



GRASS VALLEY

Historical Commission Meeting

Tuesday, January 14, 2025 at 3:00 PM
Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California
Telephone: (530) 274-4310 - Fax: (530) 274-4399
E-Mail: info@cityofgrassvalley.com Web Site: www.cityofgrassvalley.com

AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

MEETING NOTICE

Historical Commission welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 4:00 p.m. on the 2nd Tuesday of each month. Your interest is encouraged and appreciated.

Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 9 am. Comments received after that will be addressed during the item and/or at the end of the meeting. The commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of the December 10th, 2024 Minutes.

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 3pm. Comments received after 3pm will be addressed during the item and/or at the end of the meeting. Historical Commission will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of three minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. For any items not on the agenda, and within the jurisdiction or interest of the City, please come to the podium at this time. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional).*

ANNOUNCEMENTS

AGENDA ITEMS

2. Minor Development Review for exterior modifications to front and rear of Priority 3 structure (24PLN-55) Location/APNs: 130 Mill St / APN 008-345-016

CEQA: Categorical Exemption

Recommendation: That the Historical Commission review the proposed exterior modifications and make one of the following recommendations to the Development Review Committee: 1. Recommend approval of the proposed exterior modifications to the front and rear facades of 130 Mill Street, as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Approve the Minor Development Review in accordance with the Conditions of Approval, as presented in this Staff Report. 2. Recommend denial of the proposed exterior modifications to the front and rear facades of 130 Mill Street, which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Deny the Minor Development Review permit based on inconsistency with Findings of Fact as presented in the Staff Report; and, c. Deny the Minor Development Review permit as presented in this Staff Report.

3. Discuss the Draft Council Quarterly Report - including but not limited to discussion regarding the Walking Tour, recipients for the first Annual Historic Award, on a "star" to honor Howard Levine, grate plaques, pasty history, and the Landmarks Submissions.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Historical Commission, scheduled for Tuesday, January 14, 2025 at 3:00 p.m. was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, January 10, 2025.

Taylor Whittingslow, City Clerk

Grass Valley Historical Commission

Minutes of Tuesday, December 10, 2024

Commissioners Present: Albrecht, McAteer, Poston, Reilly and Savelli

The meeting was called to order by Chair McAteer at 3:00 pm

Public Comment: none

Commission approved the minutes of October 8, 2024 (motion by Albrecht, second by Poston, unanimously adopted)

1. Comm. Reilly and staff led the Commission through a website which contains the GV murals and historic homes. Commissioners discussed incorporating the downtown walking tour on the site.
2. Comm. Albrecht discussed her work on acquiring a quote on reprinting the Historic Homes booklet. Commissioners agreed that that project needs to be incorporated into the entire walking tour package.
3. Comm. Savelli reported on his work looking into the metal plates for historic walking tour. Commissioners had an extensive discussion about the various options for the tour.
4. Commissioners agreed that a walking tour small half-page should be the only paper provided the public and that it should be accessible at the "golden pasty" site.
5. Comm. McAteer volunteered to write the first draft of the walking tour narrative to be submitted to the City Council in the near future
6. Extensive discussion centered around the development of an Annual Historic Award to be presented by City Council. Commissioners suggested that the award be named after Howard Levine. Commissioners will also bring names for first recipients to the next meeting.
7. Others: Comm. Poston reported that the two landmark designations are with city staff. Comm. McAteer will have a chat with the new owner of the Kidder Mansion property. The Nevada County Landmarks Commission is meeting on Fri. Jan 17th at 9 am at the St. Joseph Cultural Center. Commissioners are encouraged to attend. Comm. McAteer agreed to have further discussions with the Jewish Cemeteries of the Foothills Non-Profit while Comm. Albrecht is going to tackle to Fr. Estrella about the Pioneer Catholic Cemetery.

The meeting was adjourned at 4:20 pm

Next scheduled meeting is Tuesday, January 14 th at 3 pm.



**HISTORICAL COMMISSION
STAFF REPORT
January 14, 2025**

Prepared by: Lucy Rollins, Senior Planner

DATA SUMMARY

Application Number: 24PLN-55
Subject: Minor Development Review for exterior modifications to front and rear of Priority 3 structure
Location/APNs: 130 Mill St / APN 008-345-016
Applicant: Gary Burke, Architect
Zoning/General Plan: Town Core – Historic District (TC-H) / Commercial (C)
Entitlement: Minor Development Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

That the Historical Commission review the proposed exterior modifications and make one of the following recommendations to the Development Review Committee:

1. Recommend approval of the proposed exterior modifications to the front and rear facades of 130 Mill Street, as may be modified at the public meeting, and which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Approve the Minor Development Review in accordance with the Conditions of Approval, as presented in this Staff Report.
2. Recommend denial of the proposed exterior modifications to the front and rear facades of 130 Mill Street, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Deny the Minor Development Review permit based on inconsistency with Findings of Fact as presented in the Staff Report; and,
 - c. Deny the Minor Development Review permit as presented in this Staff Report.

BACKGROUND:

The existing structure is an approximately 1,440 square foot commercial building built circa 1859, according to the City of Grass Valley Historical Inventory. The Historical Inventory identifies the structure as Priority 3. Priority 3 structures lack historic integrity due to major

alterations or additions but may contribute to historic districts and may be recoverable through restoration.

The assessment for the historical inventory recorded that the property consists of a single-story, exposed brick masonry commercial storefront. Character defining features of the building include a stepped parapet roof with metal flashing on the top, followed by a row of brick dentils and a row of dog-toothed course of bricks, below which is a contemporary metal sheeted veranda supported by steel columns, and below the veranda angled display windows, flanking a central door with a top light, and contemporary marble tile or granite skirt, and a stucco textured wall above the windows. The building is flanked on the right and left by single-story commercial storefronts sharing common walls.

Today, the façade of the building at 130 Mill Street is identical to the front façade image recorded at the time of the historical inventory. The rear façade was not photographed in the inventory.



Existing Front and Rear Facades of 130 Mill Street

PROJECT PROPOSAL:

Front Façade Exterior Modifications:

The applicant proposes to remove the existing front façade and set the modified façade back approximately 9+/- feet from the sidewalk to create a patio seating area in the recessed entryway. The new façade will relocate the existing central doorway to the southern (left) side. The door will be a full light cedar door with a new transom window above the door. A folding-style window with four vertical panes will be added. The windows can be opened and collapsed to create an open-air eating counter along the windowsill. Horizontal cedar lap siding is proposed on the new façade, with slate tile below the window. A new metal rail system will be installed between the patio area and the adjacent sidewalk. Existing decorative columns framing the recessed entry will remain. No changes are proposed to or above existing canopy.



**Rendering of Proposed Front Façade –
Windows Closed**

**Rendering of Proposed Front Façade –
Windows Open**

Rear Façade Exterior Modifications:

The applicant proposes two options for consideration for the rear of the building (Option A and Option B):

Option A

Under this option, the applicant proposes to maintain the existing corrugated metal and brick façade on the building. The portion of the existing canopy extending over the property line of 130 Mill Street will be removed and replaced with a new tube steel metal roof canopy with corrugated metal roofing to cover the barbeque and wood storage areas. The area will be enclosed by a new painted CMU wall with cedar wood gates.



Rendering of Proposed Rear Façade (Option A)

Option B

As with Option A, under Option B, the applicant proposes to maintain the existing corrugated metal and brick façade on the building. The portion of the existing canopy extending over the property line of 130 Mill Street will be removed and replaced with a new tube steel metal roof canopy with corrugated metal roofing to cover the barbeque and wood storage areas. However, unlike Option A, the enclosure will have a corrugated metal finish to match existing wall siding. The enclosure will still have cedar wood gates.



Rendering of Proposed Rear Façade (Option B)

Regulatory Authority:

Pursuant to Section 17.52.040 of the Grass Valley Municipal Code (GVMC), one of the duties of the Grass Valley Historical Commission is to “provide interested property owners with advice and information on building design and materials that can maintain the historic character of a building.”

Section 17.52.070 of the GVMC establishes that minor projects to historic resources include “exterior modifications or alterations that maintain the historic integrity of the building and that comply with the Guidelines”, while major projects are defined as those that include “exterior modifications that alter the character defining features, such as its shape, elevation, massing, and scale and do not comply with the guidelines.” In this case, the proposed exterior modification is to alter the front façade to remove the display windows, relocate the door, recess the entire façade, and add folding windows above a tile skirt. The rear façade modification is to expand the canopy and add an enclosure adjacent to the building, while maintaining the building façade itself.

The *City of Grass Valley Design Review Guidelines for the 1872 Historic Townsite (“Guidelines”)* establishes guidelines for additions, alterations, repairs, and replacements of historic structures, including in the commercial district. According to the *Guidelines*, the structure at 130 Mill Street represents the Gold Rush era architectural style, made of predominantly brick and/or stone with angled display windows and a recessed entryway. The

structure is located in the Downtown Commercial Character Area, which helps define and direct specific preservation approaches for individual property.

In addition to the site-specific character-defining features recorded in the City of Grass Valley Historic Inventory, described earlier in this Staff Report, the *Guidelines* identify the following character-defining features of the Downtown Commercial neighborhood as a whole:

- Flat parapet roofs
- Masonry facades of brick, stone, and stucco
- Full front verandas or awnings of metal and cloth
- Deeply inset door entries
- Large picture or display windows
- Banks of clerestory or transom windows
- Rows of dentils and simple friezes
- Raised foundations
- Classical Revival/Gold Rush False Front architectural styles
- Use of cast iron in façade decoration

The *Guidelines* establish the design goals for the Downtown Commercial district:

- To emphasize the preservation and restoration of historic buildings and structures
- To preserve individual historic character defining features
- To maintain historical alignment of buildings
- To maintain traditional building mass, scale, and forms along the front facades of commercial buildings
- To locate additions away from the primary building facades
- To continue the use of verandas or awnings using historic designs and heights appropriate to the scale of the historic building
- To retain and preserve original display windows, frames, and recessed entries and other architectural features of historic buildings
- To continue use of traditional building materials
- To enhance the pedestrian experience; to minimize the visual impact of cars
- To improve energy efficiency consider “cool” roof colors, unless the roof is a significant part of the building’s architectural character.

The *Guidelines* also emphasize that adding new decorative elements that did not exist historically is “generally inappropriate,” noting that all historic commercial storefront and public building architectural components should be maintained and preserved if practical. If no evidence exists regarding the design and fabric applied to a particular commercial storefront, the *Guidelines* recommend adopting a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.

Features indicative of commercial storefronts and public buildings in the Downtown Commercial neighborhood include, but are not limited to, the following:

- Angled and recessed entries with divided display windows
- Number of lights or panes into which a window is divided
- Historic subdivision of window lights

- Maintenance of original window and door proportions
- Shape of the windows and the framing of the windows and window dressings
- Scale and symmetry of window arrangements
- Large plate glass display windows, set in wood or metal frames, typically supported on a bulkhead
- Kick plate or skirt below windows

The *Guidelines* state that proposed restoration projects aimed at replacing features should be accompanied by written, physical, or pictorial evidence.

A Priority 3 rating was applied to properties that have lost a substantial amount of integrity, either through remodeling, additions, or other types of alterations. These properties were not considered individually significant, and only in exceptional cases were they deemed to be contributors to the proposed historic district(s). Priority 3 properties, however, may still be recoverable through proper restoration or rehabilitation. For Priority 3 properties, it is recommended that character defining features and historic fabric be preserved. Owners of Priority 3 properties are encouraged to restore their buildings to their historic condition, but there will be greater flexibility in treatment of more recent alterations and in repair of historic materials.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Commercial (C). The intent of the Commercial General Plan designation includes all types of commercial retail and service establishments on the highway and along major streets.

Zoning: The Town Core (TC) zoning designation is intended to strengthen the mixed-use, pedestrian-oriented nature of the existing downtown. The TC zone permits a full range of retail, restaurant, and housing uses. The Historical combining zone (-H) is intended to identify important cultural resource sites and structures in the city, to ensure that any proposal to alter the state of the site or structure is carefully considered prior to implementation.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The site is built-out with a 1,440 square foot, single-story commercial building.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed façade modifications will not result in expansion of use of the commercial property.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Minor Development Review 24PLN-55.
2. The Grass Valley Historical Commission reviewed Plan Revision application 24PLN-55 at their regular meeting on January 14, 2025.
3. The Grass Valley Development Review Committee reviewed Minor Development Review application 24PLN-55 at their regular meeting on _____.
4. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
5. This project is consistent with the City's General Plan and any specific plan.
6. The project, as conditioned and to the extent feasible, maintains the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines and the Design Review Guidelines for the 1872 Historic Townsite.

B. RECOMMENDED CONDITIONS:

1. The final design shall be consistent with Minor Development Review application and plans provided by the applicant and approved by the Development Review Committee (24PLN-55). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
2. Prior to any work occurring, a Minor Use Permit must be obtained to enlarge, extend, reconstruct, or relocate the nonconforming canopy in the rear, pursuant to Section 17.90.030.B.1.a of the Grass Valley Municipal Code.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division. Prior to issuance, the applicant must demonstrate how the barbeque use will comply with Section 17.30.070.J of the Grass Valley Municipal Code, regulating odors and fumes.
4. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right of way.
5. Exit signs shall be installed at all required exits and where otherwise necessary in order to indicate the direction of egress. Signs are to be illuminated at any time the building is occupied. The exit sign system is to be installed in accordance with the requirements of the 2022 California Electrical Code.
6. Fire extinguishers with a minimum rating of 2-A:10-B:C shall be provided such that no point in the building is further than 75-foot travel distance to an extinguisher. Extinguishers shall be mounted on the wall or in cabinets, such that the top of the extinguisher is no more than 5 feet above the finished floor level.

