Fibreboard's resort holdings. As such, the resources are not recommended eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

908 Northstar Drive is of utilitarian design and and does not represent a particular style of architecture. These are relatively common buildings that can be found at various resort sites throughout the state. Furthermore, the buildings and structures are not known to be the work of an important architect, builder, engineer, or designer, and are not known to have been built using an innovative construction technique. Additionally, the buildings do not embody distinctive characteristics of a type, period, or method of construction. Archival research failed to indicate any designers or architects of these buildings, and due to the ubiquitous style, they are unlikely to be the work of a master and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for 908 Northstar Drive. Therefore, the built environment components of the subject property are recommended not eligible under Criterion D. Please see the Archaeological Report (Dudek 2022) for information on archaeological resources in the APE.

Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity." To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 908 Northstar Drive, was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

***B12. References (Continued):**

Berkovsky, E. 2010. "History of the Truckee Area". Truckee Donner Historical Society. February 21, 2022. http://www.truckeehistory.org/history-of-the-truckee-area.html.

California State Association of Counties. 2014. Lassen County. Accessed September 25, 2021. https://www.counties.org/county-profile/lassen-county.

Coates, G. 2022a. "Chief Truckee". Truckee Donner Historical Society. Accessed February 21, 2022. https://www.truckeehistory.org/chief-truckee.html.

Coates, G. 2022b. "History of the Truckee Area". Truckee Donner Historical Society. February 21, 2022. http://www.truckeehistory.org/history-of-the-truckee-area.html.

Coates, G. 2022c. "The Golden Days of Truckee's Glorious Winter Carnivals". Truckee Donner Historical Society. Accessed February 21, 2022. https://www.truckeehistory.org/winter-carnivals.html.

Coates, G. 2022d. "Truckee's Notable Townspeople and Memorable Characters". Truckee Donner Historical Society. February 21, 2022. https://www.truckeehistory.org/truckees-notable-townspeople-and-memorable-characters.html.

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State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6z
Other Listings_____
Review Code Reviewer Date

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 910 Northstar Drive
P1. Other Identifier: Northstar Fire Department

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted**
*a. **County** Placer **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Martis Peak **Date** 2018 **T** 17N; **R** 17E **of Sec** 32 ; Mount Diablo **B.M.**
c. Address 910 Northstar Drive City Truckee Zip 96161
d. UTM: (Give more than one for large and/or linear resources) Zone 10S , 748422.00mE / 4351906.00 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number (APN): 110-081-030

***P3a. Description**: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

910 Northstar Drive, legally sited as 904 Northstar Drive (APN: 110-081-032), was developed in 1971. The fire station is located in a rural, mountain setting directly north of the resort community, Northstar California, that it serves (Parcel Quest 2022: np). ***See continuation sheet.***

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial structure
***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) 910 Northstar Drive, main elevation (southwest). View looking northeast (IMG_738

***P6. Date Constructed / Source:**
☒ Historic ☐ Prehistoric ☐ Both
1971 (SOURCE)

***P7. Owner and Address:**
Northstar Community Service District (NCSD)
900 Northstar Drive
Truckee, California 96161

***P8. Recorded by:** (Name, affiliation, and address) Erin Jones, MA
Dudek
1102 R Street
Sacramento, Ca 95811

***P9. Date Recorded:** 12/6/2021.

***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Dudek. 2022. "Built Environment Inventory and Evaluation Report for NCSD Biomass Energy System." Prepared for NCSD, February 2022.

***Attachments:** ☐NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 910 Northstar Drive ***NRHP Status Code** 6Z

Page 2 of 9

***B1.** Historic Name: Northstar Fire Department

***B2.** Common Name: Northstar Fire Department

***B3.** Original Use: NSCD Office Building ***B4.** Present Use: Educational Facility (preschool)

***B5. Architectural Style:** None.

***B6. Construction History:** (Construction date, alterations, and date of alterations)

910 Northstar Drive, was first in 1971. Additions with shed-roofs have been added to the main (southwest) elevation and northwest elevations at unknown dates. A second-story balcony was added to the northwest elevation at an unknown date.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architect: Unknown. b. Builder: Unknown.

