GRASS VALLEY
Historical Commission Meeting

Tuesday, May 13, 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 April 8th, 2025 Historical Commission 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

STAFF AGENDA ITEMS

2. Plan Revision to replace windows on a Priority 2 structure **25BLD-0233** Location: 514 West Main St / APN 008-300-040

   CEQA: Categorical Exemption

   Recommendation: 1. That the Historical Commission recommend that the Development Review Committee approve the proposed exterior modification to the shingled siding 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 Window Replacement Plan Revision as presented in the Staff Report; and, c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

3. Plan Revision to demolish a Priority 2 category structure **25BLD-202** Location 603 West Main St / APN 008-331-003

   CEQA: Categorical Exemption

   Recommendation 1. That the Historical Commission recommend that the Development Review Committee approve the proposed demolition to the historic barn 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 Plan Revision as presented in the Staff Report; and c. Approve the demolition of the barn at 603 West Main Street in accordance with the Conditions of Approval, as presented in this Staff Report.

COMMISSION AGENDA ITEMS

4. Approval of the GV Historical Designation of the Narrow Gauge Railroad Trestle Abutment on Olympia Creek (attached)

5. Discussion Items:

a. Meeting with Councilmembers Caravelli and Arbuckle

b. Tonight's Presentation to the GV City Council (attachment)

c. Update on Peggy and Howard Levine Award

d. Saturday Walking Tours

e. Heritage Homes Update

f. Grass Valley Historic Award (attachment)

g. Historic banners for Mill St. (attachment)

h. Eagle Hose Company moves forward (attachment)

i. Main topic: Walking Tour Brochure/Signage (attachments)

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Historical Commission, scheduled for Tuesday, May 13, 2025, at 3:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 9, 2025.

_____

Taylor Whittingslow, City Clerk

Grass Valley Historical Commission

Minutes of Tuesday, April 8, 2025

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

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

Approval of the Feb 11th minutes: Albrecht moved and Poston seconded. Unanimously adopted.

Public Comment: Matthew Coulter chatted about Lou Conter Dr and the need for new benches. He also noted that the Bronze Star was already a military award and should not be called such.

Announcement: Commissioner Poston noted that May is Historic Preservation Month

Discussion portion of the agenda:

1. Members discussed the tours they had at Lake Olympia, Loma Rica and the plaques on Mill St.

2. McAteer noted that he would bring the RR Abutment historical designation back next month as an action item.

3. The Citizen Star Award application is complete and fundraising continues. Mark Johnson has agreed to use his flower shop for a post award reception. The Council should be acting on it at their next meeting.

4. McAteer announced the first walking tour would take place on Sat. April 12th at 10 am.

5. Albrecht said she received three quotes on the Heritage Homes booklet and is awaiting a check from the City.

6. The Commission focused the rest of the meeting on Commissioner Reilly's work on the downtown walking brochure. Writing assignments were handed-out, a discussion about banners discussion history on Mill St and the Commission thanked Reilly for his fine work.

The meeting was adjourned at 4:12 pm

Next scheduled meeting is Tuesday, May 13th at 3 pm.

HISTORICAL COMMISSION STAFF REPORT MAY 13, 2025

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number:	25BLD-0233
Subject:	Plan Revision to replace windows on a Priority 2 structure
Location/APNs:	514 West Main St / APN 008-300-040
Applicant:	Sacramento Window and Door, LLC . on behalf of Cheryl Noack
Zoning/General Plan:	Single Family (R-1)/Urban Low Density (ULD))
Entitlement:	Plan Revision – DRC Review
Environmental Status:	Categorical Exemption

RECOMMENDATION:

1. That the Historical Commission recommend that the Development Review Committee approve the proposed exterior modification to the shingled siding 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 Window Replacement Plan Revision as presented in the Staff Report; and,

    c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

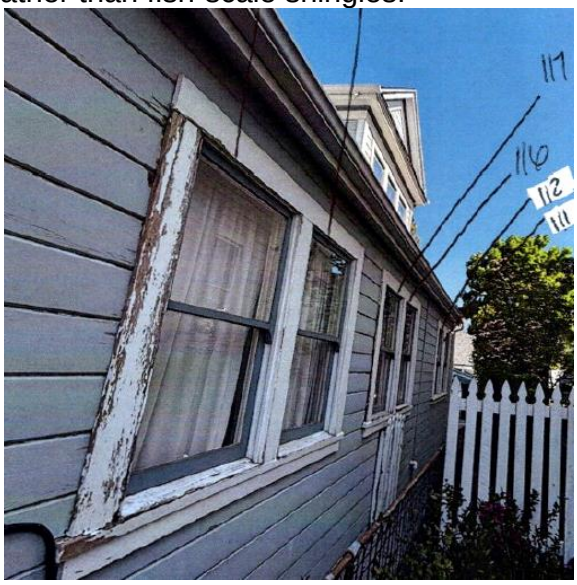
BACKGROUND:

The existing structure is a 2,109 square feet residence and was built in 1880, according to the Nevada County Assessor's Office records, and is a Priority 2 structure in the city's historical inventory. Priority 2 structures are significant in contributing to the historic character of the area and have retained good integrity.

The assessment for the historical inventory recorded that the property "consists of a two-story, wood-frame Queen Anne style residence that fronts W. Main Street and is concealed in a dense growth of trees. The home has a hipped and gable roof clad with asphalt shingles, horizontal shiplap exterior siding, a two-story bay window, a Victorian front entry door and to the right a fixed stained glass window. The home lacks the ornamentation associated with

similar homes in Grass Valley. The right side of the house appears to have a shed-roof addition and a new rooftop fireplace has a contemporary wood chase around it."

Today, the façade of the building at 257 South Auburn Street is identical to the image recorded at the time of the historical inventory. However, the shingles are shake shingles rather than fish-scale shingles.



Existing windows at 514 West Main Street

PROJECT PROPOSAL:

The applicant proposes to replace 28 existing wood, double-hung windows with composite windows, nine of which will be replaced as casement-style windows. All new windows will be black. The applicant provided photographs of the windows to be replaced, two of which are shown above, and the remaining in the attachments.

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 some of the window function from double-hung style to casement-style windows.

Historic Design Guidelines: Section 6.4.2 of the Grass Valley Historic Design Review Guidelines provides guidance for alterations of windows and doors on historic homes, noting that these features "give scale to a home and provide visual interest to the composition of the

individual facades." This section of the guidelines go on to make the following recommendations with respect to windows and the proposed window replacement:

- Preserve the functional and decorative features of original windows and doors. Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street.

- Repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.

- Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

The design guidelines do not override municipal regulations but are intended to provide guidance to decision-makers in making decisions regarding additions, alterations, infill, and other similar types of changes to historically significant residential homes and business within the Grass Valley Historic Townsite.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Urban Low Density (ULD). ULD is intended primarily for single family detached houses, although higher density single family patio homes or Town houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two-Family Residence (R-2) districts.

Zoning: The R-1 zone is applied to areas of the city that are appropriate for neighborhoods of single dwellings on standard urban lots, surrounding the more densely developed city core. The R-1 zone is consistent with and implements the urban low density (ULD) designation of the general plan.

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 window replacement will not result in expansion of use of the residential property.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Plan Revision 25BLD-0233.

2. The Grass Valley Historical Commission reviewed Plan Revision application 25BLD-0233 at their regular meeting on May 13, 2025.

3. The Grass Valley Development Review Committee reviewed Plan Revision application 25BLD-0233 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 Plan Revision application and plans provided by the applicant and approved by the Development Review Committee (25BLD-233). 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 building permit shall be obtained from the Community Development Department, Building Division.

3. 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
2. Aerial Map
3. Photos of Existing Windows
4. Floor Plan/Photo key
5. Proposed Window Brochure

514 West Main Street

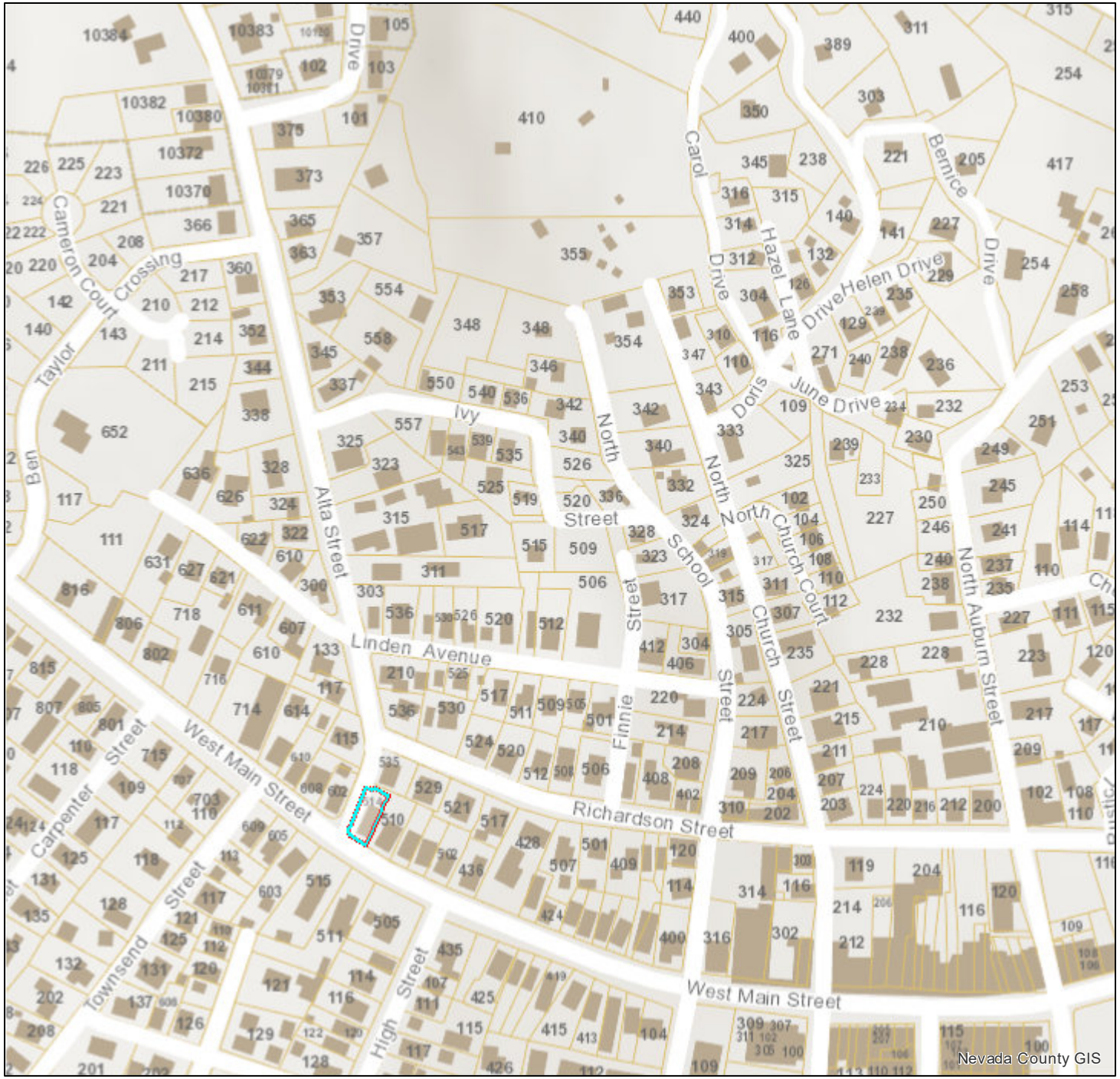
Historical Residential Window Replacement 25BLD-233

Attachment List

1. Vicinity Map
2. Aerial Map
3. Photos of Existing Windows
4. Floor Plan/Photo key
5. Proposed Window Brochure
6. Historical Inventory Record

514 WMain Vicinity

Item # 2.



Parcel APN: 008-300-040

514 WEST MAIN STREET

Land Value:	$75,200.00
Improvement Value:	$446,500.00
Acreage:	Unknown
Zoning:	R-1 GVCity
General Plan:	ULD GVCity
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	46 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,519 feet

Overview Map

May 8, 2025

© 2024 Nevada County, California

Scale: 1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

514 West Main Aerial

Item # 2.