7. Fire alarm system remodel plans and material data sheets shall be submitted to the Fire Department for review and approval prior to installation (deferred submittal). The plans shall be submitted by a licensed C-10 fire alarm contractor or a California registered engineer and shall conform to NFPA #72, 2022 edition and the City of Grass Valley Municipal Code. The system shall be certified and monitored by a central station for the life of the building.
8. Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. Hood fire suppression system plans and specifications shall be submitted by a California licensed C-16 contractor to the Fire Department for review and approval prior to installation (deferred submittal). The system shall comply with U.L. 300. CFC § 904.13.
9. A Class K fire extinguisher shall be located in the vicinity of the outdoor cooking equipment. CFC 906.1.2
10. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Vicinity Map / Aerial Map
2. Universal Application / Minor Development Review Application
3. Plan Set
4. Historic Storefront Photos
5. Current Storefront Photos
6. Historic Inventory Record

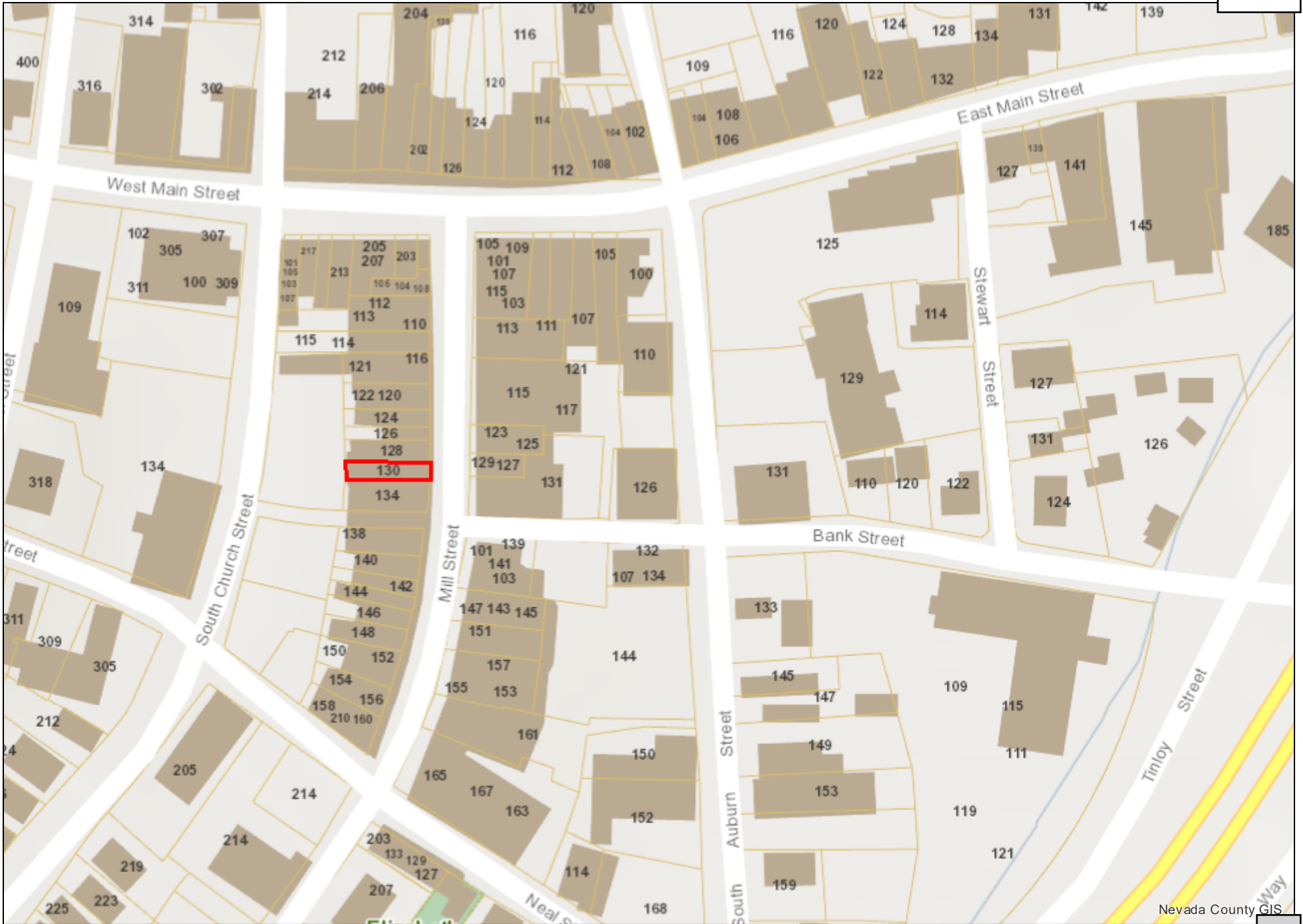
ATTACHMENTS

130 Mill Street – Façade Modifications

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Minor Development Review Application
5. Proposed Plan Set
6. Historic Storefront Photos
7. Historic Inventory Record

130 Mill St - Vicinity Map

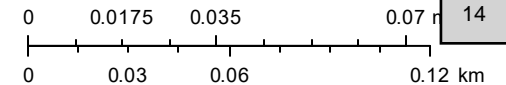
Item #2.



January 8, 2025

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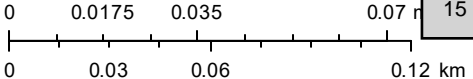
Scale:
1:2,257



Nevada County GIS

130 Mill St - Aerial Map

Item #2.



CITY OF GRASS VALLEY
 Community Development Department
 125 E. Main Street
 Grass Valley, California 95945
 (530) 274-4330
 (530) 274-4399 fax

UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit
\$757.00
- Zoning Interpretation
\$243.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$1,966.00
- Major Development Review – over 10,000 sq. ft.
\$3,571.00
- Conceptual Review - Minor
\$497.00
- Conceptual Review – Major
\$847.00
- Plan Revisions – Staff Review
\$342.00
- Plan Revisions – DRC / PC Review
\$901.00
- Extensions of Time – Staff Review
\$306.00
- Extensions of Time – DRC / PC Review
\$658.00

Entitlements

- Annexation
\$8,505.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,023.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,486.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,000.00
- Planned Unit Development
\$8,839.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$18,399.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,576.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,364.00
- Zoning Map Amendment
\$5,501.00
- Easements (covenants & releases)
\$1,794.00

Environmental

- Environmental Review – Initial Study
\$1,858.00
- Environmental Review – EIR Preparation
Actual costs - \$34,274.00 (deposit)
- Environmental Review - Notice of Determination
\$162.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$162.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$330.00
- Major – Master Sign Programs
\$1,407.00
- Exception to Sign Ordinance
\$1,046.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,788.00
- Tentative Map (5 to 10 lots)
\$5,267.00
- Tentative Map (11 to 25 lots)
\$7,053.00
- Tentative Map (26 to 50 lots)
\$9,668.00
- Tentative Map (51 lots or more)
\$14,151.00
- Minor Amendment to Approved Map (staff)
\$1,208.00
- Major Amendment to Approved Map (Public Hearing) \$2,642.00
- Reversion to Acreage
\$829.00
- Tentative Map Extensions
\$1,136.00
- Tentative Map - Lot Line Adjustments / Merger
\$1,325.00

Use Permits

- Minor Use Permit - Staff Review
\$562.00
- Major Use Permit - Planning Commission Review
\$3,292.00

Variances

- Minor Variance - Staff Review
\$562.00
- Major Variance - Planning Commission Review
\$2,200.00

Application	Fee
Minor Development	1,966.00
Total:	\$ 1,966.00

Below is the Universal Planning Application form and instructions for submitting a complete planning application. In addition to the Universal Planning Application form, a project specific checklist shall be submitted. All forms and submittal requirements must be completely filled out and submitted with any necessary supporting information.

Upon receipt of the **completed forms, site plan/maps, and filing fees**, the Community Development Department will determine the completeness of the application. This review will be completed as soon as possible, but within thirty (30) days of the submittal of the application. If the application is determined to be complete, the City will begin environmental review, circulate the project for review by agencies and staff, and then schedule the application for a hearing before the Planning Commission.

If sufficient information **has not** been submitted to adequately process your application, you will receive a notice that your application is incomplete along with instructions on how to complete the application. Once the City receives the additional information or revised application, the thirty (30) day review period will begin again.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate information. Please review and respond to each question. If a response is not applicable, N/A should be used in the space provided. Failure to provide adequate information could delay the processing of your application.

Additional information may be obtained at www.cityofgrassvalley.com regarding the 2020 General Plan and Zoning. You may also contact the Community Development Department for assistance.

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of **\$3,445.25** for an Environmental Impact Report and **\$2,480.25** for a Negative Declaration* shall be paid to the County Recorder at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, public works and other development permits cannot be approved until this fee is paid. These fees are accurate at the time of printing, but **increase the subsequent January 1st** of each year.

This fee is **not** a Grass Valley fee; it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.

*If the City finds that the project will not have an impact on wildlife resources, through a De Minimus Impact Finding, the City will issue certificate of fee exemption. Therefore, this fee will not be required to be paid at the time an applicant files the Notice of Determination with the County Recorder. The County's posting and filing fees will still be required.

<u>Applicant/Representative</u>	<u>Property Owner</u>
Name: Gary A Burke	Name: JDF Investments, LLC
Address: 148 Celesta Dr., Grass Valley, CA 95945	Address: PO Box 834 Applegate, CA 95703
Phone: 530-575-0336	Phone: 530-368-1518
E-mail: gary@garyaburke.com	E-mail: davef@skylerelectric.com

<u>Architect</u>	<u>Engineer</u>
Name: Gary A Burke, Architect	Name:
Address: 148 Celesta Dr., Grass Valley, CA 95945	Address:
Phone: (530) 575-0336	Phone: ()
E-mail: gary@garyaburke.com	E-mail:

1. Project Information

- a. Project Name 130 Mill Street TI
- b. Project Address 130 Mill Street
- c. Assessor's Parcel No(s) 008-345-016
(include APN page(s))
- d. Lot Size ~2,140 SF

2. Project Description Remodel an existing downtown space into a BBQ restaurant. The remodel will include adding a low concrete masonry unit wall with a metal roof in the rear of the building for the BBQ's and wood storage. The front of the space will be an outdoor area for exterior eating and have an overhead door for the outdoor experience. The indoor area will have seating for the restaurant and a bar.

3. General Plan Land Use: C GVCity

4. Zoning District: TC-H GVCity

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y _____ N no

The Cortese List is available for review at the Community Development Department counter. If the property is on the List, please contact the Planning Division to determine appropriate notification procedures prior to submitting your application for processing (Government Code Section 65962.5).

5. **Indemnification:** The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney's fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney's fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

6. **Appeal:** Permits shall not be issued until such time as the appeal period has lapsed. A determination or final action shall become effective on the 16th day following the date by the appropriate review authority, where no appeal of the review authority's action has been filed in compliance with Chapter 17.91 of the City's Development Code.

The 15-day period (also known as the "appeal" period in compliance with Chapter 17.91) begins the first full day after the date of decision that the City Hall is open for business, and extends to the close of business (5:00 p.m.) on the 15th day, or the very next day that the City Hall is open for business.

I hereby certify, to the best of my knowledge, that the above statements are correct.

Property Owner/*Representative Signature: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:46 -0800

****Property owner must provide a consent letter allowing representative to sign on their behalf.***

Applicant Signature: Gary A Burke Digitally signed by Gary A Burke
Date: 2024.12.26 14:15:56 -0800

--OFFICE USE ONLY--	
Application No.:	Date Filed:
Fees Paid by:	Amount Paid:
Other Related Application(s):	

CITY OF GRASS VALLEY
Community Development Department
125 E. Main Street
Grass Valley, California 95945
(530) 274-4330
(530) 274-4399 fax

DEVELOPMENT REVIEW



SUPPLEMENTAL APPLICATION INFORMATION

This document will provide necessary information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Further environmental information could be required from the applicant to evaluate the project.

PLEASE PRINT CLEARLY OR TYPE
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: EXISTING BUILDING IN THE DOWNTOWN CORRIDOR. BRICK FACADE WITH A WOOD CANOPY WITH COPPER ROOFING. WOOD, GLASS, AND SLATE ENTRY.

B. Describe surrounding land uses:

North: DOWNTOWN SHOPPING AREA - WINE TASTING

South: DOWNTOWN SHOPPING AREA - THE OWL RESTAURANT - ALLEY

East: DOWNTOWN SHOPPING AREA - MILL STREET WALKING PLAZA

West: PUBLIC PARKING LOT - CHURCH STREET - BANKS

C. Describe existing public or private utilities on the property: ALL EXISTING UTILITIES ARE UNDER GROUND FROM MILL STREET. VAULTS ARE IN SIDEWALKS.

D. Proposed building size (if multiple stories, list the square footage for each floor): ONE STORY EXISTING - NO CHANGE, 1790 S.F. CREATE A NEW 4'-0" HIGH CMU WALL AROUND THE BBQ AREA IN BACK WITH A NEW METAL ROOF.

E. Proposed building height (measured from average finished grade to highest point): 22'-0" EXISTING - NO CHANGE.

F. Proposed building site plan:

(1)	Building coverage	<u>1790</u>	Sq. Ft.	<u>84</u>	% of site
(2)	Surfaced area	<u>350</u>	Sq. Ft.	<u>16</u>	% of site
(3)	Landscaped area	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
(4)	Left in open space	<u>0</u>	Sq. Ft.	<u>0</u>	% of site
	Total		Sq. Ft.	<u>100</u>	%

G. Construction phasing: If the project is a portion of an overall larger project, describe future phases or extension. Show all phases on site plan. N/A

H. Exterior Lighting:

- 1. Identify the type and location of exterior lighting that is proposed for the project. SURFACE MOUNTED LED LIGHT FIXTURE OVER SEATING AREA UNDER EXISTING ROOF IN FRONT AND UNDER NEW ROOF AT BBQ'S IN BACK.
- 2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. NEW LIGHTS WILL BE UNDER ROOF COVERS AND SOURCES WILL BE DIRECTED STRAIGHT DOWN.

I. Total number of parking spaces required (per Development Code): 0

J. Total number of parking spaces provided: 0

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? NO NEW NOISES.

L. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? If yes, please explain. NO HAZARDOUS MATERIALS

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. SMELLS FROM BBQ'S ARE PROCESSED THROUGH A HOOD VENT AND ARE DIRECTED STRAIGHT UP FROM THE NEW ROOF IN THE BACK OF THE BUILDING.

II. If an **outdoor use** is proposed as part of this project, please complete this section.

A. Type of use:

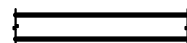



Sales _____ Processing _____ Storage _____
 Manufacturing _____ Other COOKING IN BACK, EATING IN FRONT.