***B10. Significance: Theme** N/A **Area** N/A

Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

910 Northstar Drive, does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. * **See Continuation Sheet**

B11. Additional Resource Attributes: (List attributes and codes) none.

***B12. References:**

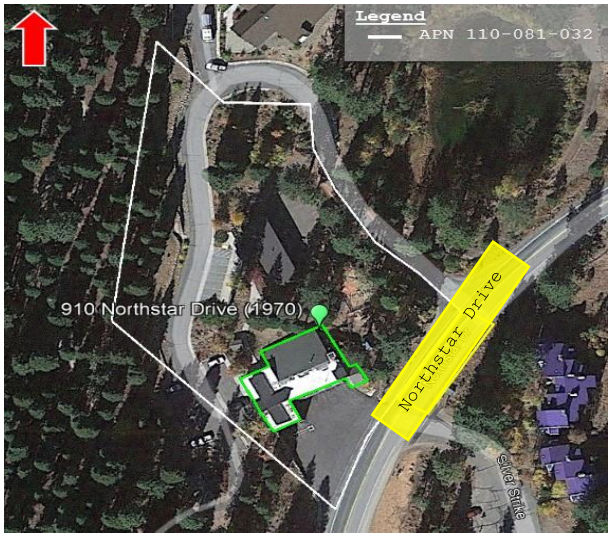
* **See Continuation Sheet**

B13. Remarks:

***B14. Evaluator**: Erin Jones

***Date of Evaluation:** December 6, 2021

(This space reserved for official comments.)