Parcel APN: 008-300-040

514 WEST MAIN STREET

Land Value:	$75,200.00
Improvement Value:	$446,500.00
Acreage:	Unknown
Zoning:	R-1 GVCity
General Plan:	ULD GVCity
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	46 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,519 feet

Overview Map

May 8, 2025

© 2024 Nevada County, California

Scale:
1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

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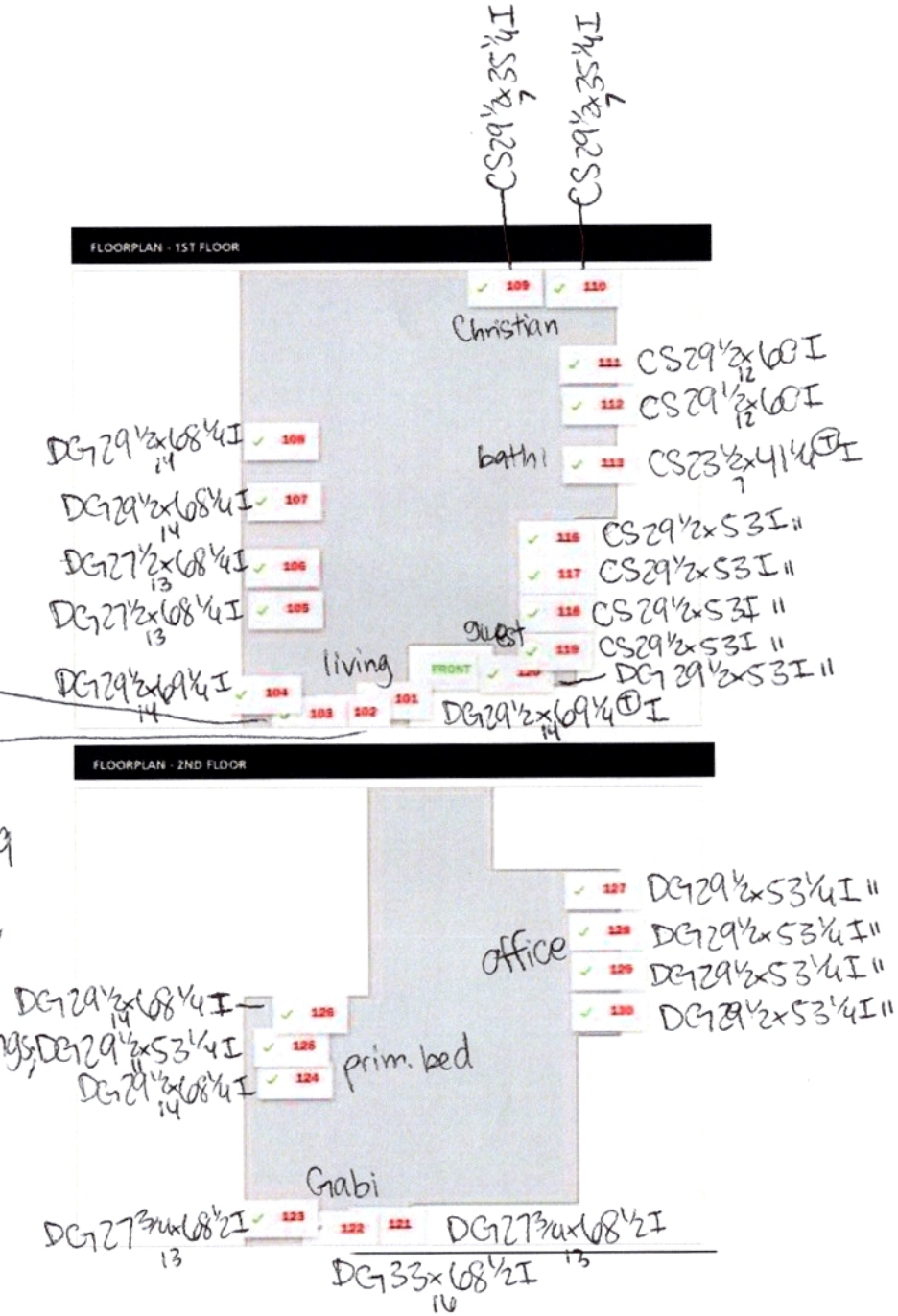
Sacramento Window & Door LLC
CSLB #1130268
11320 Trade Center Dr, Ste. H
Rancho Cordova, CA 95742
(916) 779-5802

Cheryl Noack
514 W Main Street
Grass Valley, CA 95945
916-806-0092

Sq Ft 2109 Yr Blt 1880
APN# 008300040000
Job Value $ 93,807
Scope of work:

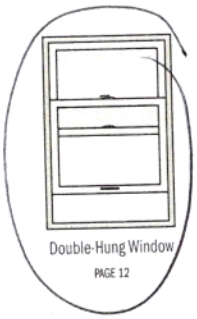
remove 28 wood windows and replace with 28 composite windows; windows 109, 110, 111, 112, 113, 116, 117, 118 and 119 to be replaced as casements, the rest of the proposed windows to remain double-hungs; all proposed windows to be black int./ext.



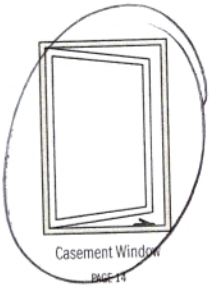
CHOOSING ACCLAIM™ REPLACEMENT WINDOWS IS EASY...

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

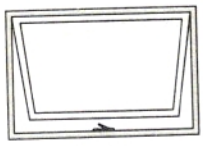
1 Select Window Styles



Double-Hung Window
PAGE 12

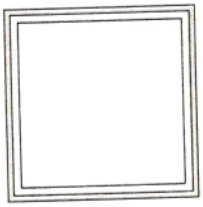


Casement Window
PAGE 14

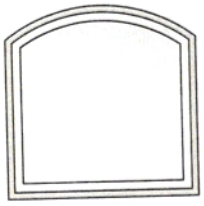


Awning Window
PAGE 14

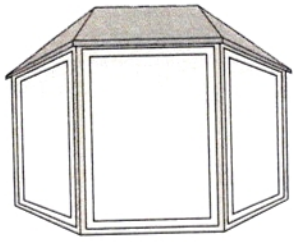
Gliding Window
PAGE 16



Picture Window
PAGE 18



Specialty Window
PAGE 20



Projection Window
PAGE 22

ACCLAIM™
REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

2 Select Colors[5]

Real wood interior veneers can be stained or painted to match your decor

Interior

Real Maple | Real Pine | Real Oak

Interior/Exterior

White | Canvas | Sandtone

Terratone | Dark Bronze | Black

Exterior

Cocoa Bean | Forest Green | Red Rock

Item # 2.

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check Rails.

CONVENIENT

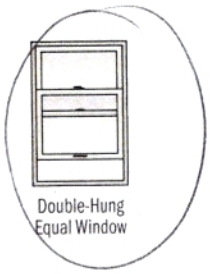
Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.



Double-Hung Equal Window

Double-Hung Cottage Style Window

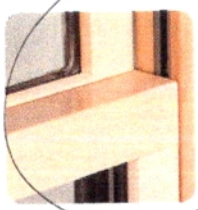
Double-Hung Reverse Cottage Style Window

EXPRESS YOUR STYLE

Combination Window

EXPRESS YOUR STYLE **Check Rail Options**

Contemporary



Traditional

Acclaim Double-Hung Windows / White Interior

Item # 2.

CASEMENT AND AWNING WINDOWS

Our casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Acclaim awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside[6] and can be hinged from the right or left.

SECURE

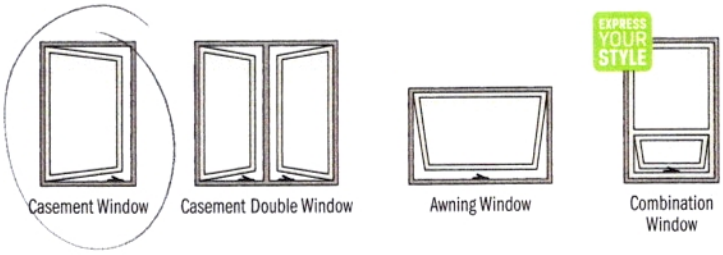
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.

EFFICIENT

Casement and awning windows are our most energy-efficient ventilating window styles.



Acclaim Casement and Picture Combination Windows / Oak Interior

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 #:** 514 West Main Street

P1. Other Identifier: West Grass Valley/APN 08-300-40
***P2. Location:** ☐ Not for Publication ■ Unrestricted ***a. County:** Nevada
***b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
c. Address: 514 West Main 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 north side of W. Main Street.
***P3a. Description:**

The property consists of a two-story, wood-frame Queen Anne style residence that fronts W. Main Street and is concealed in a dense growth of trees. The home has a hipped and gable roof clad with asphalt shingles, horizontal shiplap exterior siding, a two-story bay window, a Victorian front entry door and to the right a fixed stained glass window. The home lacks the ornamentation associated with similar homes in Grass Valley. The right side of the house appears to have a shed-roof addition and a new rooftop fireplace has a contemporary wood chase around it.

***P3b. Resource Attributes:** HP-2, single-family property.
***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 north at the residence.
***P6. Date Constructed/Age and Sources:** ■ Historic Built 1895; Sanborn Fire Insurance Maps, Grass Valley, CA.
***P7. Owner and Address:** Starr Truex, 514 West Main Street, 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:** October 5, 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

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 _____

View looking northwest at the side and rear of the residence.

HISTORICAL COMMISSION STAFF REPORT MAY 13, 2025

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number:	25BLD-202
Subject:	Plan Revision to demolish a Priority 2 category structure
Location/APNs:	603 West Main St / APN 008-331-003
Applicant:	Sacramento Window and Door, LLC . on behalf of Cheryl Noack
Zoning/General Plan:	Neighborhood General 2 (NG2) / Urban Low Density (ULD)
Entitlement:	Demolition
Environmental Status:	Categorical Exemption

RECOMMENDATION:

1. That the Historical Commission recommend that the Development Review Committee approve the proposed demolition to the historic barn 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 Plan Revision as presented in the Staff Report; and

    c. Approve the demolition of the barn at 603 West Main Street in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

The existing barn is 1,023 square feet and sits behind the existing residence, facing Pleasant Street. The barn was built in 1885 and is represented as a Priority 2 structure in the city's historical inventory. Structures that are categorized as "Priority 2," are considered significant in contributing to the historic character of the area and have retained good integrity.

The historical inventory assessment for the barn indicates "that the property consists of a wood-frame, two-story, Salt-Box style carriage barn with the date 1885 applied to the exterior wall of the barn. The barn has a distinctive Cape Cod style shed roof with a frieze below the eaves, wide clapboard exterior siding, a large rectangular wood sash window in the second-story facing Pleasant Street, and a modern garage door."

Existing barn behind residence at 603 West Main Street

PROJECT PROPOSAL:

The applicant proposes to demolish the existing barn and rebuild with a similar exterior aesthetic and use the replacement building as an Accessory Dwelling Unit. The project architect has indicated that the existing structure has a dirt floor and no foundation and as such, is difficult to remodel to any productive use. The barn also currently encroaches into the city right-of-way. The replacement building would be relocated slightly in order to remedy that complication.

The applicant has provided an Updated Historic Resource Evaluation, prepared by the same historian, Dana Supernowicz, who prepared the City's 2009 historic inventory. The updated evaluation indicates, upon a more thorough and up-close review of the structure, that "while there is physical evidence of an earlier barn, circa 1885, the majority of the barn was rebuilt around 1898-1900 with later alterations and additions…." and adds that "many, if not most, of the original architectural elements or character defining features of the barn have been removed or repurposed." Supernowicz further asserts that several structural alterations have taken place since the 1910-era barn was constructed and "those alterations, such as reconstructing the west elevation wall in the past 30 to 40 years, pouring a slab inside the barn, rebuilding the stairwell to the second-story, and residing most of the barn with clapboard aluminum siding, cumulatively have diminished the historic integrity of the barn's design, workmanship, materials, and, to a lesser degree, feeling and association."

Regulatory Authority: City municipal code section 15.60.070 provides criteria for determination of historical significance. Supernowicz assessed the barn using City's criteria, shown below, with responses in italics:

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley.

No, the subject property has diminished integrity or loss of important character defining features.

2. The location of the building or structure is the site of a significant historic event.

No, there is no documentary evidence to support the supposition that the subject property is the site of a significant historic event in the history of Grass Valley.

3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley.

No, the subject property has not been identified as having an association with a significant person or persons in the history of Grass Valley.

4. The building or structure exemplifies a particular architectural style or way of life important to the city.

No, while the building is identified as a Salt Box design, it has diminished integrity having lost many of its character defining features.

5. The building or structure exemplifies the best remaining architectural type in a neighborhood.

No, the subject property does not represent the best remaining architectural example of a barn or carriage house in Grass Valley, in large part due to its lack of integrity.

6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States.

No, the subject property has not been identified as the work of a person of significance in history of Grass Valley, California, or the United States.

7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship.

No, the subject property has lost many of its character defining architectural features.

8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district.

No, the subject property while related to other similar property types in Grass Valley, nonetheless, lacks integrity and is not essential to the surrounding neighborhood, landmark, or historic district.

9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood.

No, while the barn is a visual presence at the terminus of Pleasant Street and familiar to the neighborhood, it, nonetheless, lacks integrity.

10. The building, structure or site has the potential to yield historical or archaeological information.

No, the subject property has diminished architectural integrity, and, thus, has no potential to yield historical information regarding early construction methods in regards to barns or other similar outbuildings.

Supernowicz concludes that “due to cumulative alterations and additions, [the barn structure] has diminished integrity, affecting many of its architectural elements dating from its original construction in the late-19th century through circa 1948. Therefore, the barn does not appear to represent a significant historic resource in the City of Grass Valley, individually, or as a contributor to the residence at 603 West Main Street, or as a contributing resource to the 1872 Grass Valley Townsite.”

GENERAL PLAN AND ZONING:

General Plan: The Urban Low Density (ULD) designation requires between 1.01 and 4.0 residential units per gross acre. ULD is intended primarily for single family detached houses, although higher density could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range. ULD is most compatible with the following Zoning districts: Single Family Residential (R-1) and Two- Family Residence (R-2) districts.

The City of Grass Valley General Plan includes a historical element which provides a basis for historic preservation in the City of Grass Valley. The general plan includes an objective for the preservation of buildings of historic and/or architectural merit. Where historic and prehistoric cultural resources have been identified, the city shall require that development be designed to protect such resources. If found to not represent a significant historic feature, as concluded by the architectural historian who prepared the updated historical resource assessment for the property, the proposed demolition is consistent with the City’s General Plan, including the historical element.

Zoning: The primary intent of the Neighborhood General 2 (NG 2) is to strengthen the character of existing historic neighborhoods within Grass Valley. It seeks to protect and enhance the unique character of existing neighborhoods, particularly in locations where this character may be most susceptible to change. The NG-2 zone has been applied to properties previously designated within the R-1 and R-2 zoning districts.