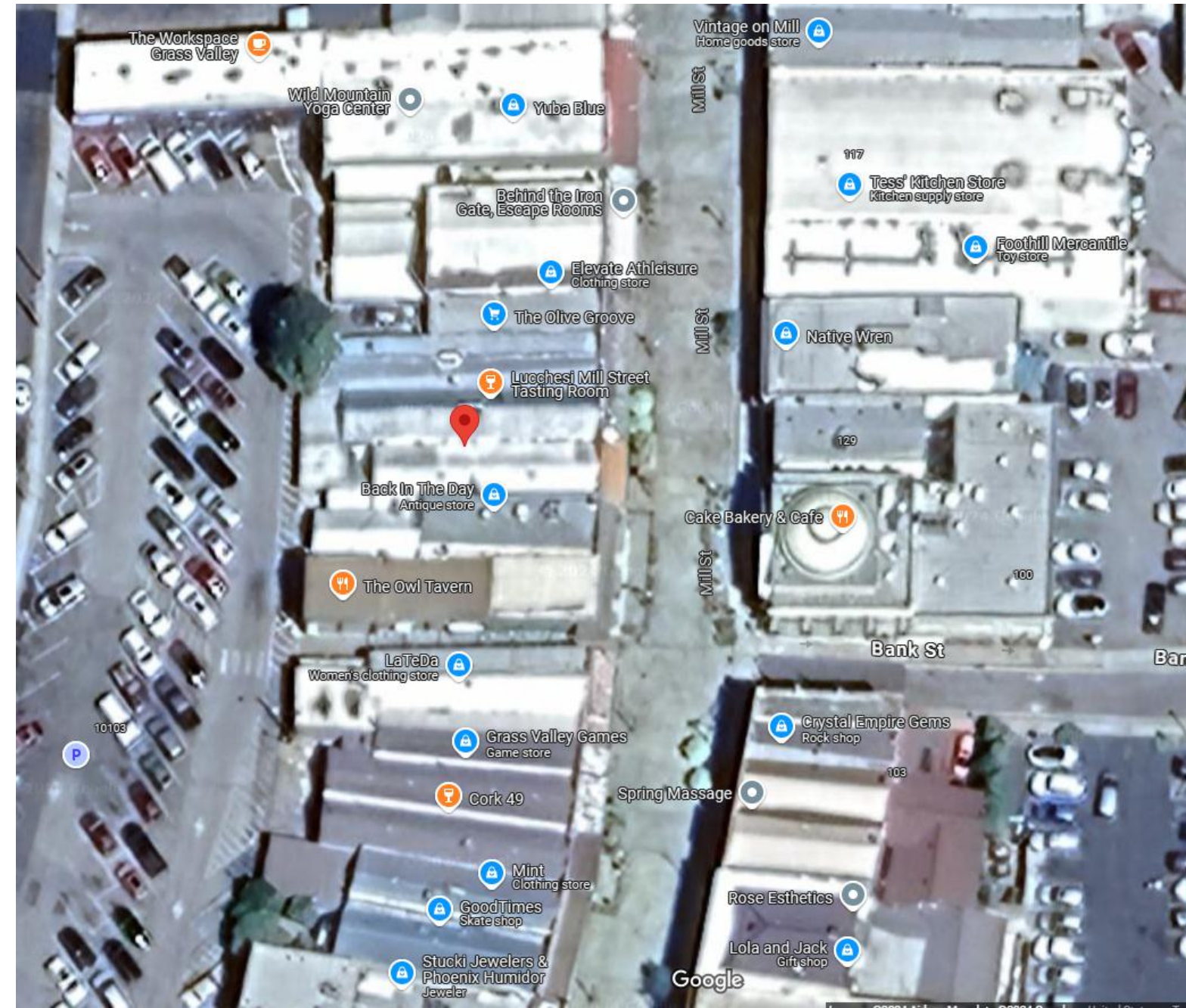
B. Area devoted to outdoor use (shown on site plan). _____

Square feet/acres 350 Percentage of site 16

C. Describe the proposed outdoor use: BBQ AREA WITH COVERED ROOF FOR COOKING. COVERED EATING AREA IN FRONT FOR OUTDOOR EXPERIENCE.

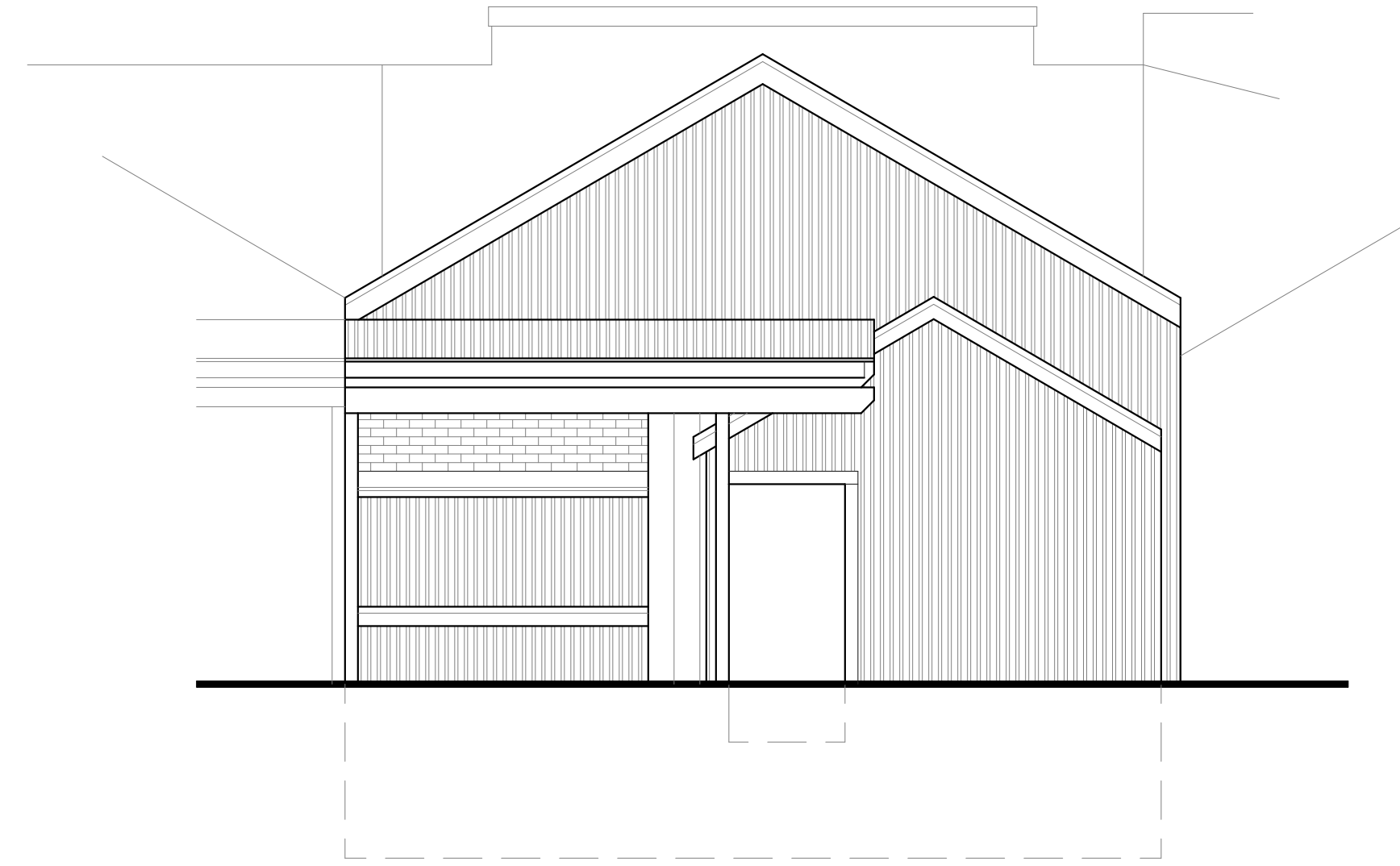
LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"



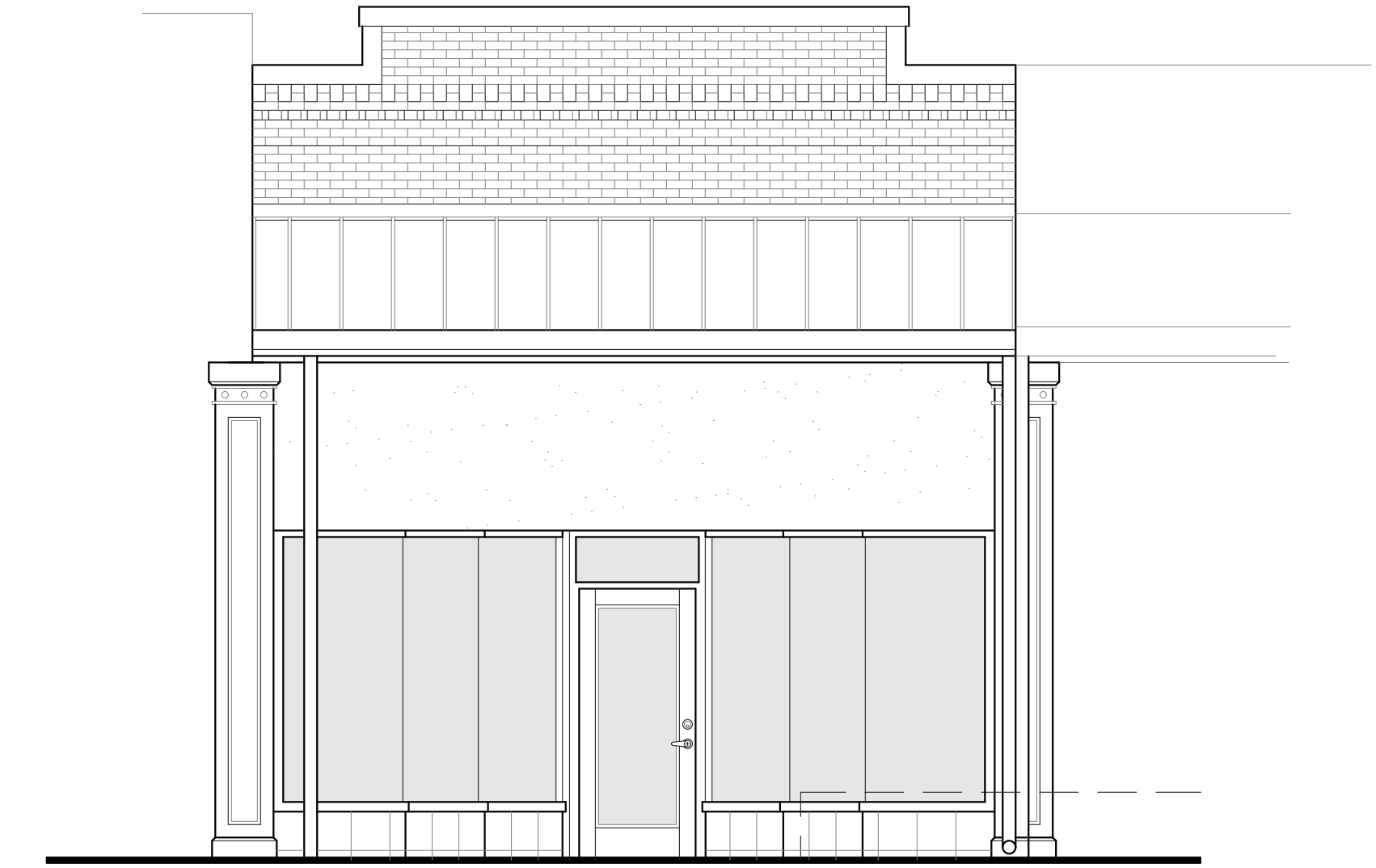
NEIGHBORHOOD SITE PLAN

NTS



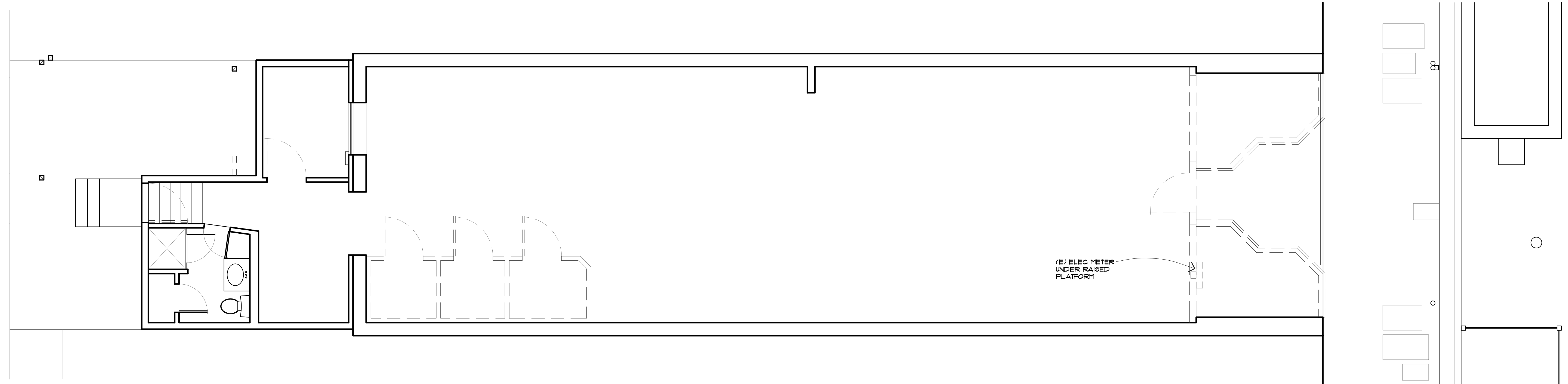
(E) REAR ELEVATION

1/4" = 1' - 0"



(E) FRONT ELEVATION

1/4" = 1' - 0"



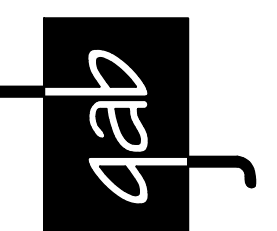
DEMOLITION PLAN

1/4" = 1' - 0"

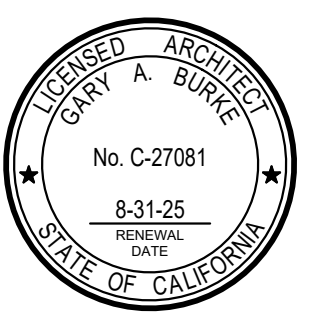


REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081

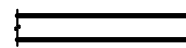
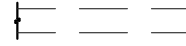




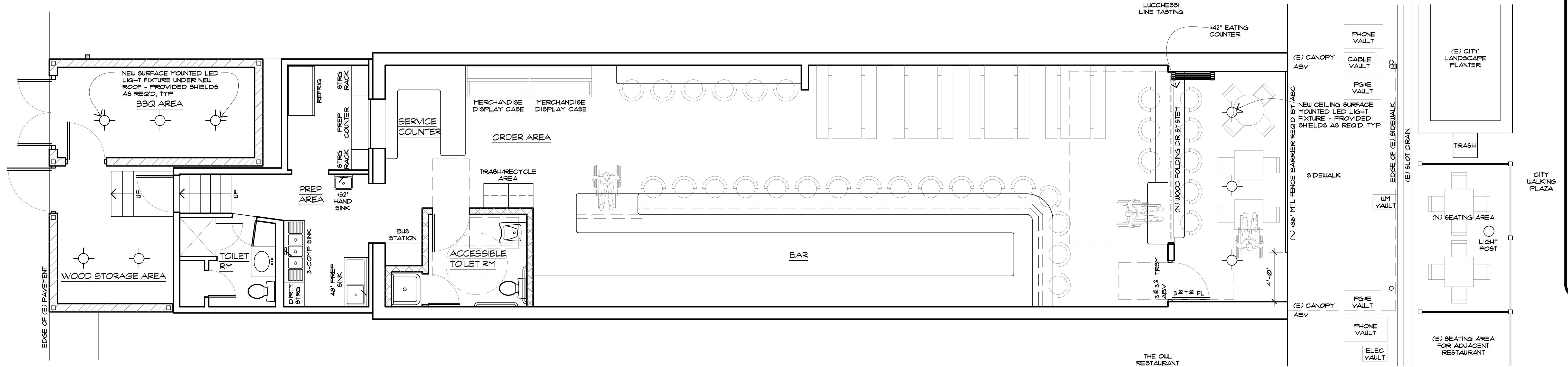
NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: DEMO PLAN
A-1
 DATE: 1/8/25

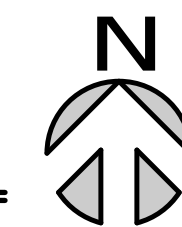
LEGEND

-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"



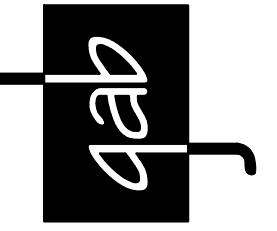
FLOOR PLAN

1/4\" = 1' - 0"