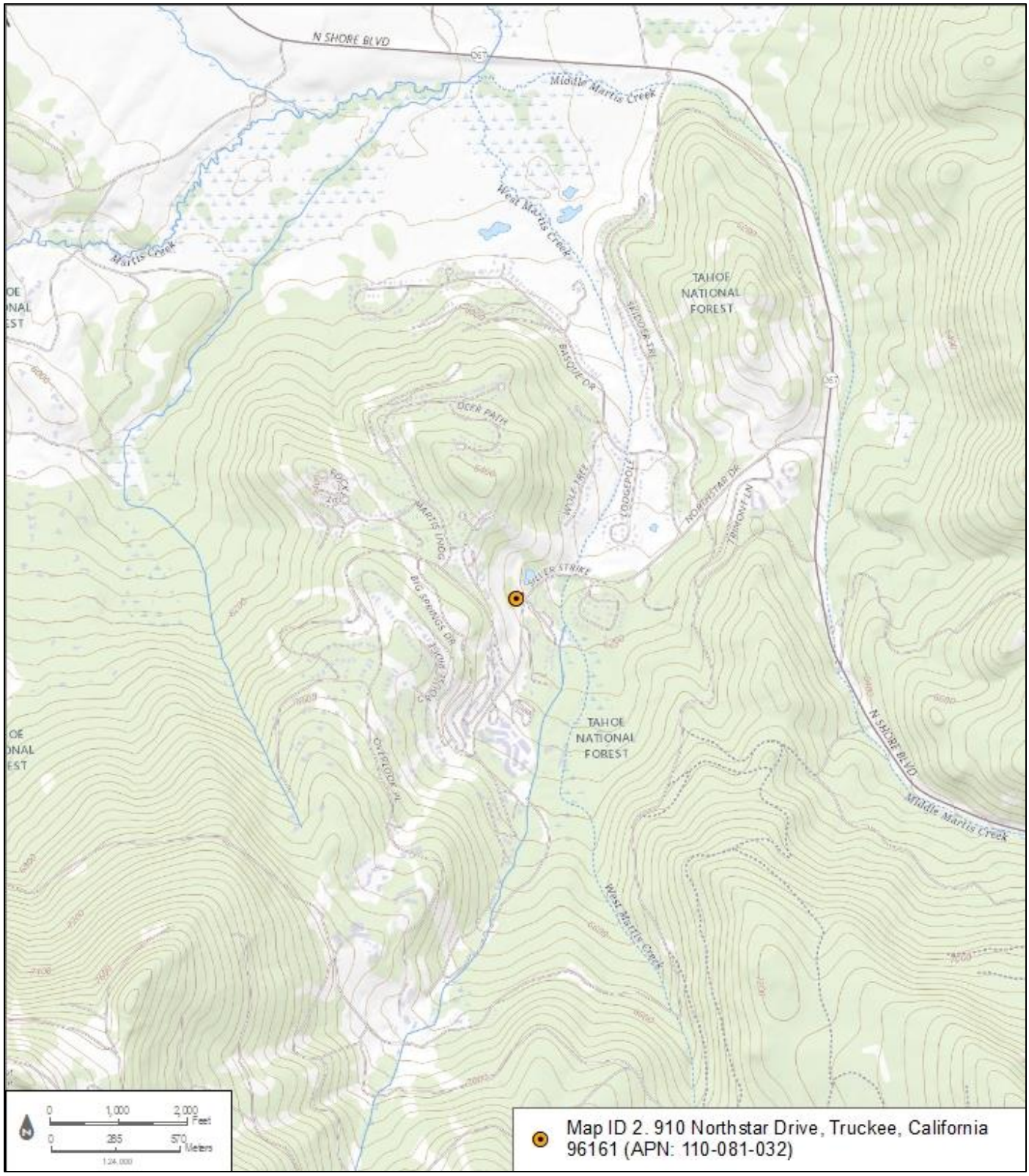


State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

 ***Resource Name or #** (Assigned by recorder) 910 Northstar Drive
***Map Name:** Martis Peak, Truckee, California ***Scale:** 1,24:000 ***Date of map:** 2022



***P3a. Description (Continued):**

The fire station does not have an apparent architectural style, but features pronounced and varied roof forms, prominent interior stairwells, and substantial entrances influenced by the Post Modern and Shed architectural styles. The three-story building was constructed on a slope that influenced the building's irregular plan. The four oversized fire engine bays located on the main (southwest) elevation are accessed via oversized metal roll-up garage doors, each featuring fixed windows in a three-over-three pattern. East of the garage bays is a metal man-door that accesses the prominent interior stairwell which leads to second-floor offices (Photograph 2).



Photograph 2. 910 Northstar Drive, main elevation (southwest). View looking northeast (IMG_738).

The pedestrian entrance, located on the building's west elevation, features a two-story entrance sheltered by a heavily sloped roof (Photograph 3). The building features a combination of sliding and fixed windows in metal frames. The building's man-doors are metal doors with a center fixed window and metal kickplates. The building's exterior cladding is a combination of raised seem and clapboard engineered-wood siding and raised seam metal siding, which accentuates the severely sloping elevations and roofs.



Photograph 3. 910 Northstar Drive, pedestrian entrance located on the west elevation. View looking east (IMG_727).

***B10. Significance (Continued):**

Historic Context

The Northstar California resort (originally named Northstar at Tahoe) was developed in 1972 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, developed and operated winter resorts and manufactured industrial insulation and vinyl siding. In 1949, Fibreboard acquired thousands of acres of land in and around Martis Valley for a tree farm (International Directory of Company Histories 1997: np). Burgess, Chairman of the Board of Directors at Fibreboard in the 1960s, was inspired by the 1960s Winter Olympics, founded the Trimont Land Company, and established ski resorts on Fibreboard-owned land near Mount Pluto, Lookout Peak, and Martis Peak. In 1972, Burgess opened a fourth resort, Northstar at Tahoe, using the advertisement campaign "Everything in the Middle of Nowhere" (Tahoe Mountain Real Estate 2020: np). The Initial wave of development at the resort included resort lodging, trail systems as well as 908 Northstar Drive, an office building, and two fire stations, including 910 Northstar Drive. In 1973, the Oregon-based Louisiana-Pacific, a western forest product corporation, was established after Georgia-Pacific's monopoly on the industry was broken. In 1976, Louisiana-Pacific acquired Fibreboard and its winter resort holdings. Louisiana-Pacific did not continue to develop Northstar at Tahoe and, by 1979, only the subject buildings developed in the APE (Map IDs 1 and 2), and a portion of the planned village had been constructed. In 1988, lawsuits prompted Louisiana-Pacific to divest itself of Fibreboard (International Directory of Company Histories 1997: np; Tahoe Mountain Real Estate 2020: np).