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The barn, originally recorded as 604 West Main Street on the 2009 Historic Resource Inventory, is associated with a wood-frame Victorian residence both of which are located at 603 West Main Street. The Victorian house is located on the front of the parcel facing West Main Street, while the barn or former carriage house, occupies the far southern end of the parcel at the western terminus of Pleasant Street.

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 project involves demolition of an existing barn, and will therefore, not expand the existing use. As prepared by architectural historian, Dana Supernowicz, the barn was evaluated under the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. and determined not to be a historic resource pursuant to section 15064.5 of CEQA Guidelines and therefore eligible for the Class 1 exemption.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Plan Revision 25BLD-202.

2. The Grass Valley Historical Commission reviewed Plan Revision application 24PLN-41 at their regular meeting May 13, 2025.

3. 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.

4. Demolition of a barn is not inconsistent with the City's General Plan because it is not considered a significant historic resource.

5. Based on the criteria outlined in section 15.60.070 of the City Municipal Code, and the historic resource report prepared by Dana Supernowicz, M.A., RPA, dated, April 6, 2025, the barn located at 603 West Main Street is not considered a significant historic resource, and therefore, demolition of the barn does not compromise the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines.

B. RECOMMENDED CONDITIONS:

1. Any replacement structure shall feature the asymmetrical "salt-box" style form portrayed on the existing structure, whereby the eastern exterior wall is a minimum of two times taller than the western exterior wall, and features an asymmetrical roofline. The front face shall include a carriage-style garage door, and a double or single-hung window within the south-facing gable.

2. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.

3. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right-of-way.

4. 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 /Aerial Map
2. Updated Historical Resource Assessment of the 603 West Main Street Barn
3. DPR 523 Site Records

603 West Main Street

Demolition of Existing Barn 25BLD-202

Attachment List

1. Aerial/Vicinity Map
2. Updated Historical Resource Assessment of the 603 West Main Street Barn
3. DPR 523 Site Records
4. Existing Historical Record Inventory

603 West Main - Aerial

5/7/2025, 12:47:32 PM

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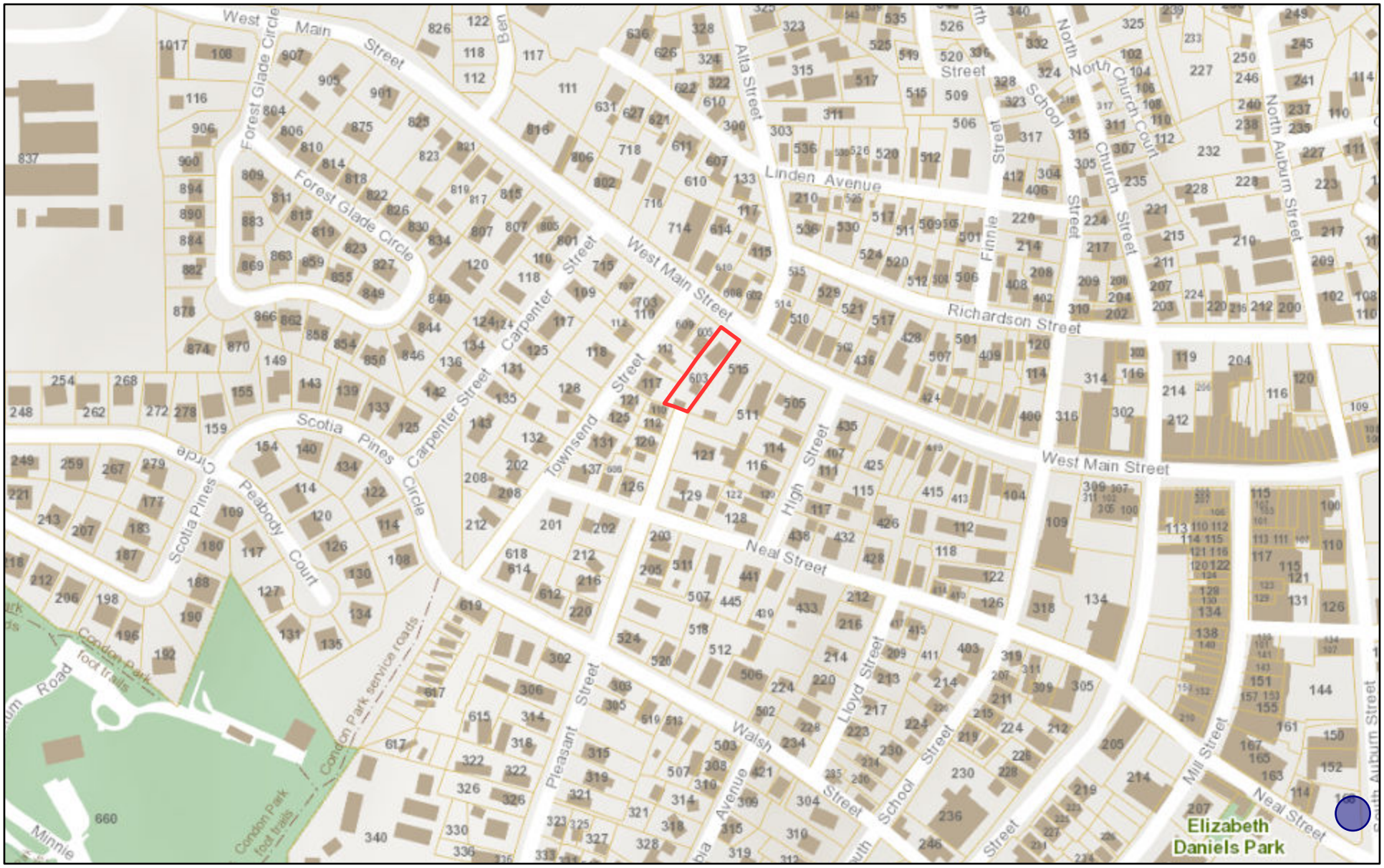
0 65 130 260 ft

0 20 40 80 m

Nevada County GIS 2025

Nevada County Parcels

Item # 3.



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Nevada County GIS

Nevada County GIS 2025

HISTORIC RESOURCE ASSOCIATES
HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

April 6, 2025

Erin Humphrey, Architect, CPHC
517 Searls Avenue
Nevada City, CA 95959

Re: Updated Historical Resource Assessment of the 603 West Main Street Barn, Grass Valley, Nevada County, California 95945

Dear Ms. Humphrey:

As per your request, Historic Resource Associates (HRA) has completed an updated Historical Resource Assessment of the 603 West Main Street Barn. The update to the original DPR 523A (Primary Record) site record, prepared by Historic Resource Associates on June 20, 2009, being part of a historic resource inventory of the original 1872 Grass Valley Townsite, was predicated on the proposal to demolish the subject property, a barn or former carriage house, and to erect in its place an Accessory Dwelling Unit (ADU).

According to the City of Grass Valley's Preservation guidelines, a historic resource evaluation report shall be submitted with a demolition permit application. The statement of significance is required, including a discussion of the related historical contextual themes. The archival documentation of the resource shall include a completed Department of Parks and Recreation (DPR) 523 site record and archival quality photograph documentation. This information shall be included as an attachment to the report. Preparation and submittal of the report shall be the responsibility of the applicant. All reports shall be prepared by consultants who meet the professional qualification standards for the field of historic preservation as described in the federal register. Dana E. Supernowicz, M.A., RPA, Principal of Historic Resource Associates, meets or exceeds the qualifications of both historian, architectural historian, and archaeologist.

The barn (Figure 1), originally recorded as 604 West Main Street, is identified as Assessor's Parcel Number (APN) 08-331-03, and is associated with a wood-frame Victorian residence (Figure 2), both of which are located at 603 West Main Street. The Victorian house is located on the front of the parcel facing West Main Street, while 604 the barn (Figure 2), occupies the far southern end of the parcel at the western terminus of Pleasant Street. In 2009, as part of the Historic Resource Survey of the 1872 Grass Valley Townsite, both properties received a Priority rating of 2. A Priority 2 rating is applied to properties that "retain good integrity with some loss of historic fabric, but continue to convey their period of significance and architectural style or sub-style" (City of Grass Valley Website 2025).

3142 Bird Rock Road
Pebble Beach, CA 93953
Office: 831-641-7474
Mobile: 916-296-4334
Email: historic.resource@comcast.net

Figure 1: View looking north at the barn from the terminus of Pleasant Street.

Figure 2: Photograph of the house located at 603 West Main Street looking south.

The following was the description in 2009 of the Victorian residence located at 603 West Main Street:

> The property consists of a single-story, wood-frame, Queen Anne style residence. Character defining features of the residence include a moderately sloping cross-gable roof clad with asphalt shingles, a closed gable roof with geometric shingles in the center with a plain frieze below the roof eaves, a bay window below the gable with decorative brackets, and what appear to be replacement windows, horizontal shiplap exterior siding, a 1/2 porch with an extended porch over the front entry door supported by turned Victorian columns, and a paneled and lighted front entry door. The front is landscaped with mature trees, shrubs, roses, and a lawn (Historic Resource Associates 2009).

Based upon the original 1872 Townsite Map of Grass Valley (Figure 3), the barn was located on the parcel (No. 17) owned by Joseph Merrill Swain, who was born in Maine in circa 1830 and resided in Grass Valley as early as 1867 (Langley's Pacific Coast Directory 1867). There is very little documentation extant on Swain, although Swain died in 1876 according to the *Morning Union* newspaper (Figure 4). It is unclear if Swain every developed his property prior to his death.

According to the 1872 Townsite Map of Grass Valley (Figure 3), the property located at 603 West Main Street (No. 13) was owned by E. C. Parkhouse, although like Swain's property it is unclear whether Parkhouse was responsible for construction of the residence that now occupies the parcel. Sanborn Fire Insurance Maps from 1891-1912 indicate that there was still a division between the parcel owned by Swain and that of Parkhouse, in essence two separate parcels. In addition, the Sanborn Fire Insurance Maps depict another separation, presumably for a parcel running the length of the barn along its northern elevation (Figures 5-6).

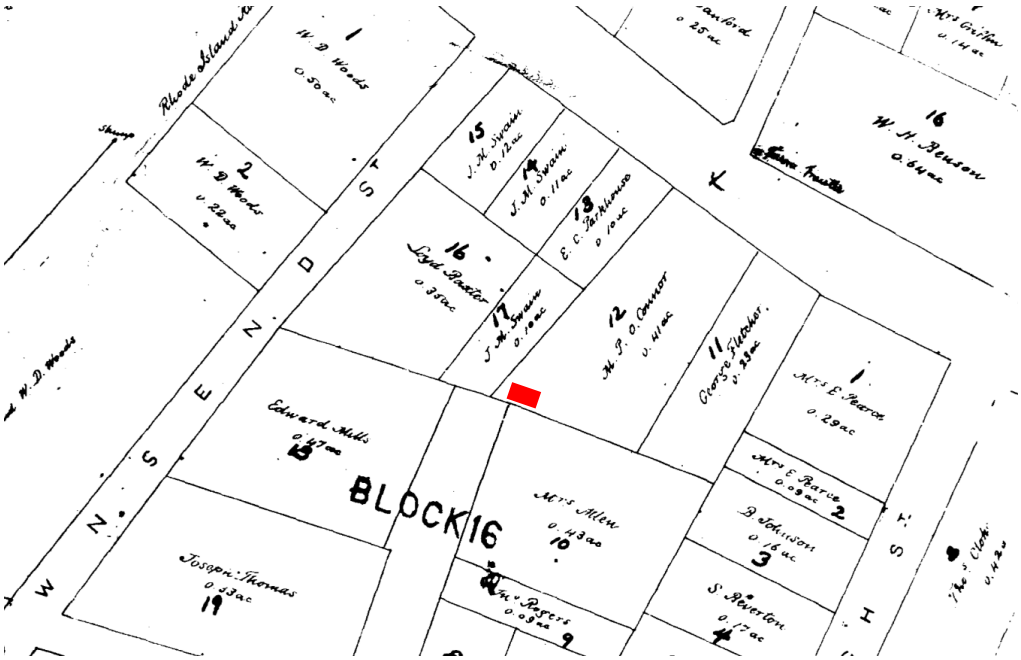
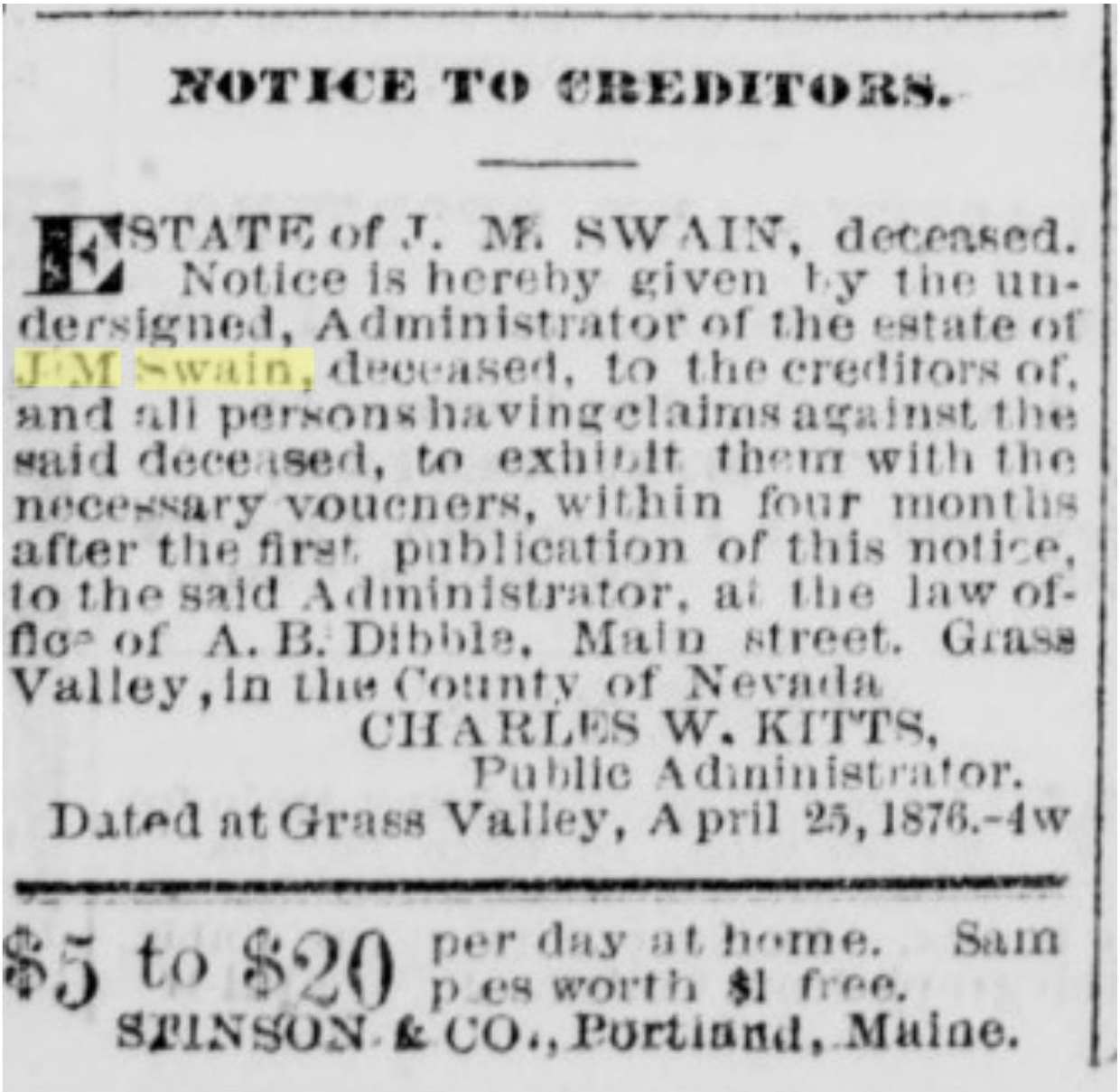