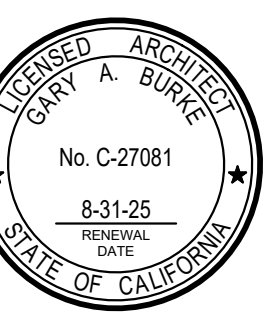


REVISIONS	DATE

GARY A. BURKE, ARCHITECT
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 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081







NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016

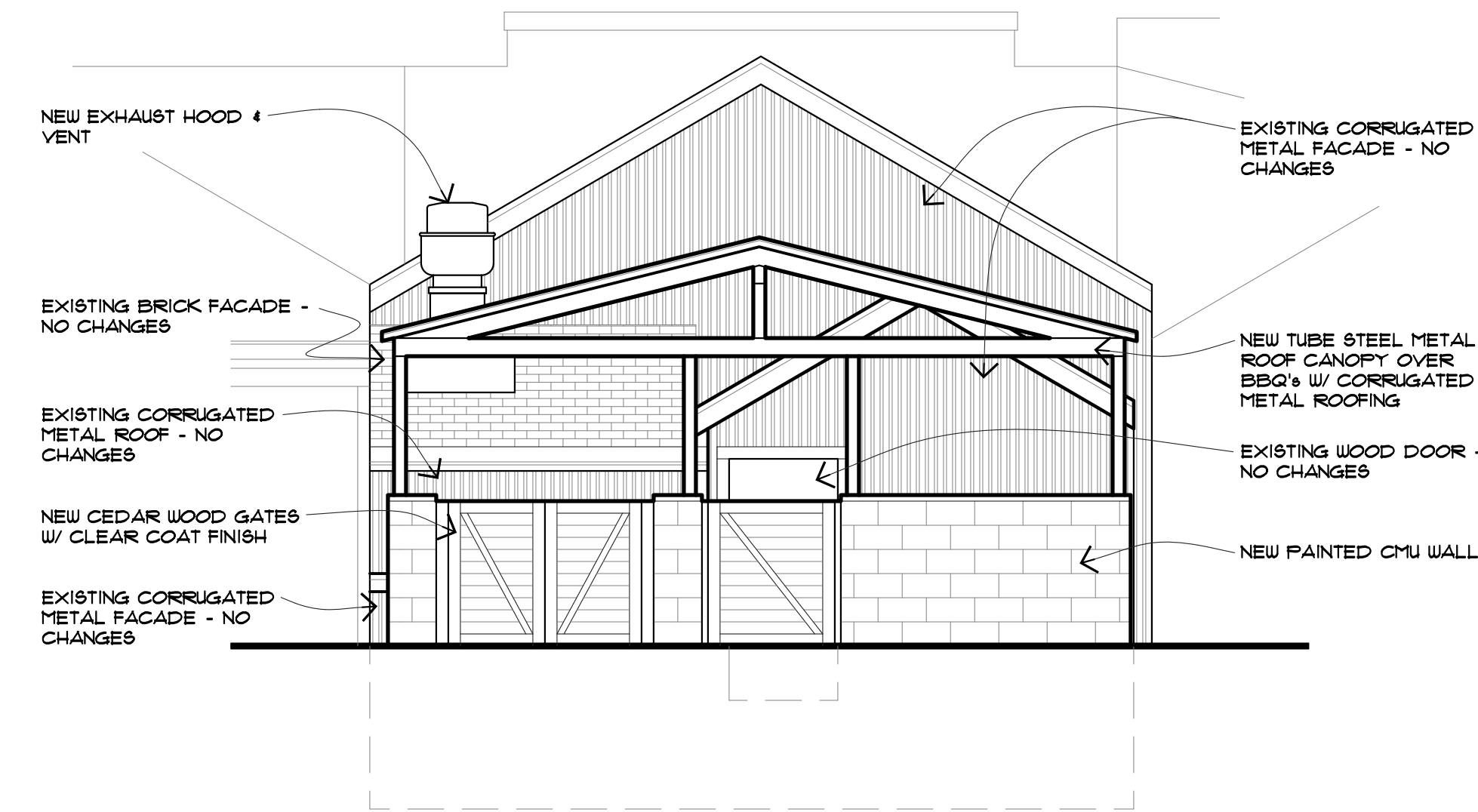


JOB: 24-46
 SHEET: FLOOR PLAN
A-2
 DATE: 1/8/25

LEGEND

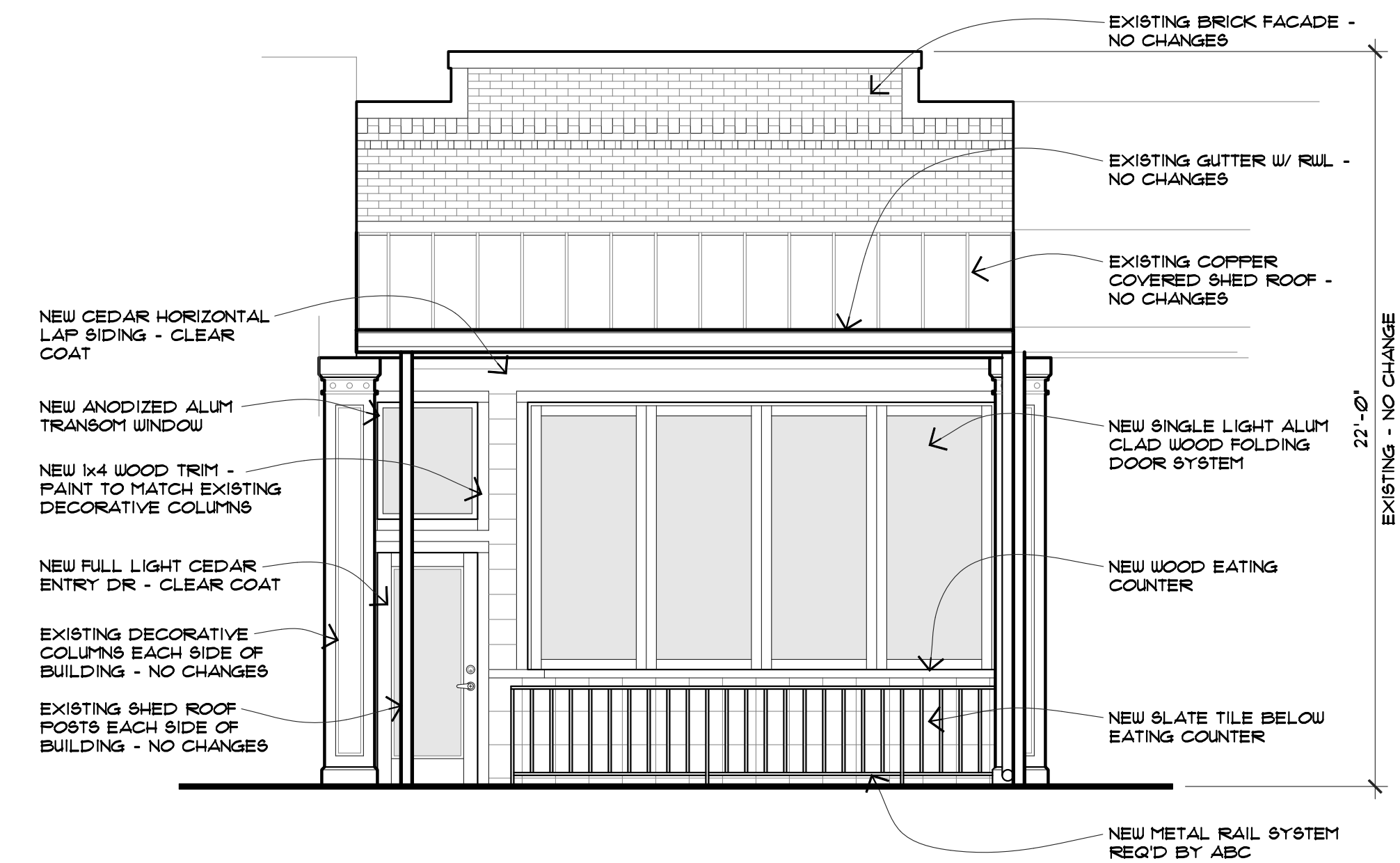
-  EXIST WALLS TO REMAIN
-  EXIST WALLS TO BE REMOVED
-  NEW 2x6 WD STUDS @ 16" OC W/ 1/2" GYP BD EACH SIDE
-  NEW 8" CMU WALL FULLY GROUTED TO 4'-0"

REVISIONS	DATE



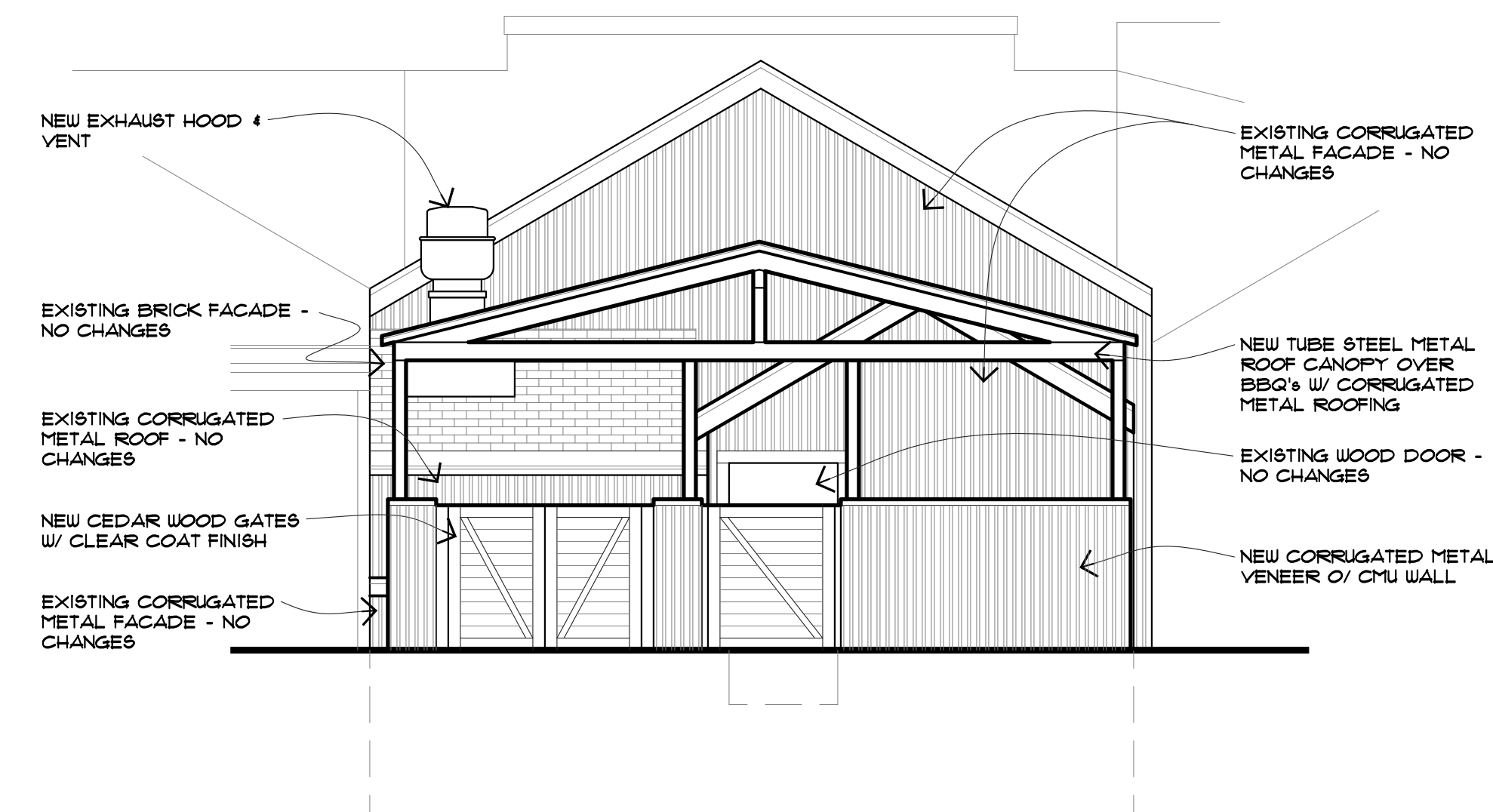
(N) REAR ELEVATION

1/4" = 1' - 0" (OPTION A - PAINTED CMU FINISH)



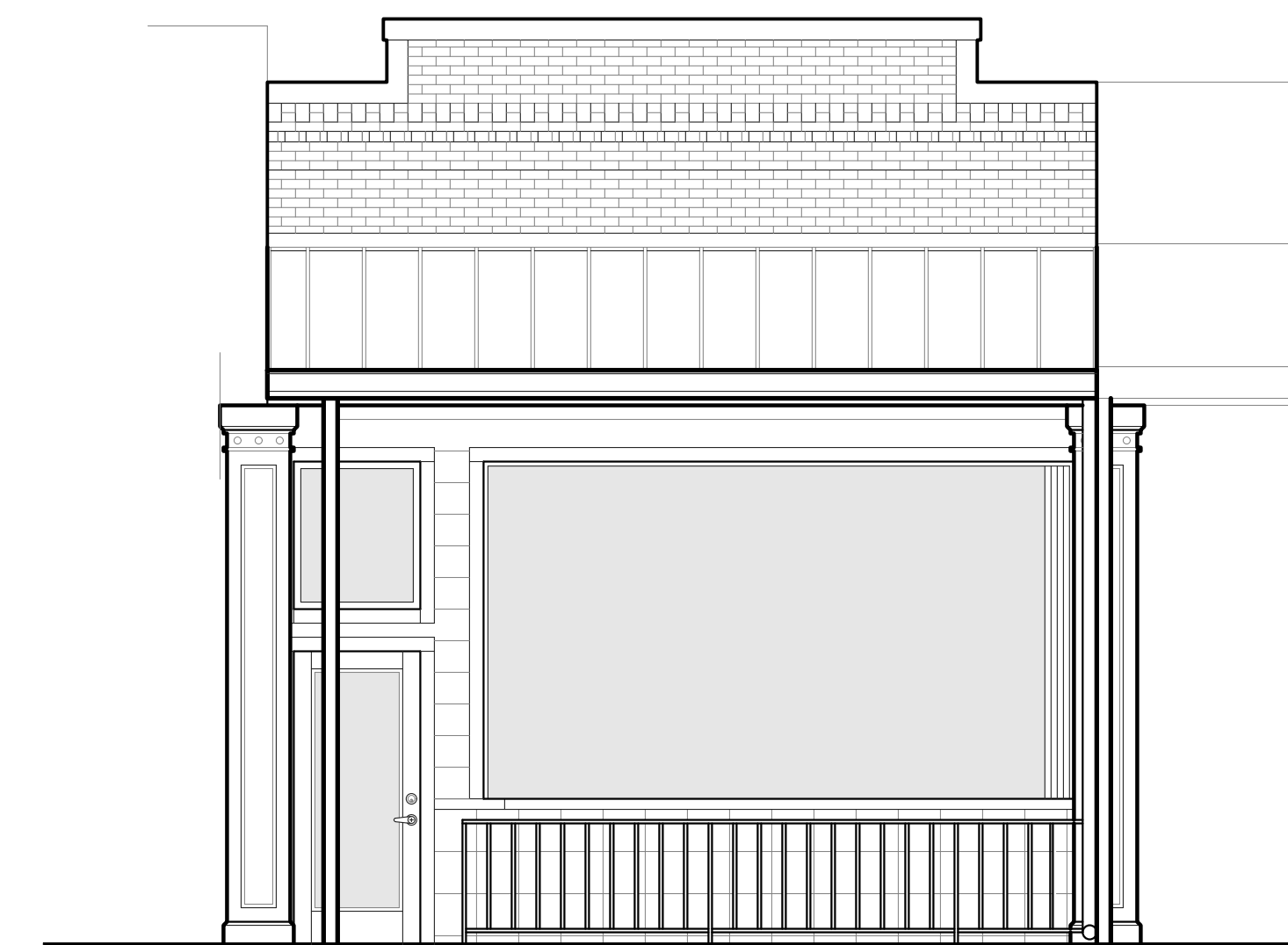
(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS CLOSED)