In 1991, NCSD was formed to provide Northstar at Tahoe Ski Resort, still owned by the Fibreboard, with services including emergency, disaster, trail, and road management, as well as other governmental services. NCSD used 908 Northstar Drive as their administrative office building until 1997, when Booth Creek Ski Holdings, Incorporated, purchased the resort and continued development of resort accommodations. In 2011, Vail Resorts, Incorporated, purchased the operations management for Northstar at Tahoe Ski Resort and renamed the resort to Northstar

Tahoe (Tahoe Mountain Real Estate 2020: np). In 2015, NCSD constructed a new administrative building, addressed as 900 Northstar Drive, which is located directly north of 908 Northstar Drive, their former administrative office (Tahoe Mountain Real Estate 2020: np).

NRHP/CRHR Evaluations

NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

910 Northstar Drive, is associated with the growth and development of the Northstar at Tahoe Ski Resort and the larger winter resort industry in the Truckee area, Placer County, and the State of California. Although the subject building, a fire department that serves the Northstar resort area, is of historic age, it does not contribute to the broad patterns associated with the winter resort culture present in the Truckee area or the development of the Northstar resort. Because 910 Northstar Drive does not have a significant association with regional development trends, Dudek does not recommend that 910 Northstar Drive be found eligible under NRHP/CRHR Criterion A/1.

NRHP Criterion B: associated with the lives of significant persons in our past.

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under Criterion B/2, the property must be directly tied to an important person and the place where that individual conducted or produced the work for which they are known. Archival research indicated that the Northstar at Tahoe resort was developed in 1971 by George Burgess, principal partner of the Fibreboard Corporation and founder of the Trimont Land Company. Fibreboard, founded in 1884 in Emeryville, California, acquired thousands of acres of wooded land in and around Martis Valley in 1949 (International Directory of Company Histories 1997: np). In 1961, Burgess, inspired by the 1960s Winter Olympics, founded the Trimont Land Company and developed a series of ski resorts on Fibreboard-owned property near Mount Pluto, Lookout, and Martis peaks. The Northstar at Tahoe Resort is the fourth resort Burgess developed and Map IDs 1 and 2 in the Tahoe Area were simultaneously developed in order to provide support functions. Although Burgess contributed to Fibreboard's corporate history, shaped large areas of the region's landscape, and participated in the development of the local winter resort industry after 1960, Map IDs 1 and 2 merely represent an expansion of Burgess and Fibreboard's resort holdings. As such, the resources are not recommended eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

910 Northstar Drive is composed of ubiquitous and prefabricated industrial buildings that are

considered utilitarian and do not represent a particular style of architecture. These are relatively common buildings that can be found at various resort sites throughout the state. Furthermore, the buildings and structures are not known to be the work of an important architect, builder, engineer, or designer, and are not known to have been built using an innovative construction technique. Additionally, the buildings do not embody distinctive characteristics of a type, period, or method of construction. Archival research failed to indicate any designers or architects of these buildings, and due to the ubiquitous style, they are unlikely to be the work of a master and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for 910 Northstar Drive. Therefore, the built environment components of the subject property are recommended not eligible under Criterion D. Please see the Archaeological Report (Dudek 2022) for information on archaeological resources in the APE.

Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity."

To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 910 Northstar Drive, was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

***B12. References (Continued):**

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