Figure 3: 1872 Townsite Map of Grass Valley. Note that 603 West Main Street included parcels 13 and 17 with the barn (red box) located in the easement of Pleasant Street.



NOTICE TO CREDITORS.

ESTATE of J. M. SWAIN, deceased. Notice is hereby given by the undersigned, Administrator of the estate of J M Swain, deceased, to the creditors of, and all persons having claims against the said deceased, to exhibit them with the necessary voucners, within four months after the first publication of this notice, to the said Administrator, at the law office of A. B. Dibble, Main street. Grass Valley, in the County of Nevada

CHARLES W. KITTS,
Public Administrator.

Dated at Grass Valley, April 25, 1876.-4w

$5 to $20 per day at home. Samples worth $1 free.
STINSON & CO., Portland, Maine.

Figure 4*: Morning Union*, newspaper, May 27, 1876.

After reviewing the architectural design of the residence at 603 West Main Street and the Sanborn Fire Insurance Map of 1891, it is apparent that the house was characterized by a full front porch until between 1898 and 1912, when it was remodeled into a Queen Anne style row house, and the barn in the rear of the current parcel seems to lie outside and in the easement for Pleasant Street and has a larger massing and appears to be further back from the property of the neighbor on the west side of Pleasant Street. The updated Sanborn Fire Insurance Map for 1948 indicates the barn was addressed as 117 Pleasant Street (presumably) as opposed to West Main Street (Figure 7).

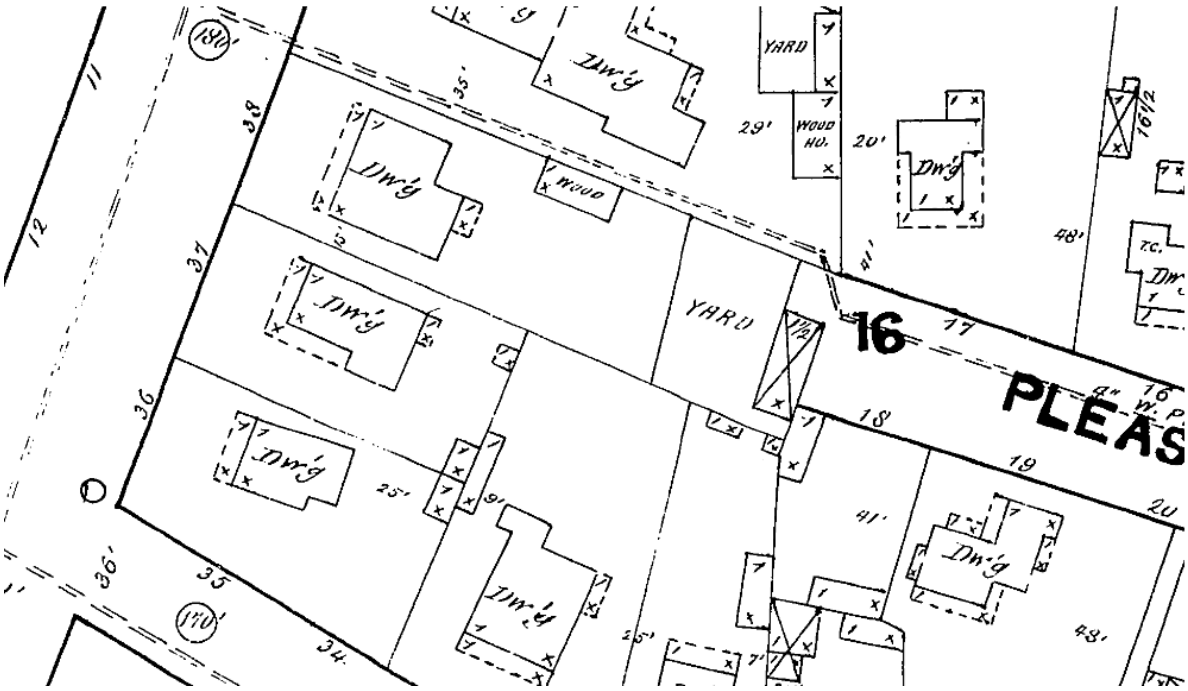


Figure 5: Sanborn Fire Insurance Map, Grass Valley, California, 1891 (Sheet 2).

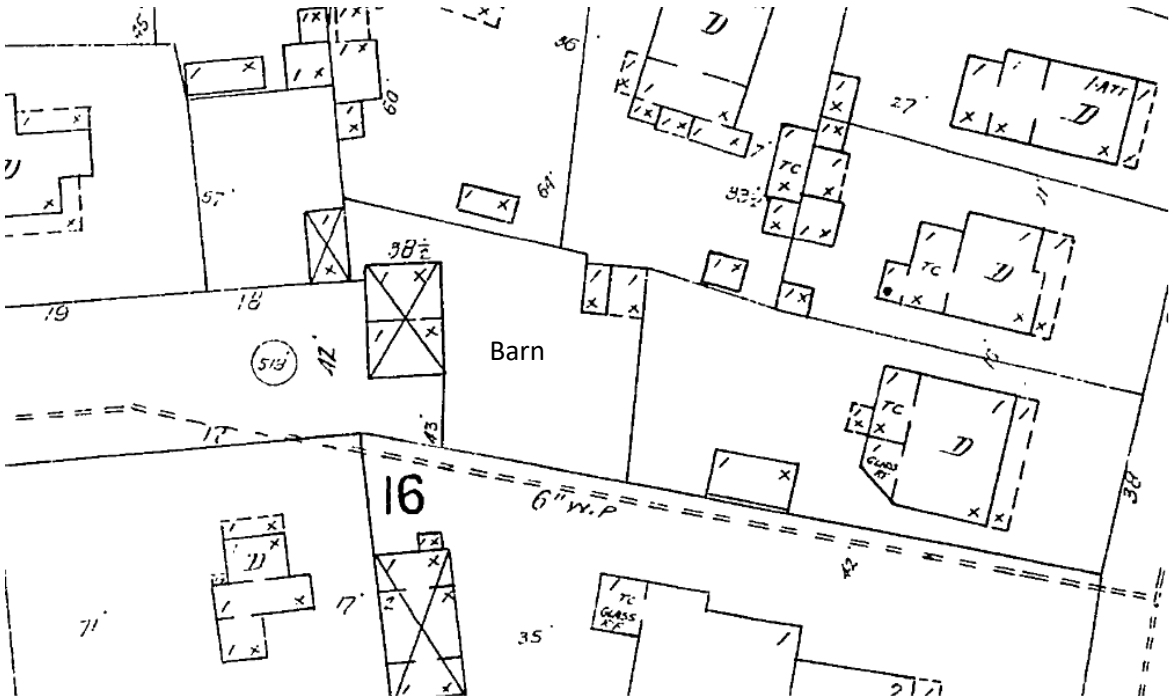


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898, illustrating the barn in relationship to other nearby houses.

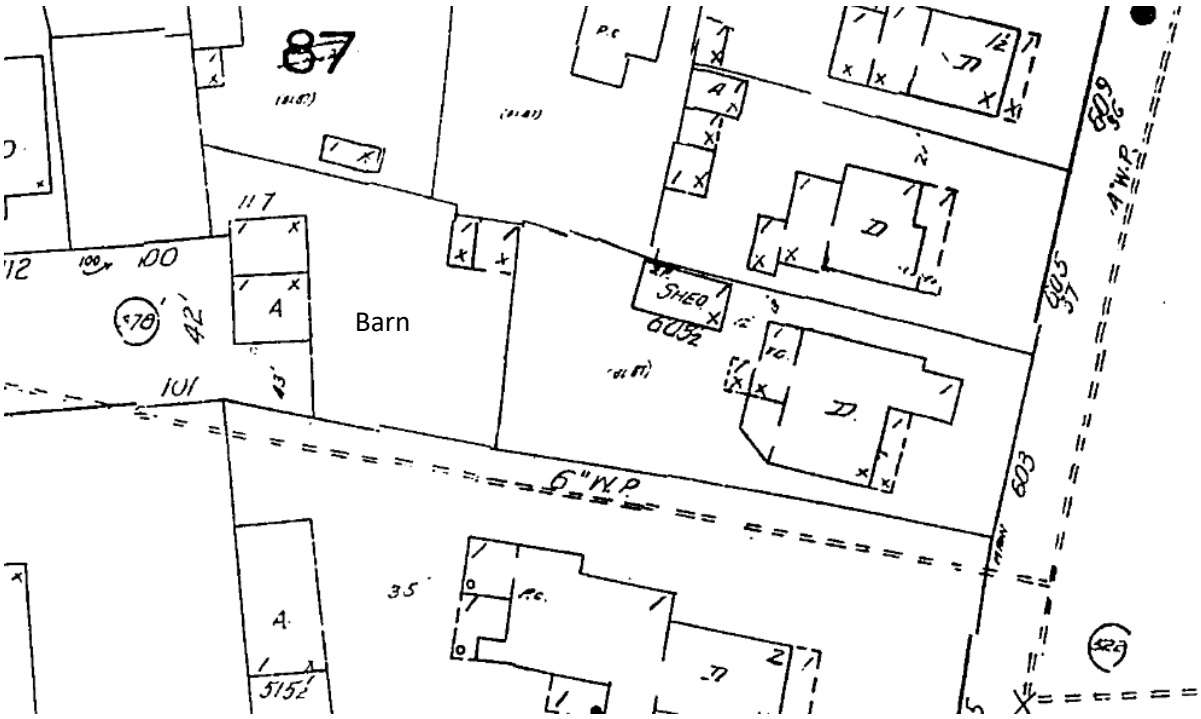


Figure 7: Sanborn Fire Insurance Map, Grass Valley, California, 1912, updated July 1948.

The following is the description given for the barn located at 603 West Main Street in 2009:

> The property consists of wood-frame, two-story, Salt Box style carriage barn with the date 1885 applied to the exterior wall of the barn. The barn has a distinctive Cape Cod style shed roof with a frieze below the eaves, wide clapboard exterior siding, a large rectangular wood sash window in the second-story facing Pleasant Street, and a modern garage door (Supernowicz 2009).

During the course of the 2009 historic resource survey, descriptions of each property were largely conducted from the public right-of-way, such as the sidewalk or roadway fronting the property. In certain circumstances owners of properties provided access into the front yard and in a number of occasions into the house or building.

On March 26, 2025, the subject property was reinvestigated by accessing the barn or carriage house following permission from the owner, Arthur G. Fellows. Figures 8 and 9 show close-ups of the configuration of the barn based upon Sanborn Fire Insurance Maps in 1891 and in 1898. If the maps are correct, then it appears the barn was rebuilt in circa 1898 and slightly adjusted in size and location. Figure 8 has been rotated so it is aligned directionally with Figure 9, so the difference in the original location and size of the barn is more discernable.