(N) REAR ELEVATION

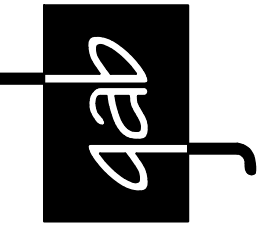
1/4" = 1' - 0" (OPTION B - CORRUGATED METAL FINISH)



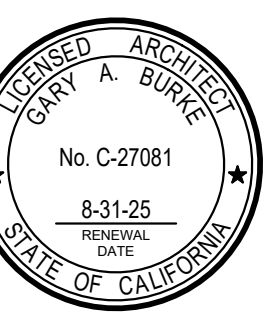
(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS OPEN)

GARY A. BURKE, ARCHITECT
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NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: EXT ELEV
A-3
 DATE: 1/8/25



HORIZONTAL CEDAR LAP SIDING



FULL LIGHT CEDAR DOOR



(N) FRONT ELEVATION

1/4" = 1' - 0" (FOLDING DOORS CLOSED)



WOOD FRAMED FOLDING DOOR SYSTEM



SLATE TILE

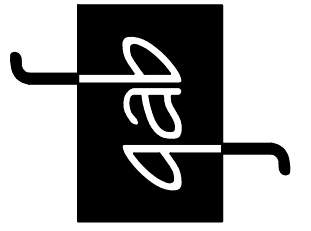


(N) FRONT ELEVATION

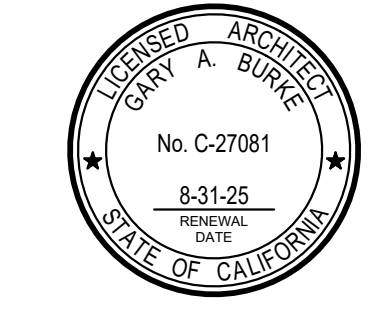
1/4" = 1' - 0" (FOLDING DOORS OPEN)

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
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 GRASS VALLEY, CA 95945
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 CALIFORNIA LICENSE NUMBER C-27081



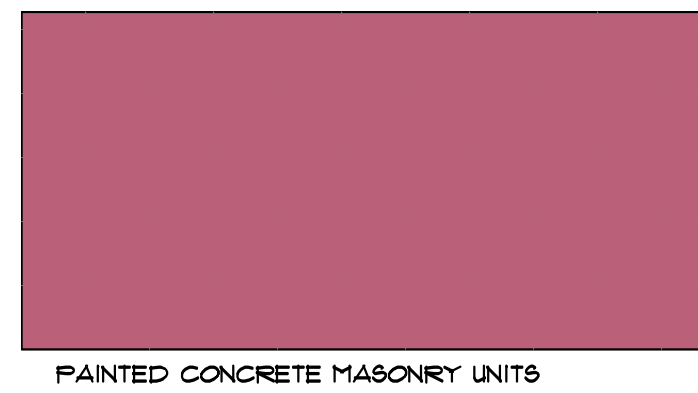
NEW BBQ RESTAURANT FOR:
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 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



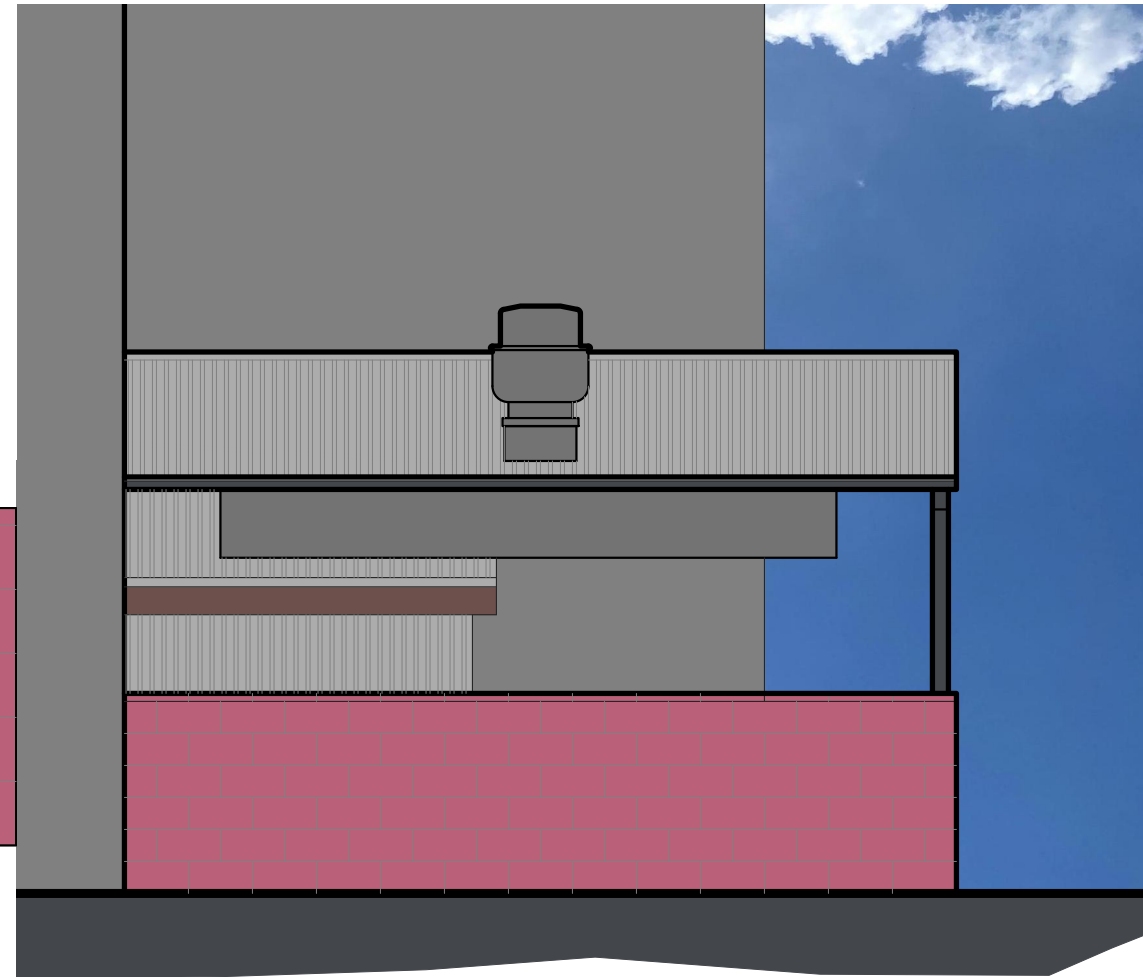
JOB: 24-46
 SHEET: COLOR ELEV
A-4
 DATE: 1/8/25



CORRUGATED METAL ROOFING

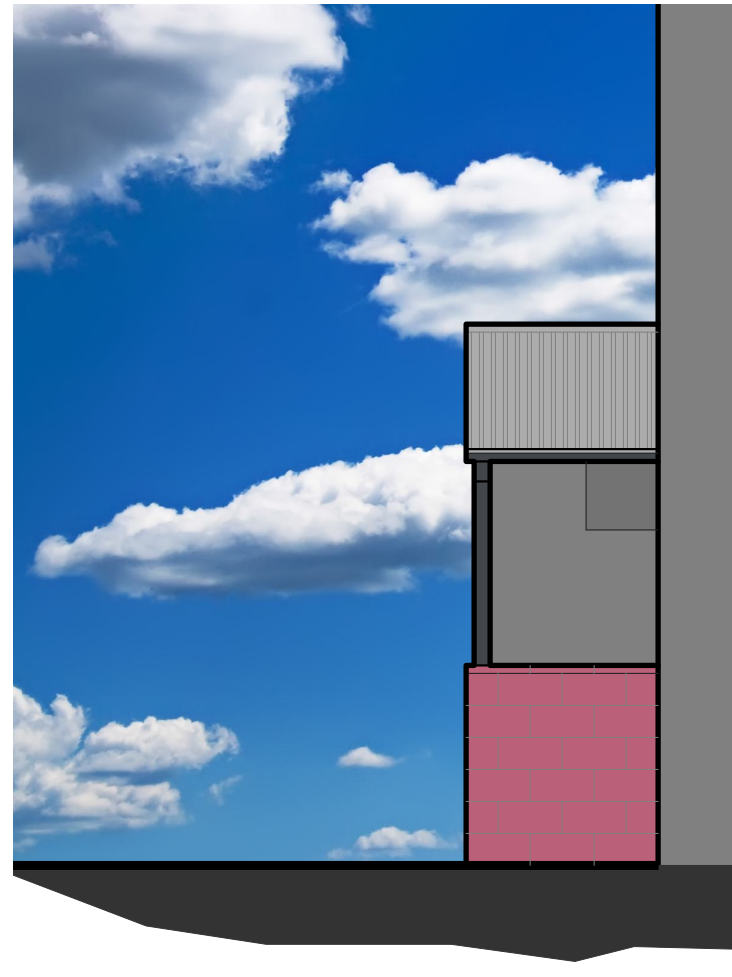


PAINTED CONCRETE MASONRY UNITS



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION A - PAINTED CMU FINISH)

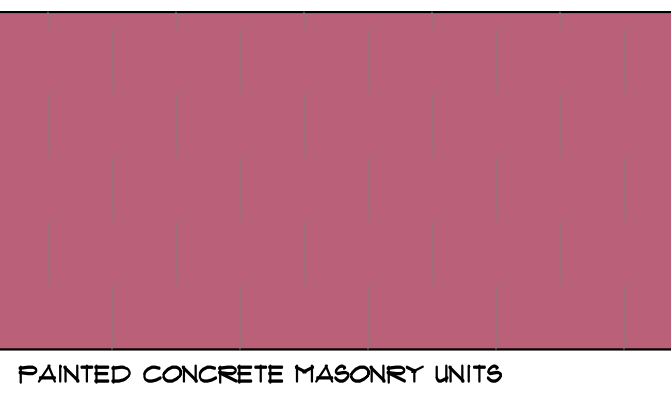


(N) SIDE ELEVATION

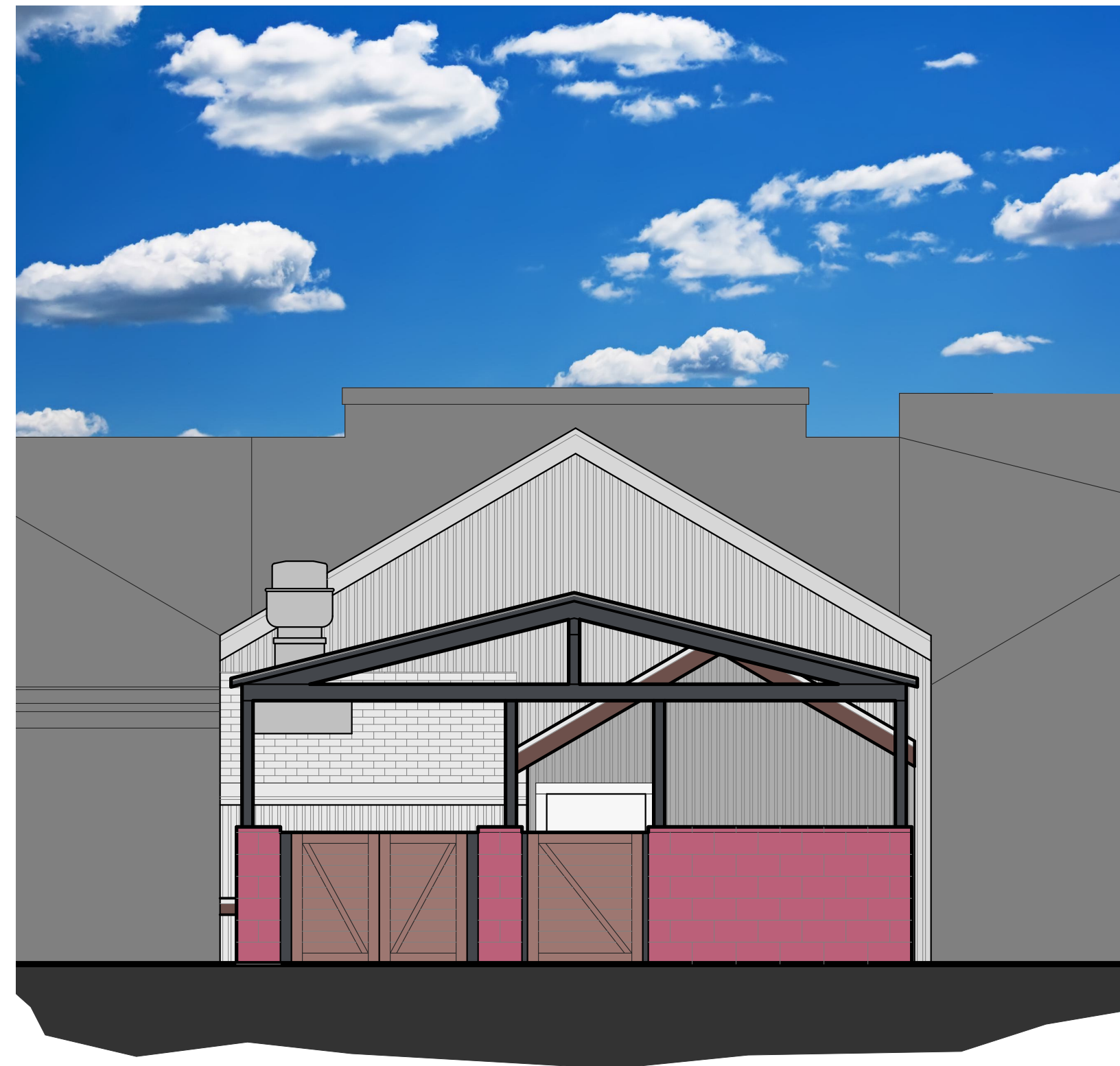
1/4" = 1' - 0" (OPTION A - PAINTED CMU FINISH)