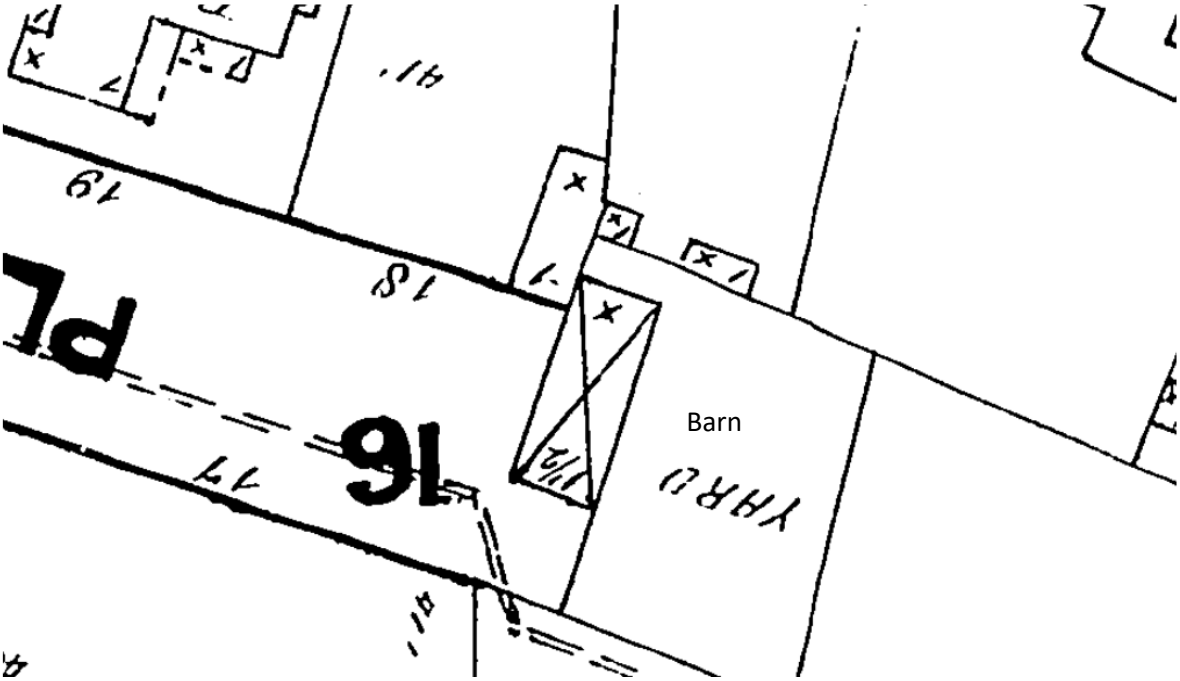


**Figure 8: Sanborn Fire Insurance Map,
Grass Valley, California, 1891.**

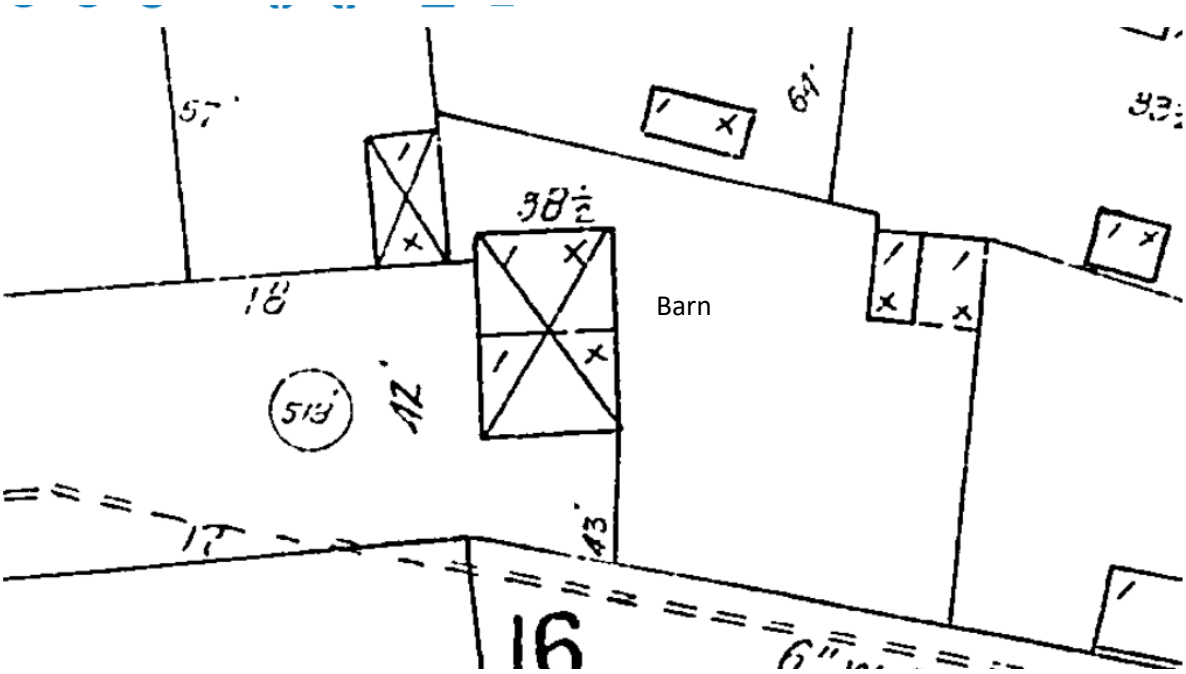


**Figure 9: Sanborn Fire Insurance Map,
Grass Valley, California, 1898.**

Based upon an inspection on March 26, 2025, the wood-frame, which measures approximately 30' x 40' with its longest axis running north to south, retains its "Salt Box" design, standing 1½-stories with a moderately steep gable roof clad with asphalt shingles. The north elevation of the barn features a contemporary gable-roof addition located below the apex of the roof and extending outward for approximately five feet. The interior framing of the barn is both conventional smooth and rough sawn lumber (circular saw-cut) and former elements of an older barn constructed with a mortise and tenon. The much larger rough-sawn mortise and tenon beams, some of which are repurposed are found along the eastern wall. The only intact wall that suggests an earlier barn is found in the center of the structure that divides the barn in half where the mortises are connected to horizontal struts. The wall cladding on the barn is comprised of aluminum siding and wood horizontal shiplap siding, which likely dates to the late-1890s or early-1900s since it is appended to the walls with round versus square-cut nails, which would have been common in 1885.

The entire west elevation wall has been reconstructed in the late-twentieth century with aluminum clapboard siding, like the south elevation of the barn, except that there is no shiplap siding that still exists under the aluminum and the interior framing is rather recent. In the 1940s, it is likely that the concrete slab was poured on the floor of the barn with a stem wall along the eastern side of the barn to provide solid footing for parking cars or mechanical equipment. The two hinged double plywood doors, one on the south elevation and one on the north elevation, likely date to the circa 1960s, with a contemporary door to the right along the north elevation. The 1 over 1 light wood-sash windows, one on the north elevation and the other on the south elevation of the second-story, appear to date from the early-1900s. The second-story, which is accessed from the east side of the barn from contemporary wooden stairs, is formed below the apex of the roof extending to the west, where the roof framing dives downward forming the "Salt Box" design. The floors of the second-story are tongue and groove fir or pine, and, like the roof, are in very poor condition The roof itself is collapsing and is supported by triangulated contemporary 2" x 6" lumber preventing a full collapse, although water is penetrating the roof to the floor during rain events. In summary, while there is physical evidence of an earlier barn, circa 1885, the majority of the barn was rebuilt around 1898-1900 with later alterations and additions.

Archival research was performed in addition to the physical inspection of the property. Sources included historic newspapers, United States Federal Census records, Sanborn Fire Insurance Maps, city directories, historic maps, along with published and unpublished studies of Grass Valley. The earliest documented owners as previously described were Joseph Merrill Swain and E. C. Parkhouse. Both parcels are now combined into one parcel with the address of 603 West Main Street. According to the *City Directory of Grass Valley and Nevada City* for 1910-1911, published by C.W. Jenkin Stationer, the residence at 603 West Main Street was occupied by Howard Shiroda, who worked as a clerk in Grass Valley. Likewise, the 1910 United States Federal Census for Grass Valley, California lists William J. Shioda (sic) as living at 603 West Main Street. Shiroda was born in Michigan around 1868. His father and mother were born in Germany. Shiroda worked as a gold miner and rented the house, which was also occupied by his wife, four sons, and a daughter (United States Federal Census 1910).

In 1913, according to historic newspapers, the Victorian house at 603 West Main Street was occupied by Mrs. E. Dalmaine. In 1915, the house was reportedly occupied by Mrs. Ralph Boyed. By 1920, the house was occupied by Charles Skewes, who along with working for the Nevada County Traction Company, advertised in local newspapers that he sold "milk, raw cream, scalded cream, and turkeys" (*The Union*, newspaper, Nevada City, California 1920). In 1940, the house at 603 West Main Street was occupied by Mary E. Ferguson, who reportedly came to Grass Valley in 1920 and died in 1940 (*The Union*, newspaper, Nevada City, California, May 22, 1940). None of the aforementioned sources

discussed a barn on the rear of the parcel, with the most accurate information to date coming from the Sanborn Fire Insurance Maps for Grass Valley.

In terms of barns or carriage houses, the subject property is somewhat unusual given its Salt Box style roofline. Historic photographs of Grass Valley, however, reveal a number of barns or carriage houses that have common gable roof with a shed roof that extends to the back of the building creating a distinct pen for animals or storage (Calisphere Website 2025). Saltbox barns are generally attributed to New England Colonial architecture that emerged in the 17th and 18th centuries, named for their resemblance to wooden salt containers and characterized by a long, sloping roof extending down the back, often concealing a one-story addition. One of the earliest and most significant Salt Box houses in California is the James Johnston House located at Half Moon Bay in San Mateo County and built in 1853 (Figure 10).

Figure 10: Photograph of the James Johnston House, built in 1853 in Half Moon Bay.

In summary, A review of Sanborn Fire Insurance Maps between 1891-1948, if correct, indicate that the Victorian residence at 603 West Main Street was located on a separate parcel then the barn, but later was cojoined with the barn, perhaps during the 1950s. By 1948, when the Sanborn Fire Insurance Maps were revised for the last time, the barn is listed as "A" for autos, in essence being used as a garage, with a shed to the north in the rear of 603 West Main Street noted as 605 ½, suggesting it may have been used as a rental. Sometime after 1912, the barn, according to Sanborn Fire Insurance Maps is listed as 117 Pleasant Street (presumably).

Historic documents, maps, and photographs failed to identify who built the barn nor when it was constructed, despite the fact that bold letters adhered to the southern wall read "1885." The construction of the original barn, which appears to have been mortise and tenon joinery, would suggest the barn was built around 1885 and perhaps much earlier. Three temporal periods have been identified when the barn was altered. The first is prior to 1898, when the barn was enlarged and presumably rebuilt. The second temporal period is prior to 1948, when the barn was converted to automobile use and a concrete slab was added along with a short stem wall to prevent water from

entering the barn along its eastern axis, since the barn is cut into the slope. It is also likely that after 1900 and prior to 1948, windows were added as the loft of the barn was converted to living area, despite lacking plumbing and electricity. The final temporal period of alteration occurred after 1948 and likely the last few decades, when the carriage doors were added to both the north and south elevations, the back of the barn was bumped out with a small gable addition, the west elevation was entirely rebuilt with plywood, and aluminum siding was added to three-quarters of the barn, with several walls still retaining the horizontal wood shiplap siding dating to the early 1900s. In regards to ownership, after 1900, the property located at 603 West Main Street changed hands numerous times and was occupied primarily by renters. The current owners are Arthur and Helene J. Fellows, who reside in Washington.

HISTORIC SIGNIFICANCE ASSESSMENT

According to Grass Valley Ordinance 15.60.070 - Criteria for determination of historical significance, for the purpose of determining the historical significance of a structure, the following criteria shall apply:

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley; or

2. The location of the building or structure is the site of a significant historic event; or

3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley; or

4. The building or structure exemplifies a particular architectural style or way of life important to the city; or

5. The building or structure exemplifies the best remaining architectural type in a neighborhood; or

6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States; or

7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship; or

8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district; or

9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood; or

10. The building, structure or site has the potential to yield historical or archaeological information.

The approval of a historic building demolition permit shall be based on findings that the structure does not represent a significant historic feature or characteristic under the Criteria 1. through 10. above, as well as consistency with the 2020 General Plan. The barn was assessed individually and as a contributor to the Victorian residence located at 603 West Main Street and to the 1872 Grass Valley Townsite.

Taking into account the City of Grass Valley's aforementioned criteria for listing a historic resource, in addition a building or structure must retain adequate integrity to convey its historic significance. In regards to the barn located at 603 West Main Street, the period of significance begins circa 1885 and continues through circa 1900, when the residence on the same parcel at 603 West Main Street was remodeled, and the barn was reconstructed.

In regards to the earliest date of construction, namely 1885, there are only fragments of the barn that reflect this approximate temporal date. In essence, many, if not most, of the original architectural elements or character defining features of the barn have been removed or repurposed. In regards to the barn in circa 1910, while the massing of the barn remains largely intact, there have been a number of consequential alterations, including a contemporary addition to its north elevation. Those alterations, such as reconstructing the west elevation wall in the past 30 to 40 years, pouring a slab inside the barn, rebuilding the stairwell to the second-story, and residing most of the barn with clapboard aluminum siding, cumulatively have diminished the historic integrity of the barn's design, workmanship, materials, and, to a lesser degree, feeling and association.

The 603 West Main Street barn was assessed using the following criteria:

> 1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley.
>
> No, the subject property has diminished integrity or loss of important character defining features.
>
> 2. The location of the building or structure is the site of a significant historic event.
>
> No, there is no documentary evidence to support the supposition that the subject property is the site of a significant historic event in the history of Grass Valley.
>
> 3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley.
>
> No, the subject property has not been identified as having an association with a significant person or persons in the history of Grass Valley.
>
> 4. The building or structure exemplifies a particular architectural style or way of life important to the city.
>
> No, while the building is identified as a Salt Box design, it has diminished integrity having lost many of its character defining features.

5. The building or structure exemplifies the best remaining architectural type in a neighborhood.

No, the subject property does not represent the best remaining architectural example of a barn or carriage house in Grass Valley, in large part due to its lack of integrity.

6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States.

No, the subject property has not been identified as the work of a person of significance in history of Grass Valley, California, or the United States.

7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship.

No, the subject property has lost many of its character defining architectural features.

8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district.

No, the subject property while related to other similar property types in Grass Valley, nonetheless, lacks integrity and is not essential to the surrounding neighborhood, landmark, or historic district.

9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood.

No, while the barn is a visual presence at the terminus of Pleasant Street and familiar to the neighborhood, it, nonetheless, lacks integrity.

10. The building, structure or site has the potential to yield historical or archaeological information.

No, the subject property has diminished architectural integrity, and, thus, has no potential to yield historical information regarding early construction methods in regards to barns or other similar outbuildings.

In conclusion, applying the City of Grass Valley's 10 Criteria for listing a historic property in Grass Valley, the barn at 603 West Main Street, due to cumulative alterations and additions, has diminished integrity, affecting many of its architectural elements dating from its original construction in the late-19th century through circa 1948. Therefore, the barn does not appear to represent a significant historic resource in the City of Grass Valley, individually, or as a contributor to the residence at 603 West Main Street, or as a contributing resource to the 1872 Grass Valley Townsite.

In addition, the subject property was evaluated under the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. A historical resource may be eligible for inclusion in the CRHR if it:

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, represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important to prehistory or history.

For the same reasons outlined in the analysis of Grass Valley's Ordinance and criteria for determining the significance of a historic resource in the city, in applying the four CRHR criteria, the barn at 603 West Main Street does not meet any of the aforementioned criteria, and, therefore, is not a significant historic resource pursuant to 15064.5 of CEQA Guidelines.

REFERENCES

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The Union. Newspaper, Nevada City, California. 1920-1940.

United States Federal Census. Grass Valley, Nevada County, California. www.ancestry.com. 1880-1950.

If you have any questions regarding the details or recommendation provided in this Updated Historical Resource Assessment, please contact me.

Regards,

Dana E. Supernowicz, M.A., RPA
Principal

Attachment: DPR 523 site records

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI #
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Page 1 **of** 19 *__Resource Name or #__ (Assigned by recorder) 603 West Main Street Barn

***Recorded by:** Dana E. Supernowicz ***Date** April 5, 2025 ☐ Continuation ☒ Update

This updated site record is intended to expand on the former DPR 523A (Primary Record) site record prepared by Dana E. Supernowicz on June 20, 2009, being part of a historic resource inventory of the original 1872 Grass Valley Townsite. The barn (Figure 1), originally recorded as 604 West Main Street, is identified as Assessor's Parcel Number (APN) 08-331-03, and is associated with a wood-frame Victorian residence (Figure 2), both of which are located at 603 West Main Street. The Victorian house is located on the front of the parcel facing West Main Street, while the barn or former carriage house (Figure 2), occupies the far southern end of the parcel at the western terminus of Pleasant Street. In 2009, as part of the Historic Resource Survey of the 1872 Grass Valley Townsite, both properties received a Priority rating of 2. A Priority 2 rating is applied to properties that "retain good integrity with some loss of historic fabric, but continue to convey their period of significance and architectural style or sub-style" (City of Grass Valley Website 2025).

Figure 1: View looking northeast at the barn located at 603 West Main Street.

The following was the description in 2009 of the Victorian residence located at 603 West Main Street:

> The property consists of a single-story, wood-frame, Queen Anne style residence. Character defining features of the residence include a moderately sloping cross-gable roof clad with asphalt shingles, a closed gable roof with geometric shingles in the center with a plain frieze below the roof eaves, a bay window below the gable with decorative brackets, and what appear to be replacement windows, horizontal shiplap exterior siding, a 1/2 porch with an extended porch over the front entry door supported by turned Victorian columns, and a paneled and lighted front entry door. The front is landscaped with mature trees, shrubs, roses, and a lawn (Historic Resource Associates 2009).

It should be noted that when the house at 603 West Main Street was recorded on October 5, 2009, it was reportedly built in 1895, based upon Sanborn Fire Insurance Maps. A more thorough review suggests it was extensively remodeled between 1898 and 1912 with a redesigned front porch and a large bay extending outward towards West Main Street.

Figure 2: Photograph of Victorian house located at 603 West Main Street, looking east.

Based upon the original 1872 Townsite Map of Grass Valley (Figure 3), the barn was located on the parcel (No. 17) owned by Joseph Merrill Swain, who was born in Maine in circa 1830 and resided in Grass Valley as early as 1867 (Langley's Pacific Coast Directory 1867). There is very little documentation extant on Swain, although Swain died in 1876 according to the *Morning Union* newspaper (Figure 4). It is unclear if Swain every developed his property prior to his death.

According to the 1872 Townsite Map of Grass Valley (Figure 3), the residence located at 603 West Main Street (No. 13) was owned by E. C. Parkhouse, although like Swain's property it is unclear whether Parkhouse was responsible for construction of the residence that now occupies the parcel. Sanborn Fire Insurance Maps from 1891-1912 indicate that there was still a division between the parcel owned by Swain and that of Parkhouse, in essence two separate parcels. In addition, the Sanborn Fire Insurance Maps depict another separation, presumably for a parcel running the length of the barn along its northern elevation (Figures 5-6).

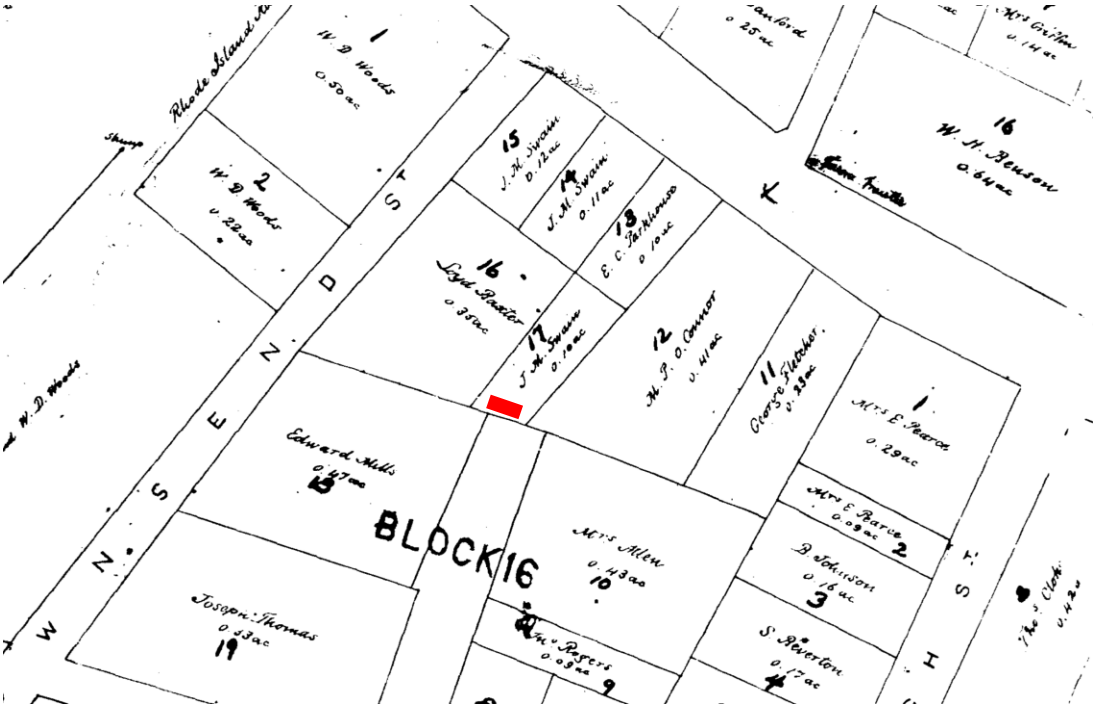
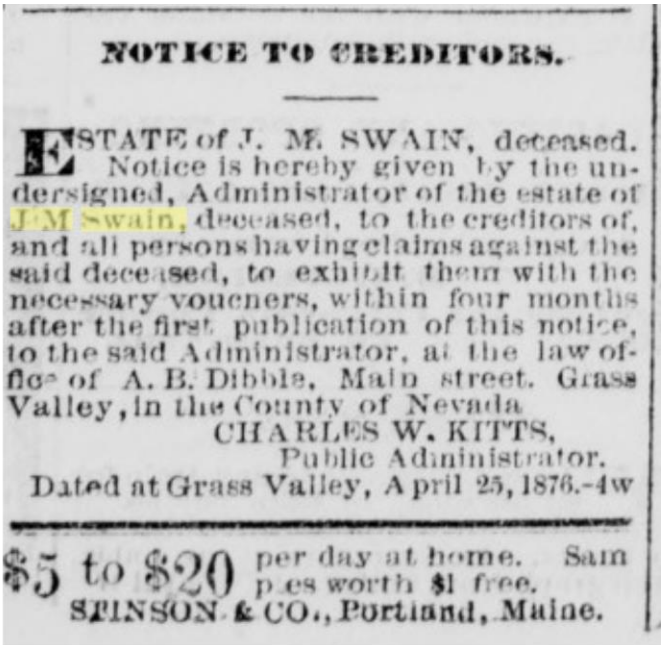


Figure 3: 1872 Townsite Map of Grass Valley. Note that 603 West Main Street included parcels 13 and 17 with the barn (red box) located in the easement of Pleasant Street.



NOTICE TO CREDITORS.

ESTATE of J. M. SWAIN, deceased. Notice is hereby given by the undersigned, Administrator of the estate of J M Swain, deceased, to the creditors of, and all persons having claims against the said deceased, to exhibit them with the necessary vouchers, within four months after the first publication of this notice, to the said Administrator, at the law office of A. B. Dibble, Main street, Grass Valley, in the County of Nevada

CHARLES W. KITTS,
Public Administrator.

Dated at Grass Valley, April 25, 1876.-4w

$5 to $20 per day at home. Samples worth $1 free. STINSON & CO., Portland, Maine.

Figure 4*: Morning Union*, newspaper, May 27, 1876.

After reviewing the architectural design of the residence at 603 West Main Street and the Sanborn Fire Insurance Map of 1891, it is apparent that the house was characterized by a full front porch until between 1898 and 1912, when it was remodeled into a Queen Anne style row house, and the barn in the rear of the current parcel seems to lie outside and in the easement for Pleasant Street has a larger massing and appears to be further back from the property of the neighbor on the west side of Pleasant Street. The updated Sanborn Fire Insurance Map for 1948 indicates the barn was addressed as 117 Pleasant Street (presumably) as opposed to West Main Street (Figure 7).

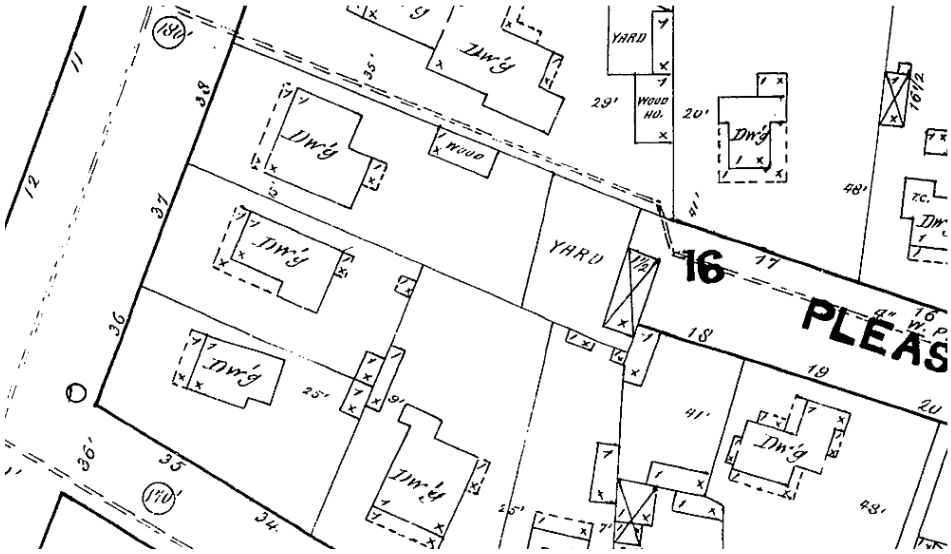


Figure 5: Sanborn Fire Insurance Map, Grass Valley, California, 1891 (Sheet 2).

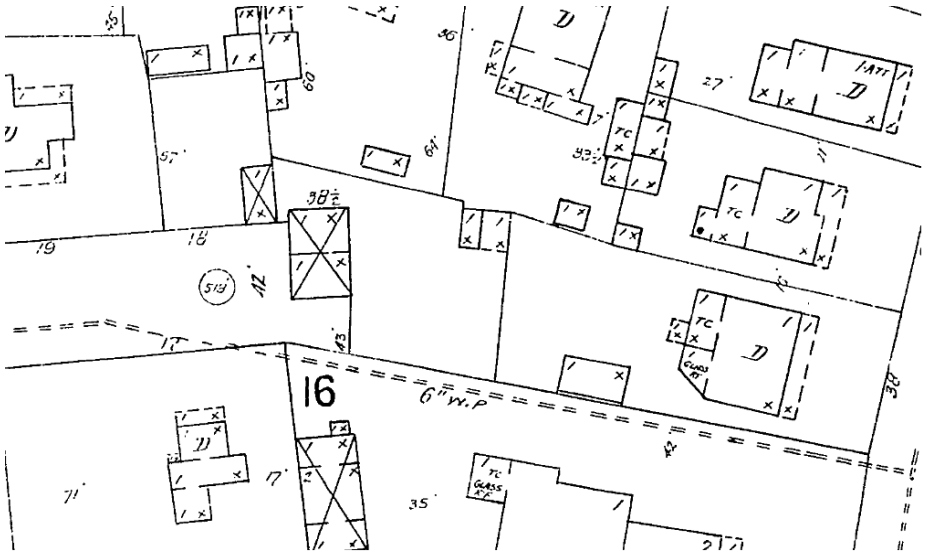


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898, illustrating the barn in relationship to other nearby houses.