CORRUGATED METAL ROOFING

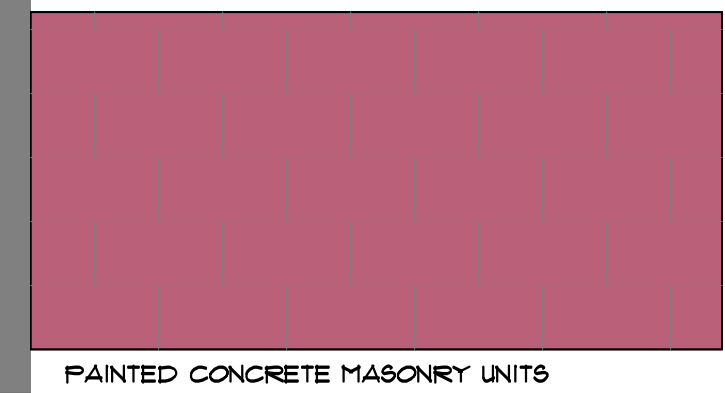


PAINTED CONCRETE MASONRY UNITS



(N) REAR ELEVATION

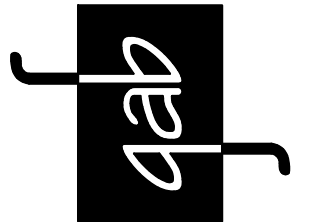
1/4" = 1' - 0" (OPTION A - PAINTED CMU FINISH)



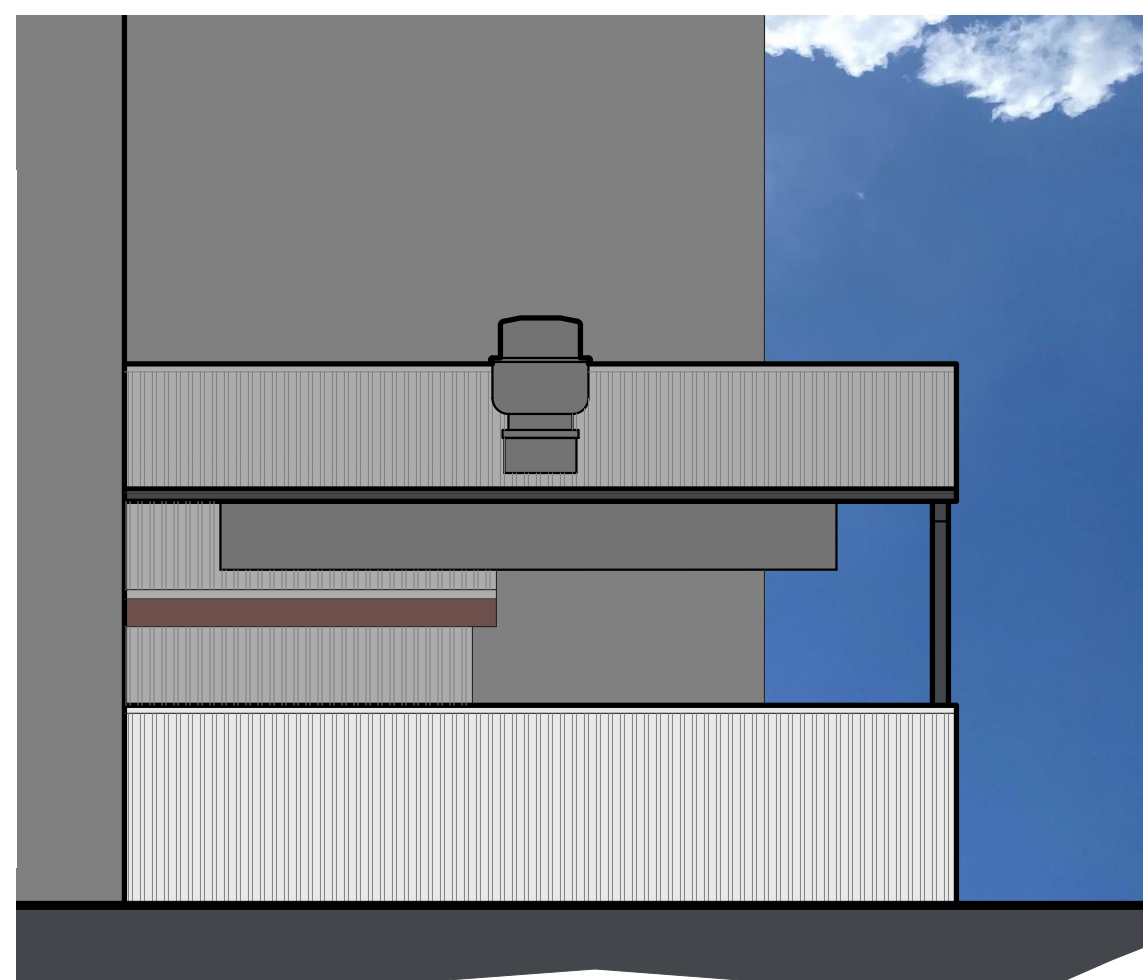
PAINTED CONCRETE MASONRY UNITS

REVISIONS	DATE

GARY A. BURKE, ARCHITECT
 148 CELESTA DRIVE
 GRASS VALLEY, CA 95945
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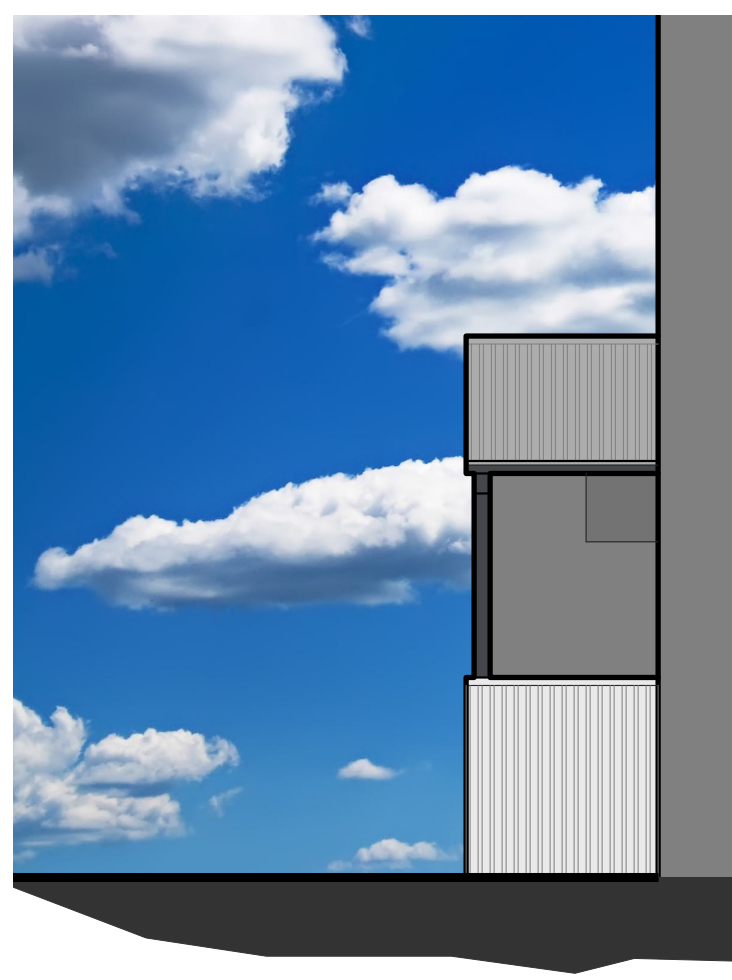


CORRUGATED METAL ROOFING



(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION B - CORRUGATED METAL FINISH)

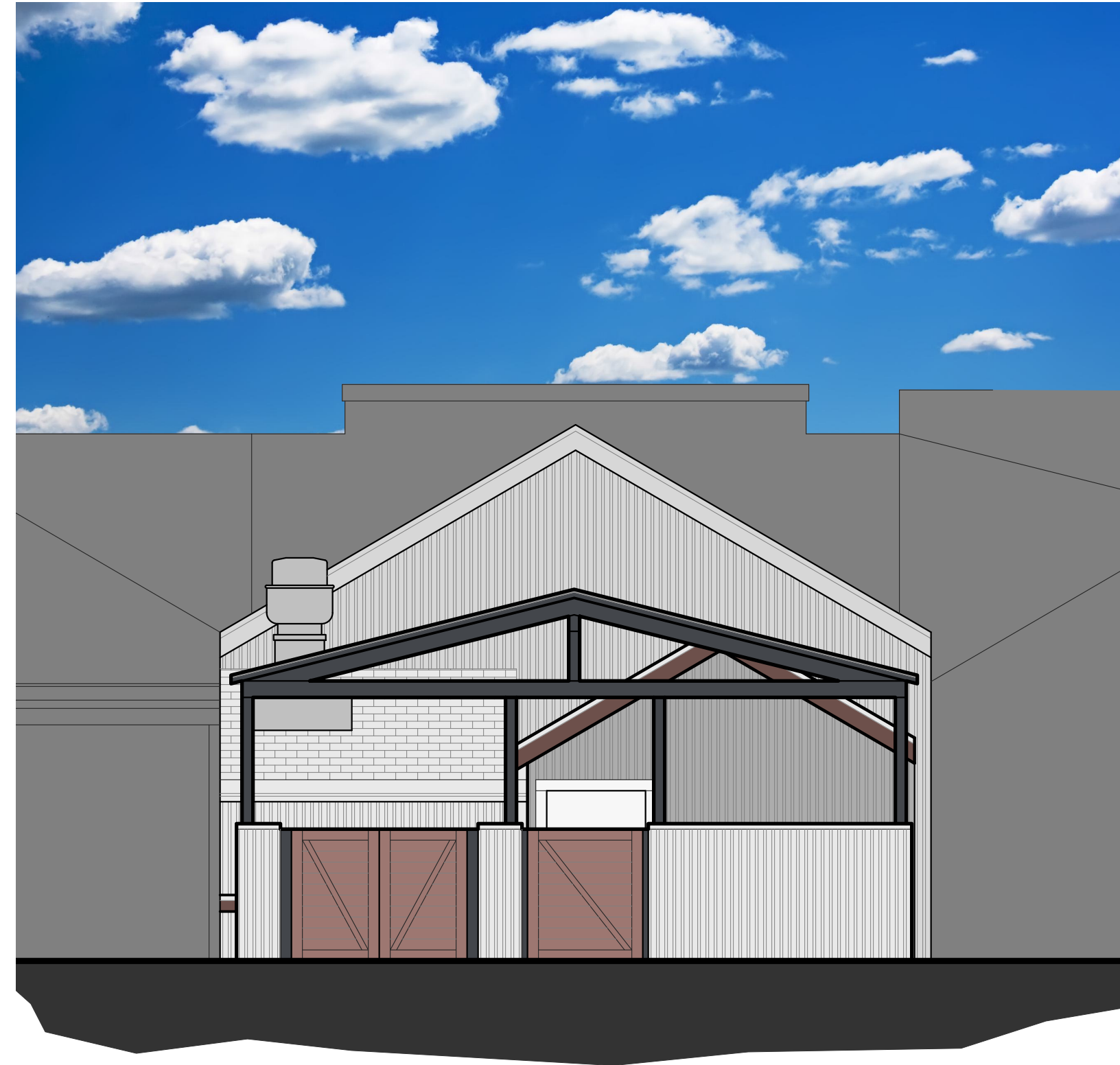


(N) SIDE ELEVATION

1/4" = 1' - 0" (OPTION B - CORRUGATED FINISH)



CORRUGATED METAL ROOFING



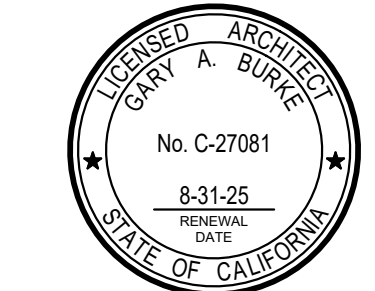
(N) REAR ELEVATION

1/4" = 1' - 0" (OPTION B - CORRUGATED METAL FINISH)



CORRUGATED METAL ROOFING

NEW BBQ RESTAURANT FOR:
DAVE FERGUSON
 130 MILL STREET
 GRASS VALLEY, CALIFORNIA
 APN: 008-345-016



JOB: 24-46
 SHEET: COLOR ELEV
A-5
 DATE: 1/8/25



154 Mill Street / circa 1910



118 Mill Street / Date Unknown



123-129 Mill Street / circa 1960s/1970s



115 Mill Street / Date Unknown



Address Unknown / 1965

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

*Resource Name or #: 130 Mill Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-345-16
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 130 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, exposed brick masonry commercial storefront. Character defining features of the building include a stepped parapet roof with metal flashing on the top, followed by a row of brick dentils and a row of dog-toothed course of bricks, below which is a contemporary metal sheeted veranda supported by steel columns, and below the veranda angled display windows, flanking a central door with a top light, and contemporary marble tile or granite skirt, and a stucco textured wall above the windows. The building is flanked on the right and left by single-story commercial storefronts sharing a common walls. B. Harris operated a liquor and grocery store in the building in the 1850s until he sold the store to Abraham Salaman for \$3,000 in 1862. The building became known as the Salaman Building, where Abraham Salaman operated a grocery store for years. 1873 Tax Roll lists A. Salaman as owner of the lot on west side of Mill Street valued at \$800 with one story brick building valued at \$2,200. From 1940 to 1970 Ed Tinloy owned The Unique Store there, having moved his store from the corner of West Main and Mill Street. In the 1970s Tremewan's Mens furnishings occupied the building (City of Grass Valley Historical Files).

- *P3b. **Resource Attributes:** HP-6, single-story commercial building.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

P5. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



- P5b. **Description of Photo:** View looking west at the building.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1859; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Steven M. and Cynthia M. Giardina, Trustees, 13056 Somerset Drive, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

Draft Report

To: Grass Valley City Council
From: Grass Valley Historic Commission
Date:
Re: Quarterly Update

Before we jump into the main topic of this report, the Historic Walking Tour program for the City of Grass Valley, I'd like to provide you with some tidbits of items the Commission continues to work on. Your input is valued and appreciated.

Landmark Submittals:

The Commission, with leadership from Commissioner Poston and assistance from City staff and Landmarks Commission members Zimmerman and Martini, has submitted for approval the Walsh Mill and Main Street Firehouse applications to the Nevada County Landmarks Commission. When approved, we will provide draft wording to the Council in order to get a bronze plaque in production and decide on its placement.

Nevada County Landmarks Commission:

Many members of the Historical Commission attended a recent meeting of the Nevada County Landmarks Commission. We felt it necessary for them to hear about our projects and for our Commission to hear about the Landmark's direction.

Jewish and Catholic Pioneer Cemeteries:

Within the City limits, two pioneer cemeteries exist which we believe need historical display signage in order for residents and visitors to learn about esteemed the local Jewish and Catholic early pioneers whose remains lie in these hallowed grounds. The Commission, with assistance from both Fr. Estrella and Jedidiah Watson, are working to provide narrative signage highlighting the history and noteworthy internments of the 1853 Catholic cemetery on South Church St., as well as the 1856 Jewish cemetery on Eureka Street. We hope the City Council finds this a worthy undertaking and supports our efforts.

Grass Valley Citizen's Star Award:

The Historic Commission is in unanimous support of honoring two of Grass Valley's most influential citizens: Peggy and Howard Levine. We are working diligently to move forward this nomination to the City Council through the gathering of support letters and a nomination overview as outlined in the City's Star Guidelines.