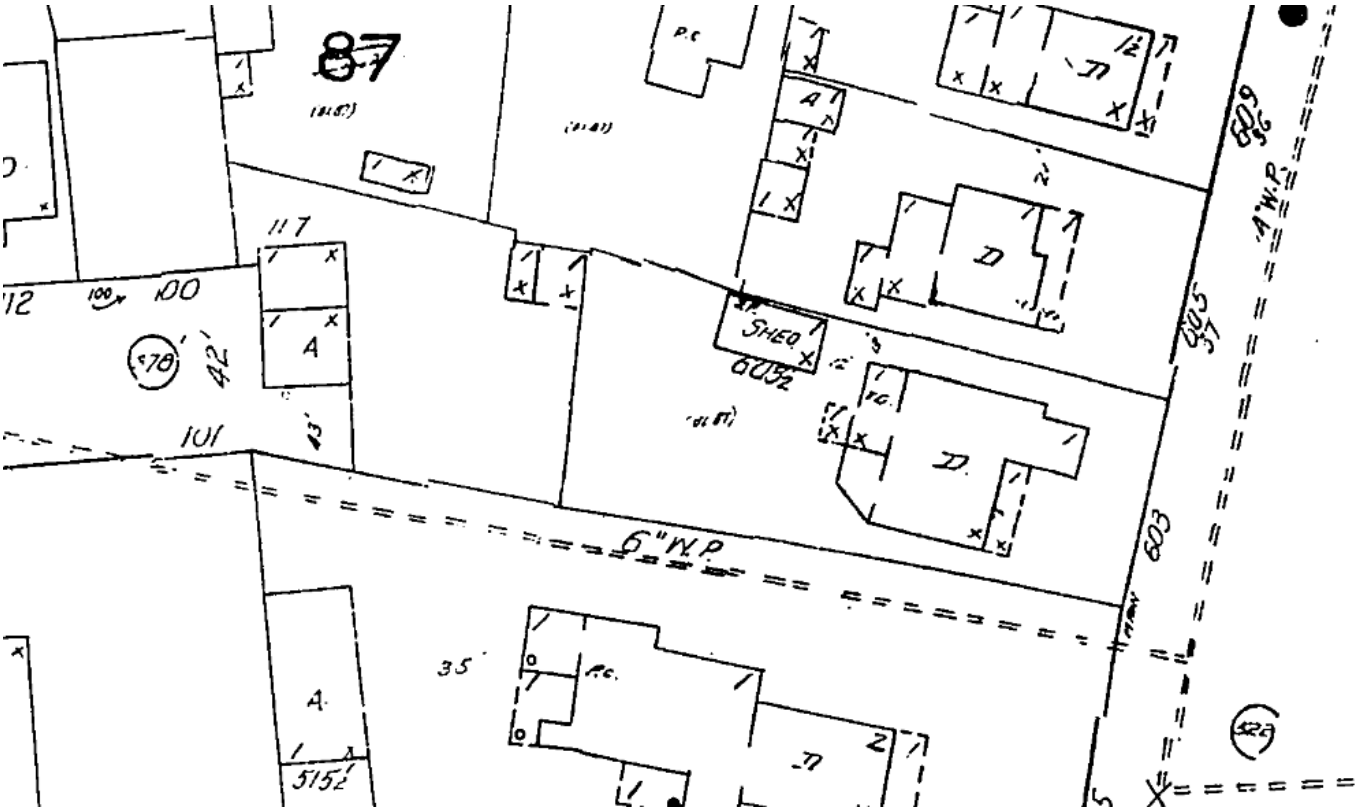


Figure 7: Sanborn Fire Insurance Map, Grass Valley, California, 1912, updated July 1948.

The following is the description given for the barn in 2009:

> The property consists of wood-frame, two-story, Salt Box style carriage barn with the date 1885 applied to the exterior wall of the barn. The barn has a distinctive Cape Cod style shed roof with a frieze below the eaves, wide clapboard exterior siding, a large rectangular wood sash window in the second-story facing Pleasant Street, and a modern garage door (Supernowicz 2009).

During the course of the 2009 historic resource survey, descriptions of each property were largely conducted from the public right-of-way, such as the sidewalk or roadway fronting the property. In certain circumstances owners of properties provided access into the front yard and in a number of occasions into the house or building. In 2009, the subject property was originally recorded as 604 West Main Street, and currently does not have any specific address other than being part of the parcel occupied by 603 West Main Street.

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CONTINUATION SHEET

Primary # _____
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 ***Resource Name or #** (Assigned by recorder) 603 West Main Street Barn

***Recorded by:** Dana E. Supernowicz ***Date** April 5, 2025 ☐ Continuation ☒ Update

On March 26, 2025, the subject property was reinvestigated by accessing the barn or carriage house following permission from the owner, Arthur G. Fellows. Figures 8 and 9 show close-ups of the configuration of the barn based upon Sanborn Fire Insurance Maps in 1891 and in 1898. If the maps are correct, then it appears the barn was rebuilt in circa 1898 and slightly adjusted in size and location. Figure 8 has been rotated so it is aligned directionally with Figure 9, so the difference in the original location of the barn is more discernable.

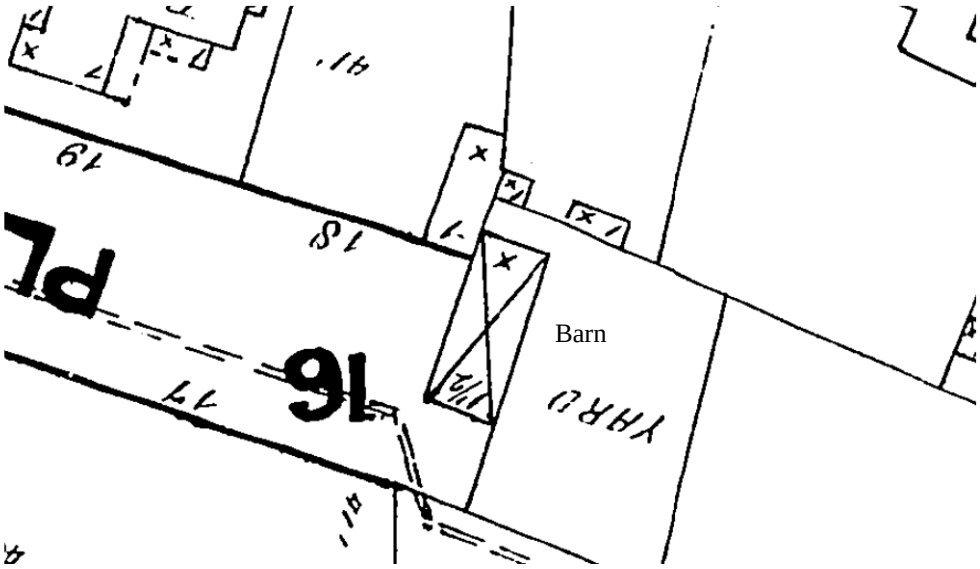

Figure 8: Sanborn Fire Insurance Map, Grass Valley, California, 1891.

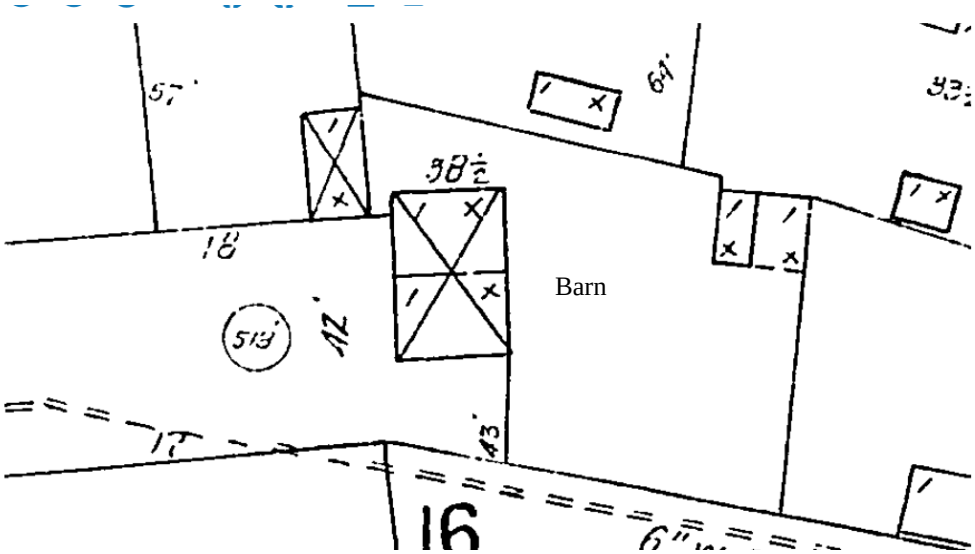

Figure 9: Sanborn Fire Insurance Map, Grass Valley, California, 1898.

Based upon an inspection on March 26, 2025, the wood-frame barn or former carriage house, which measures approximately 30' x 40' with its longest axis running north to south, retains its "Salt Box" design, standing 1½-stories with a moderately steep gable roof clad with asphalt shingles. The north elevation of the barn features a contemporary gable-roof addition located below the apex of the roof and extending outward for approximately five feet. The interior framing of the barn is both conventional smooth and rough sawn lumber (circular saw-cut) and former elements of an older barn constructed with a mortise and tenon. The much larger rough-sawn mortise and tenon beams, some of which are repurposed are found along the eastern wall. The only intact wall that suggests an earlier barn is found in the center of the structure that divides the barn in half where the mortises are connected to horizontal struts. The wall cladding on the barn is comprised of aluminum siding and wood horizontal shiplap siding, that likely dates to the late-1890s or early-1900s since it is appended to the walls with round versus square-cut nails, which would have been common in 1885.

The entire west elevation wall has been reconstructed in the late-twentieth century with aluminum clapboard siding, like the south elevation of the barn, except that there is no shiplap siding that still exists under the aluminum and the interior framing is rather recent. In the 1940s, it is likely that the concrete slab was poured on the floor of the barn with a stem wall along the eastern side of the barn to provide solid footing for parking cars or mechanical equipment. The two hinged double plywood doors, one on the south elevation and one on the north elevation, likely date to the circa 1960s. The 1 over 1 light wood-sash windows, one on the north elevation and the other on the south elevation of the second-story, appear to date from the early-1900s. The second-story, which is accessed from the east side of the barn from contemporary wooden stairs, is formed below the apex of the roof extending to the west, where the roof framing dives downward forming the "Salt Box" design. The floors of the second-story are tongue and groove fir or pine, and, like the roof, are in very poor condition The roof itself is collapsing and is supported by triangulated contemporary 2" x 6" lumber preventing a full collapse, although water is penetrating the roof to the floor during rain events. In summary, while there is physical evidence of an earlier barn, circa 1885, the majority of the barn was rebuilt around 1898-1900 with later alterations and additions.

Archival research was performed in addition to the physical inspection of the property. Sources included historic newspapers, United States Federal Census records, Sanborn Fire Insurance Maps, city directories, historic maps, along with published and unpublished studies of Grass Valley. The earliest documented owners of current parcel were Joseph Merrill Swain and E. C. Parkhouse. Both parcels are now combined into one parcel with the address of 603 West Main Street. According to the *City Directory of Grass Valley and Nevada City* for 1910-1911, published by C.W. Jenkin Stationer, the residence at 603 West Main Street was occupied by Howard Shiroda, who worked as a clerk in Grass Valley. Likewise, the 1910 United States Federal Census for Grass Valley, California lists William J. Shioda (sic) as living at 603 West Main Street. Shiroda was born in Michigan around 1868. His father and mother were born in Germany. Shiroda worked as a gold miner and rented the house, which was also occupied by his wife, four sons, and a daughter (United States Federal Census 1910).

In 1913, according to historic newspapers, the Victorian house at 603 West Main Street was occupied by Mrs. E. Dalmaine. In 1915, the house was reportedly occupied by Mrs. Ralph Boyed. By 1920, the house was occupied by Charles Skewes, who along with working for the Nevada County Traction Company, advertised in local newspapers that he sold "milk, raw cream, scalded cream, and turkeys" (*The Union*, newspaper, Nevada City, California 1920). In 1940, the house at 603 West Main Street was occupied by Mary E. Ferguson, who reportedly came to Grass Valley in 1920 and died in 1940 (*The Union*, newspaper, Nevada City, California, May 22, 1940). None of the aforementioned sources discussed a barn on the rear of the parcel, with the most accurate information to date coming from the Sanborn Fire Insurance Maps for Grass Valley.

In terms of barns or carriage houses, the subject property is somewhat unusual given its Salt Box style roofline. Historic photographs of Grass Valley, however, reveal a number of barns or carriage houses that have common gable roof with a shed roof that extends to the back of the building creating a distinct pen for animals or storage (Calisphere Website 2025). Saltbox barns are generally attributed to New England Colonial architecture that emerged in the 17th and 18th centuries, named for their resemblance to wooden salt containers and characterized by a long, sloping roof extending down the back, often concealing a one-story addition. One of the earliest and most significant Salt Box houses in California is the James Johnston House located at Half Moon Bay in San Mateo County and built in 1853 (Figure 10).

Figure 10: Photograph of the James Johnston House, built in 1853 in Half Moon Bay.