Grass Valley's Annual Historic Award:

As presented at the last quarterly update, the Commission would like to recommend the adoption of an Annual Historic Award. The Commission has adopted the following wording.

“Awarded annually by City Council, on the recommendation of the Historic Commission, to a person/persons or business who has enhanced and/or preserved the historical significance of the City of Grass Valley whether through writing, research or physical enhancement.”

We hope the Council would adopt the aforementioned criteria and be willing to purchase a commemorative plaque to be displayed in City Hall to honor these annual recipients.

To jump start this award, the Commission would initially recommend.....

The Grass Valley Historic Walking Tour (incorporating murals, homes and businesses)

Our presentation intends to cover the vast array of options so that the Council can fully understand the myriad of choices in providing the public a complete, historic experience. We look forward to your direction on each aspect of this year-long project. This is a brief conceptual outline. More in-depth information of each topic, along with a line item budget and timeline, will be presented upon direction from the Council. Here are the individual aspects of our proposal.

Golden Pasty: The centerpiece of the walking tour will be the Golden Pasty. In order to gain people’s attention to the historic nature of this community, we recommend the bronzing of an enlarged Cornish Pasty to be prominently displayed on Mill Street. The pasty has become our unifying global image (attached—the *New York Times* article about Grass Valley and its beloved pasty, 2024). We need to celebrate it and enhance that image. An accompanying plaque will tell the story of this tasty treat and urge locals and resident to “rub the pasty for good luck” (which will keep the pasty golden in tone). We believe locals will bring friends to Mill St. to partake in the tradition of “rubbing the pasty,” learn of the history of the town while all the while patronizing the local merchants. The role of public art in enhancing businesses is well documented and we believe the Golden Pasty as a first piece of tangible art - both historic and contemporary for Mill Street - is a perfect fit.

Walking Tour 4 x10 inch Cover Stock Overview: Near the Golden Pasty will be a walking tour “leaflet” which will describe the three tours available: homes, murals and downtown hub. The leaflet, through proper design, will be incorporated into the Golden Pasty display. The leaflet will also highlight monthly free walking tours along with the Heritage Home booklet and

other local historic reading available at Cornerstone Books or the public library. The Commission will design and produce the leaflet with Council approval.

Use of Storymaps for Mural, Homes and Downtown Hub: Currently, City staff over the years, has incorporated the Heritage Homes of Grass Valley directory and the existing Murals Tour onto the “Storymaps” platform. We support the notion of using this platform to place the downtown hub walking tour. Since this is not an application, it does not need any registration nor downloading so it will be easy to access on a Smartphone. Users will choose which tour they intend to take and will find the location using Storymaps. (Staff will now display the Storymaps platform)

Locators - both physical and virtual: The biggest question, in our opinion, is about the physical placement of “markers” that would provide the public an historical insight into the downtown hub of specific buildings. We believe that within the Mill/Main area, around 20-25 buildings need some form of recognition. Here are some of the choices, or a combination of all four, could be used:

- a. **Using Existing Drainage Grates:** Installing historical information on signage which is imbedded into the sidewalk concrete is not a viable nor an aesthetic solution. Recently though, the Mill Street improvement project installed a long, contiguous street level metal drain system. The metal panels are 20 inches apart and are easily removable (See attachment). The Commission believes that one section of grate in front of the historic building could be replaced with a similar piece of fabricated metal which would briefly describe the history of the building.
- b. **Placement of Signage on Buildings:** Another possible solution is to approach building owners to see if they would be willing to have a permanent sign placed on their property, briefly discussing the history of the site. This solution could also be used in combination with the drainage grates. Those sites not having drainage grates (specifically Main Street) the use of affixed building signage could be used.
- c. **QR Codes:** Another avenue for information could be the inclusion of small QR codes placed in participating business windows. The code would allow users to gain access to a more in-depth historic explanation of the building.
- d. **Brochure:** Beyond just using a Smartphone to partake in history, The Commission also believes that a tangible Walking Tour pamphlet is necessary to reach all audiences. The Commission will develop a tri-fold historic walking tour pamphlet which will be available at the public library, City Hall, the Chamber and Bookseller store.

Heritage Homes Reprinting: The Heritage Homes book is a wonderful resource which we believe needs to be reprinted. For an investment of \$500.00, two hundred booklets can be reproduced. These can be sold at the Bookseller on Mill St. and at the Chamber offices. Sales will reimburse the City for the upfront costs.

Walking Tours: The Commission is interested in enhancing the public's experience of Grass Valley by instituting monthly historic walks, from April through October. The walks will highlight some Heritage Homes, murals and the downtown area, using a core group of trained docents.

Upon direction from the Council, the Commission will return with cost estimates and a timeline for implementation.

SPECIFICATION:

JOSAM 200-DIS-C EPOXY-COATED, DUCTILE IRON SLOTTED GRATE WITH CENTER HOLE FOR LOCKING BAR SECUREMENT AND FOUR POINT LOCK. -PS OPTION PROVIDES PRO-SNAP™ SECUREMENT (SEE 200-DIS-C-PS SUBMITTAL). DESIGNED TO FIT PRO-PLUS™ 200 SIZE CHANNEL. MEETS CLASS C LOADING REQUIREMENTS. MEETS ADA AND HEELPROOF SLOT REQUIREMENTS.

TRENCH DRAIN GRATE

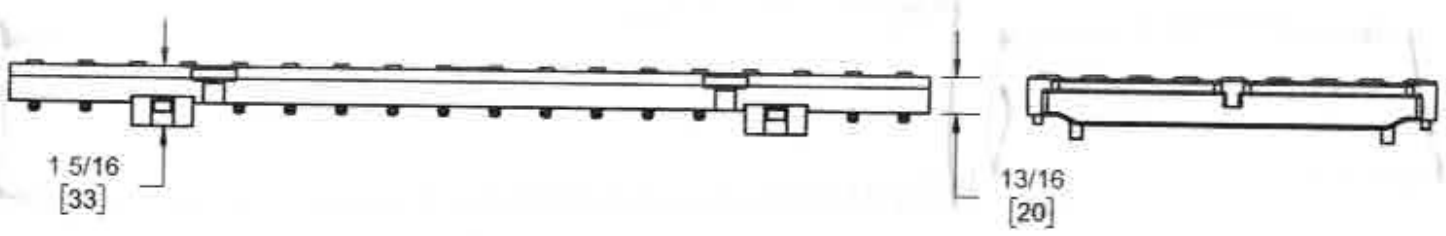
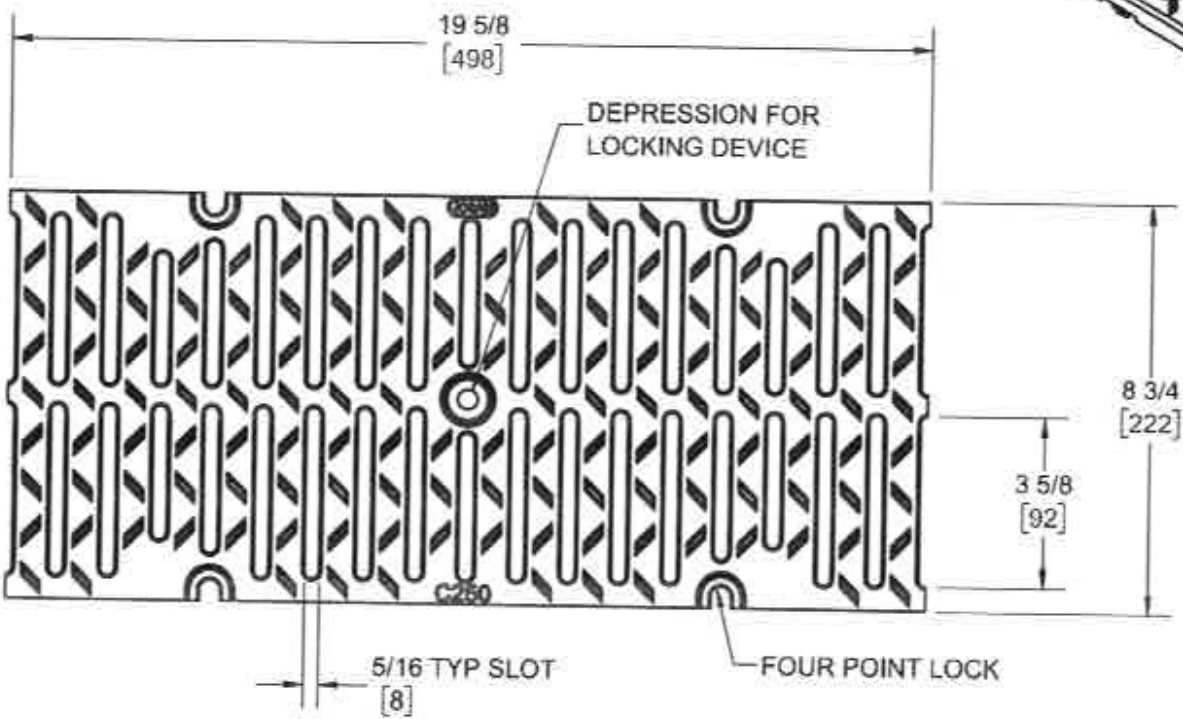
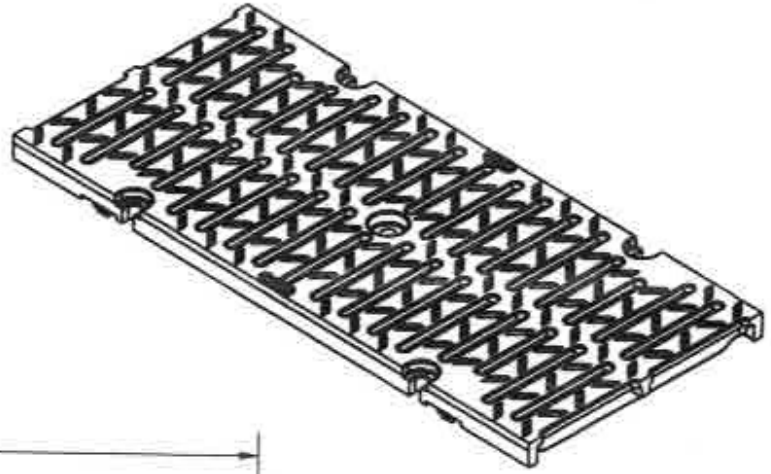
PRO-PLUS™ 200

SERIES **200-DIS-C**

NOTE:
FREE AREA IS 38 SQ. IN.
PER 1/2 METER GRATE

OPTIONS:

<input type="checkbox"/>	-DC	MADE IN USA
<input type="checkbox"/>	-GALV	GALVANIZED COATING



LOCKING BAR (ORDER SEPERATELY)	360142
BOLT DOWN (REQS. DI-RAIL) (ORDER SEPERATELY)	360143

DATE OF LAST CHANGE: 10/26/22 JTJ

DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCES AND CHANGE WITHOUT NOTICE. WE CAN ASSUME NO RESPONSIBILITY FOR USE OF SUPERSEDED OR VOID DATA.



MICHIGAN CITY, INDIANA

NOTES

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

CALIFORNIA TODAY

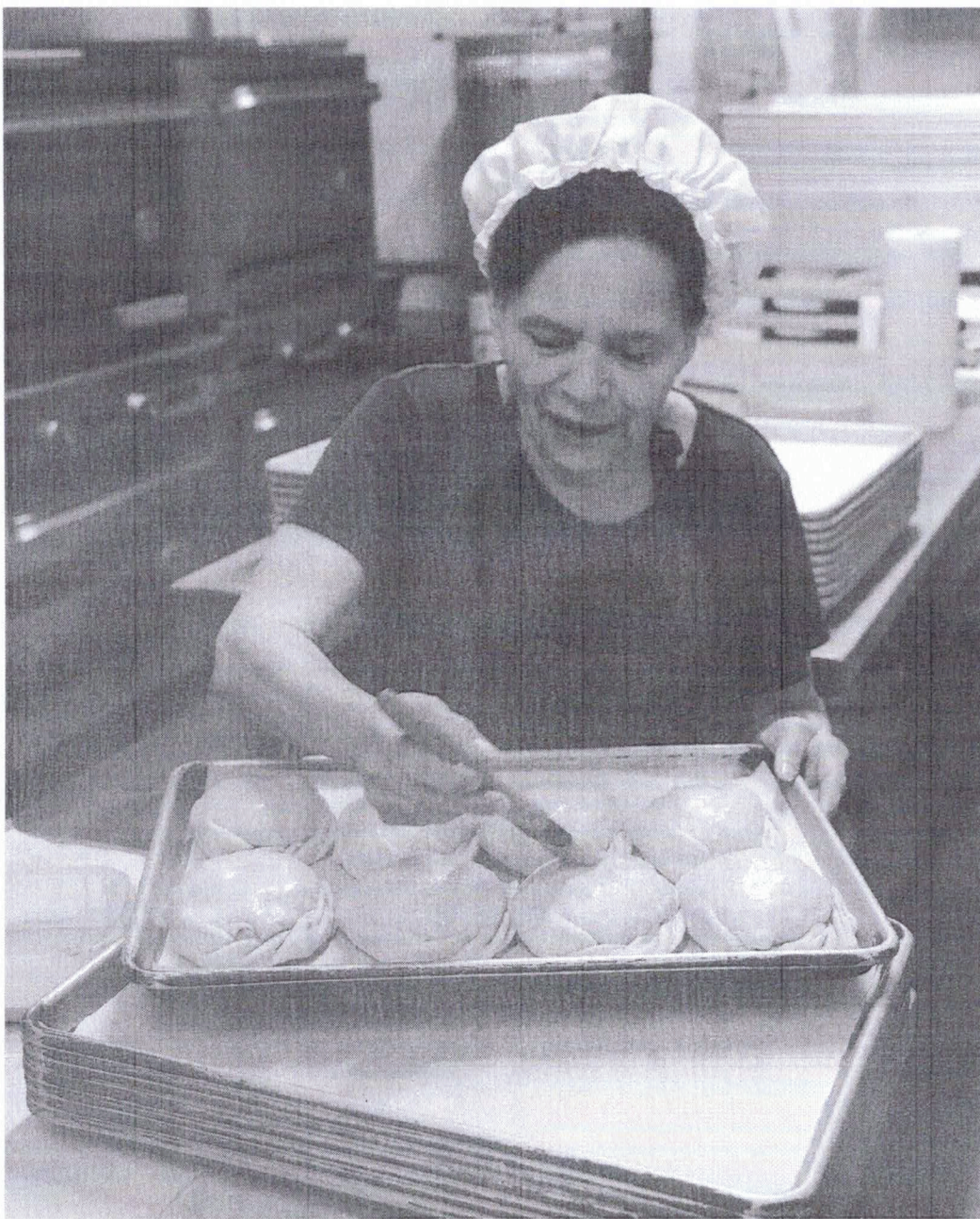
Why a Savory English Pastry Is Beloved in a California Town

The popularity of the Cornish pasty, a meat pie eaten by hand like a sandwich, is a legacy of the gold rush.



By Soumya Karlamangla

April 8, 2024



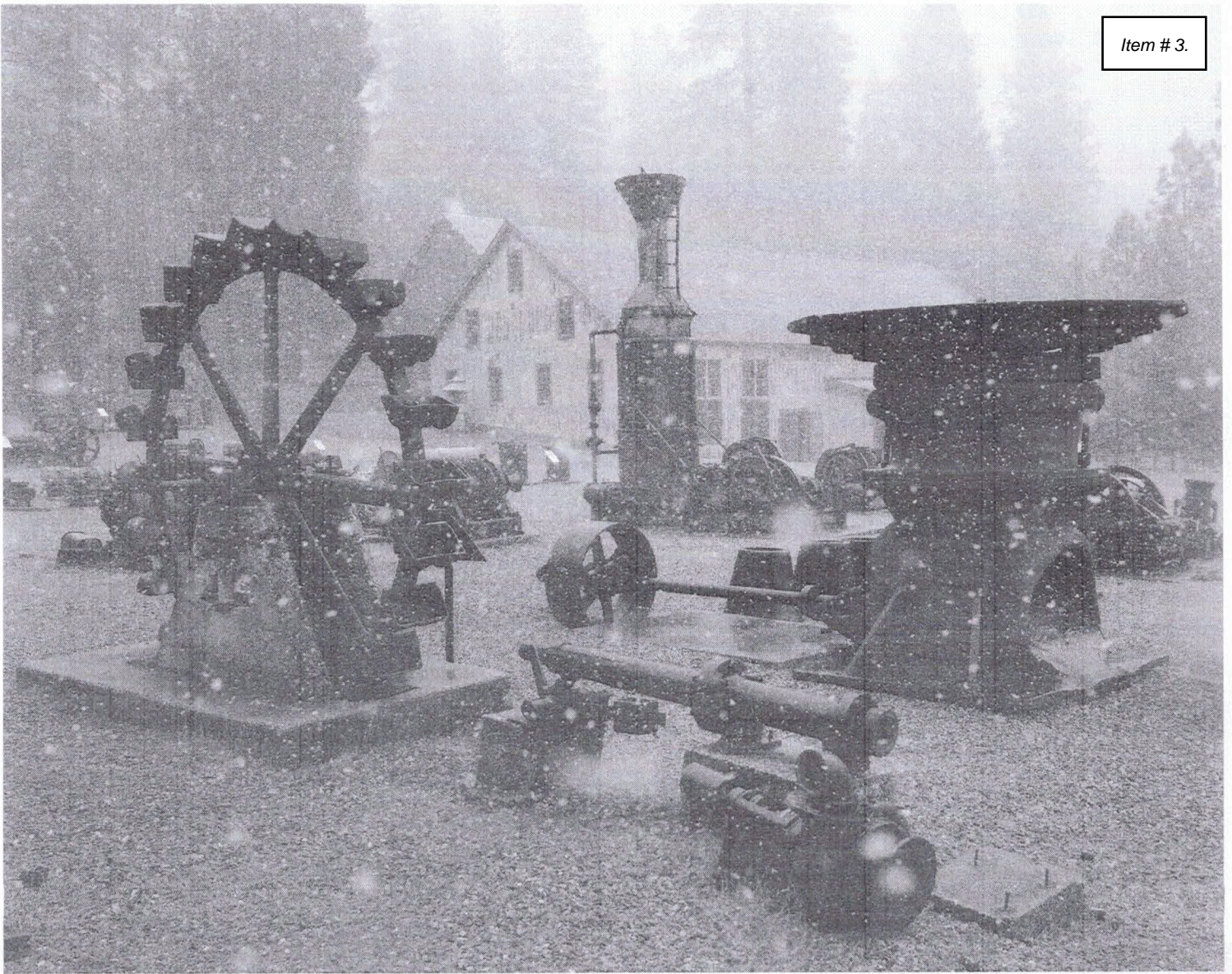
Carrie Locks, owner of Marshall's Pasties, prepares a tray of Cornish pasties. Jim Wilson/The New York Times

In a charming former mining town in the Sierra Nevada foothills, you can taste pieces of California history dating back nearly 175 years.

Their crusts are buttery and flaky, with steaming layers of meat and vegetables inside. These are pasties, crescent-shaped hand pies that originated as a lunch food for miners in Cornwall, England, and have become a mainstay in Grass Valley, 60 miles northeast of Sacramento.

The pasty — pronounced “pass-tee,” rhyming with “nasty” — arrived in California with Cornish workers who began emigrating to the gold fields in the 1850s to toil in the rich mines near Grass Valley, like the Empire mine. By the end of the century, three-quarters of Grass Valley residents were of Cornish descent.

Though that’s no longer the case (and the last of the mines closed decades ago), their Cornish traditions live on.

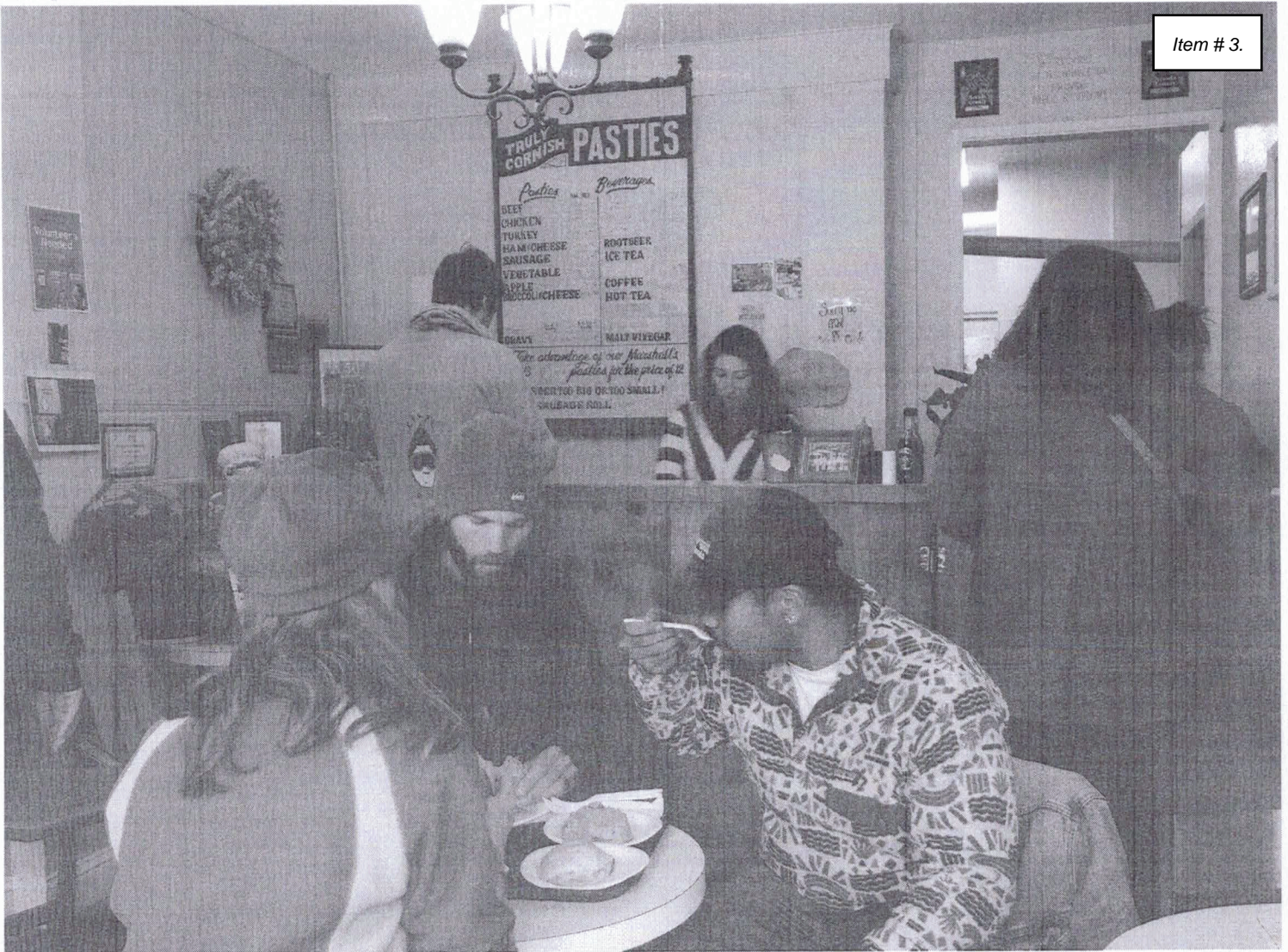


Snow falls on mining equipment at Empire Mine State Park in Grass Valley, one of the oldest, deepest and richest gold mines in the state. Jim Wilson/The New York Times

Grass Valley, which is home to roughly 14,000 people, hosts an annual festival for St. Piran, the patron saint of Cornwall, and celebrates Christmas with Cornish carols and folk tunes written long ago by homesick miners. And, of course, the town still cherishes and serves up the pasty.

“It’s our heritage food,” said Gage McKinney, a local historian is descended from some of the earliest Cornish immigrants to Grass Valley. “You bite into a pasty, it connects you with all this legacy, which is only vague in your mind, but becomes visceral in your mouth. Any place where the Cornish heavily settled, you can find a good pasty.”

The pasty spread all over the world in the 1800s with the Cornish, who were in high demand for their hard-rock mining know-how: Cornwall, in the southwestern tip of Britain, had been mining for tin and other metals since pre-Roman times. Pasties are now a favorite food in the Upper Peninsula of Michigan, where copper mines attracted Cornish workers, and in Mineral Point, Wis., where zinc and lead mines were a draw. In the former silver mining town of Real del Monte in central Mexico, pasties caught on so well that there is now an annual pasty festival and a pasty museum.



Marshall's Pasties has been open since 1968. Jim Wilson/The New York Times

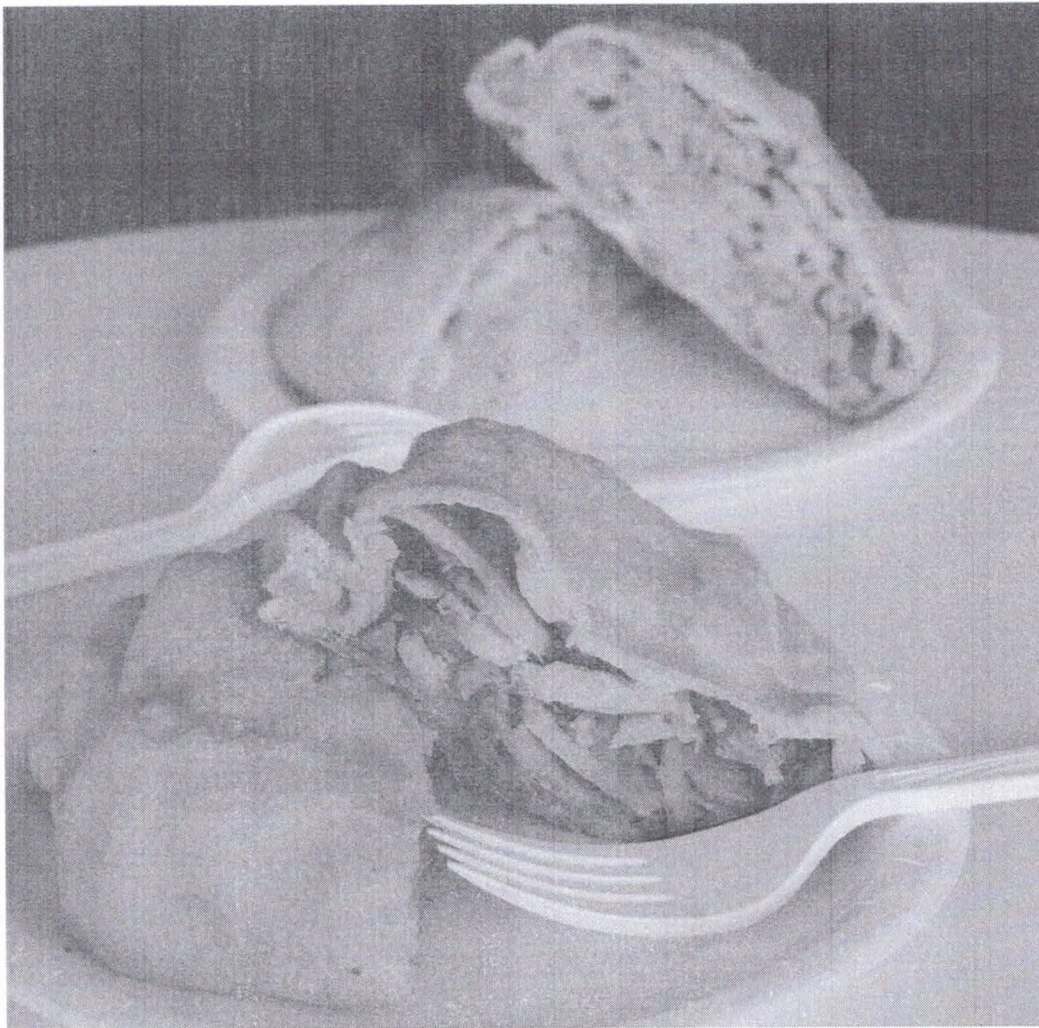
In Grass Valley, there's no record of a pasty shop being in business before the 1900s, most likely because families were baking them at home, Comstock's Magazine reported. "But after the last mines closed in the 1960s," the magazine said, "Grass Valley began to capitalize on its mining history instead of its minerals."

Two shops in Grass Valley specialize in the pasties today: Marshall's Pasties, which has been cooking the savory turnovers since 1968, and Grass Valley Pasty Co., which opened in 2019. The

trendy Corvus Bakery in town sells gluten-free hand pies, and a neighborhood church bakes more than 1,000 pasties once a month as a fund-raiser.

Item # 3.

Though local shops make all kinds of flavor variations now, the traditional Cornish recipe calls for diced skirt steak, potato, onion and rutabaga. In the old days, McKinney told me, miners' wives would sometimes bake a sweet filling like apples into one end, so miners could finish their meal with a little dessert.



A vegetable pasty sits in the front and a ham and cheese one in the back. Jim Wilson/The New York Times

In the mines, Cornish men, known as Cousin Jacks, would light a candle and use it to heat a lunch pail with two compartments: Tea in the bottom compartment would steam the portable pie on top. The pasty's crimped crust served as a handle that miners would discard after eating, to avoid consuming any arsenic or other metals that may have been on their fingers.

Item # 3.

“They had this full meal in a crust that they could take underground,” said McKinney, a fifth-generation Grass Valley resident. “The Cornish pasty was very much part of the wherewithal of this industrial work force that brought industrialization to pristine places like the foothills.”

As I was waiting to buy lunch recently at Grass Valley Pasty Co., where you can watch cooks shape dough into half-moons, an older man in line ahead of me told the cashier that his grandfather had worked in a mine in nearby Amador County. He said his family had its own passed-down pasty recipe, but it was easier to pick some up from the shop.

After surveying the options, he decided that the closest flavor to what his family made was the Cousin Jack, stuffed with skirt steak, potatoes, onion and parsley. He left clutching a paper bag with two warm pasties inside.