In summary, A review of Sanborn Fire Insurance Maps between 1891-1948, if correct, indicate that the Victorian residence at 603 West Main Street was located on a separate parcel then the barn, but later was cojoined with the barn, perhaps during the 1950s. By 1948, when the Sanborn Fire Insurance Maps were revised for the last time, the barn is listed as "A" for autos, in essence being used as a garage, with a shed to the north in the rear of 603 West Main Street noted as 605 ½, suggesting it may have been used as a rental. Sometime after 1912, the barn, according to Sanborn Fire Insurance Maps is listed as 117 Pleasant Street (presumably).

Historic documents, maps, and photographs failed to identify who built the barn nor when it was constructed, despite the fact that bold letters adhered to the southern wall read "1885." The construction of the original barn, which appears to have been mortise and tenon joinery, would suggest the barn was built around 1885 and perhaps much earlier. Three temporal periods have been identified when the barn was altered. The first is prior to 1895, when the barn was enlarged and presumably rebuilt. The second temporal period is prior to 1948, when the barn was converted to automobile use and a concrete slab was added along with a short stem wall to prevent water from entering the barn along its eastern axis, since the barn is cut into the slope. It is also likely that after 1900 and prior to 1948, windows were added as the loft of the barn was converted to living area, despite lacking plumbing and electricity. The final temporal period of alteration occurred after 1948 and likely the last few decades, when the carriage doors were added to both the north and south elevations, the back of the barn was bumped out with a small gable addition, the west elevation was entirely rebuilt with plywood, and aluminum siding was added to three-quarters of the barn, with several walls still retaining the horizontal wood shiplap siding dating to the early 1900s. In regards to ownership, after 1900, the property located at 603 West Main Street changed hands numerous times and was occupied primarily by renters. The current owners of the parcel are Arthur and Helene J. Fellows, who reside in Washington.

HISTORIC SIGNIFICANCE ASSESSMENT

According to Grass Valley Ordinance 15.60.070 - Criteria for determination of historical significance, for the purpose of determining the historical significance of a structure, the following criteria shall apply:

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley; or

2. The location of the building or structure is the site of a significant historic event; or

3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley; or

4. The building or structure exemplifies a particular architectural style or way of life important to the city; or

5. The building or structure exemplifies the best remaining architectural type in a neighborhood; or

6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States; or

7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship; or

8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district; or

9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood; or

10. The building, structure or site has the potential to yield historical or archaeological information.

The approval of a historic building demolition permit shall be based on findings that the structure does not represent a significant historic feature or characteristic under the Criteria 1. through 10. above, as well as consistency with the 2020 General Plan. The subject property, a barn, was assessed individually, and as a contributor to the Victorian residence located at 603 West Main Street and to the 1872 Grass Valley Townsite.

Taking into account the City of Grass Valley's aforementioned criteria for listing a historic resource, in addition a building or structure must retain adequate integrity to convey its historic significance. In regards to the barn located at 603 West Main Street, the period of significance begins circa 1885 and continues through circa 1900, when the residence on the same parcel at 603 West Main Street was remodeled, and the barn was reconstructed.

In regards to the earliest date of construction, namely 1885, there are only fragments of the barn that reflect this approximate temporal date. In essence, many, if not most, of the original architectural elements or character defining features of the barn have been removed or repurposed. In regards to the barn in circa 1910, while the massing of the barn remains largely intact, there have been a number of consequential alterations, including a contemporary addition to its north elevation. Those alterations, such as reconstructing the west elevation wall in the past 30 to 40 years, pouring a slab inside the barn, rebuilding the stairwell to the second-story, and residing most of the barn with clapboard aluminum siding, cumulatively have diminished the historic integrity of the barn's design, workmanship, materials, and, to a lesser degree, feeling and association.

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 ***Resource Name or #** (Assigned by recorder) 603 West Main Street Barn

***Recorded by:** Dana E. Supernowicz ***Date** April 5, 2025 ☐ Continuation ☒ Update

Applying the City of Grass Valley's 10 Criteria for listing a historic property in Grass Valley, the barn at 603 West Main Street, due to cumulative alterations and additions, has diminished integrity, affecting many of its architectural elements dating from its original construction in the late-19th century through circa 1948. Therefore, the barn does not appear to represent a significant historic resource in the City of Grass Valley, individually, or as a contributor to the residence at 603 West Main Street, or as a contributing resource to the 1872 Grass Valley Townsite.

The 603 West Main Street barn was assessed using the following criteria:

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley.

No, the subject property has diminished integrity or loss of important character defining features.

2. The location of the building or structure is the site of a significant historic event.

No, there is no documentary evidence to support the supposition that the subject property is the site of a significant historic event in the history of Grass Valley.

3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley.

No, the subject property has not been identified as having an association with a significant person or persons in the history of Grass Valley.

4. The building or structure exemplifies a particular architectural style or way of life important to the city.

No, while the building is identified as a Salt Box design, it has diminished integrity having lost many of its character defining features.

5. The building or structure exemplifies the best remaining architectural type in a neighborhood.

No, the subject property does not represent the best remaining architectural example of a barn or carriage house in Grass Valley, in large part due to its lack of integrity.

6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States.

No, the subject property has not been identified as the work of a person of significance in the history of Grass Valley, California, or the United States.

7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship.

No, the subject property has lost many of its character defining architectural features.

8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district.

No, the subject property, while related to other similar property types in Grass Valley, nonetheless, lacks integrity and is not essential to the surrounding neighborhood, landmark, or historic district.

9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood.

No, while the barn is a visual presence at the terminus of Pleasant Street and familiar to the neighborhood, it, nonetheless, lacks integrity.

10. The building, structure or site has the potential to yield historical or archaeological information.

No, the subject property has diminished architectural integrity, and, thus, has no potential to yield historical information regarding early construction methods in regards to barns or other similar outbuildings.

In conclusion, applying the City of Grass Valley's 10 Criteria for listing a historic property in Grass Valley, the barn at 603 West Main Street, due to cumulative alterations and additions, has diminished integrity, affecting many of its architectural elements dating from its original construction in the late-19th century through circa 1948. Therefore, the barn does not appear to represent a significant historic resource in the City of Grass Valley, individually, as a contributor to the residence at 603 West Main Street, or as a contributing resource to the 1872 Grass Valley Townsite.

In addition, the subject property was evaluated under the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. A historical resource may be eligible for inclusion in the CRHR if it:

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, represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important to prehistory or history.

For the same reasons outlined in the analysis of Grass Valley's Ordinance and criteria for determining the significance of a historic resource in the city, in applying the four CRHR criteria, the barn at 603 West Main Street does not meet any of the aforementioned criteria, and therefore is not a significant historic resource pursuant to 15064.5 of CEQA Guidelines.

REFERENCES

Calisphere Website. Grass Valley Photographs. www.digitallibrary.usc.edu. University of California. Accessed April 2, 2025.

Chalmers, Claudine. *Images of America: Grass Valley*." Arcadia Publishing. 2006.

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***Resource Name or #** (Assigned by recorder) 603 West Main Street Barn

***Recorded by:** Dana E. Supernowicz

***Date** April 5, 2025

☐ Continuation ☒ Update

PHOTOGRAPHS

Photograph 1: View looking north at the south elevation of the barn.

Photograph 2: View looking northwest at the southeast elevation of the barn. Note that the siding on these two elevations is aluminum clapboards.

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***Recorded by:** Dana E. Supernowicz ***Date** April 5, 2025 ☐ Continuation ☒ Update

Photograph 3: View looking southwest at the northeast elevation of the barn and the contemporary addition.

Photograph 4: View looking southeast at the north elevation of the barn. Note the shiplap siding has been cut and repurposed for the two swinging doors with a new door on the right.

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Photograph 5: View of the west elevation that has been reconstructed with plywood and aluminum clapboards.

Photograph 6: View of the interior of the barn looking south to the north.

Photograph 7: View looking inside the barn towards the west wall and showing rebuilt ceiling framing for the upper floor.

Photograph 8: View south at the upper attic area with bracing used to secure the ceiling from collapse.

Photograph 9: View of a circa 1880s original door repurposed for the attic.

Photograph 10: View of the attic looking north.

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*Recorded by: Dana E. Supernowicz *Date April 5, 2025 ☐ Continuation ☒ Update

Photograph 11: View looking at the northeast corner of the lower floor wall showing a repurposed mortise and tenon beam.

Photograph 12: View looking at the westernmost portion of the barn showing an original mortise and tenon wall on the left and a rebuilt wall on the south and the west.

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***Recorded by:** Dana E. Supernowicz ***Date** April 5, 2025 ☐ Continuation ☒ Update

Photograph 13: View of western rebuilt wall and roof rafters.

State of California — The Resources Agency
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PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____

Other Listings
Review Code ____ Reviewer _____ Date_____ Historic Rating: 2

 ***Resource Name or #:** 604 West Main Street

P1. Other Identifier: West Grass Valley/APN 08-331-03
***P2. Location:** ☐ Not for Publication ■ Unrestricted ***a. County:** Nevada
***b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
c. Address: 604 West Main 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 at the northern terminus of Pleasant Street.
***P3a. Description:**

The property consists of a wood-frame, two-story, Salt-Box style carriage barn with the date 1885 applied to the exterior wall of the barn. The barn has a distinctive Cape Cod style shed roof with a frieze below the eaves, wide clapboard exterior siding, a large rectangular wood sash window in the second-story facing Pleasant Street, and a modern garage door.

***P3b. Resource Attributes:** HP-2, single-family property.
***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 north at the barn from the end of Pleasant Street.
***P6. Date Constructed/Age and Sources:** ■ Historic Circa 1885; Sanborn Fire Insurance Maps, Grass Valley, CA.
***P7. Owner and Address:** Arthur G. and Helene J. Fellows, 603 West Main Street, 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

County of Nevada
State of California

Nevada County Historical Landmarks Commission
Application for Registration of Historical Landmark

Name of proposed landmark. WOLF CREEK AND OLYMPIC CREEK NARROW GAGE RAILROAD TRESTLE STONE ABUTMENT

_____

Location. APN#: 035 - 412 - 024 - 000 COORDINATES: 39.22455 - 121.03473

Name of applicant. CITY OF GRASS VALLEY

Address. 125 E. MAIN STREET, GRASS VALLEY, CA, 95945

work phone. 530-274-4711

Name and address of owner upon whose property proposed landmark

is located, if owner is not applicant_____

_____

I consent to this application and authorize the placing of a plaque or marker on site.

_____ _____

Owner's signature Date

2022 rev.

Brief history and description of proposed landmark
(attach additional sheets as necessary)

Please see attached history of the Nevada County Narrow Gauge Railroad construction prepared by Andrew Brandon, Historian for the Nevada County Railroad Museum

Historically significant aspects or properties of proposed landmark

This stone abutment for one of the Narrow Gauge Railroads trestle crossings of Wolf Creek along the current alignment of Idaho Maryland Road is one of the few remaining trestle abutments for the railroad. In addition this in one of the few abutments constructed of stone. It is in relatively good condition and suitable for preservation

How will the landmark be protected and maintained?

The stone abutment is located at the terminus of the proposed Idaho Maryland trail before it enters the Loma Rica Project trail system at the corner of Idaho Maryland Road and Sutton Way in Grass Valley. The City is proposing a parking area at this location. The site will be maintained by the City of Grass Valley as part of the city park system. At some point in the future it may be possible to erect a close replica of the trestle across the creek for use by walkers and bicyclists.

Bibliography. Cite or attach available books, records, articles or other materials pertaining to the proposed landmark.
Books and articles:

See attached history

Historical or civil records: (e.g., ownership, assessments etc.)

See attached history

Other: (e.g. photographs, prints or drawings. Please list and attach separately)

See attached photographs and Union Newspaper articles about events near the railroad crossing.

_____ _____

Applicant's signature Date

==========

This completed form and all related documents shall be sent to the:

Nevada County Historical Landmarks Commission
Attention: Chairman
P. O. Box 1014, Nevada City, Cal. 95959

Attachments and related documents may be submitted in electronic format.

An application must be considered solely on its historic or architectural merits and not for commercial gain, political benefits, or other non historical reasons.
An individual Commissioner can advise and counsel an applicant, but all applications must be considered by the full Commission, meeting in regular session.

Proposed landmark
Olympia Creek Trestle or Second Wolf Creek Trestle

Location
200ft north east from the intersection of Idaho Maryland Road and Sutton Way, south of the confluence of Olympia and Wolf creeks.

History
The trestle was built for the Nevada County Narrow Gauge Railroad (NCNG) in early February 1876. Thought it was not given an official name on railroad documents it is located at the second crossing of Wolf creek by the railroad route to Nevada City. Construction of the railroad grade from Grass Valley to Nevada City was let to local contractors in several segments. On April 8, 1875 the contract for the for the grade, trestles and fill work between Grass Valley and the Town Talk tunnel was issued to Nevada City resident W. J. Organ.

As built the structure was built of wood including the abutments from locally harvested timber sourced from the Mohawk Lumber Company. At that time the Mohawk Lumber Company and Nevada County Narrow Gauge Railroad were both operated by Coleman Brothers (John and Edward). The lumber company supplied the timbers used for the trestles of the railroad.

In 1884 the Coleman brothers sold their stake in the company to the John F. Kidder. Under his leadership the railroad began upgrading the railroad infrastructure. In the final months of 1885 the grounds of the Grass Valley depot site received a substantial stone retaining wall backfilled to expand the usable space. During the same timeframe the granite abutments for two trestles across Wolf creek east of the Grass Valley depot were constructed.

The source of the granite and the contractors hired to perform the job are currently unknown. At the time of construction The Morrison Brothers operated a granite quarry near Rock creek on Purdon road. Their quarry supplied granite for use in road crossings and curbing in Nevada City and Grass Valley. A second local firm, Ahearn & Bro., marble cutters, regularly performed granite work for monuments and curbing during the mid-1880s.

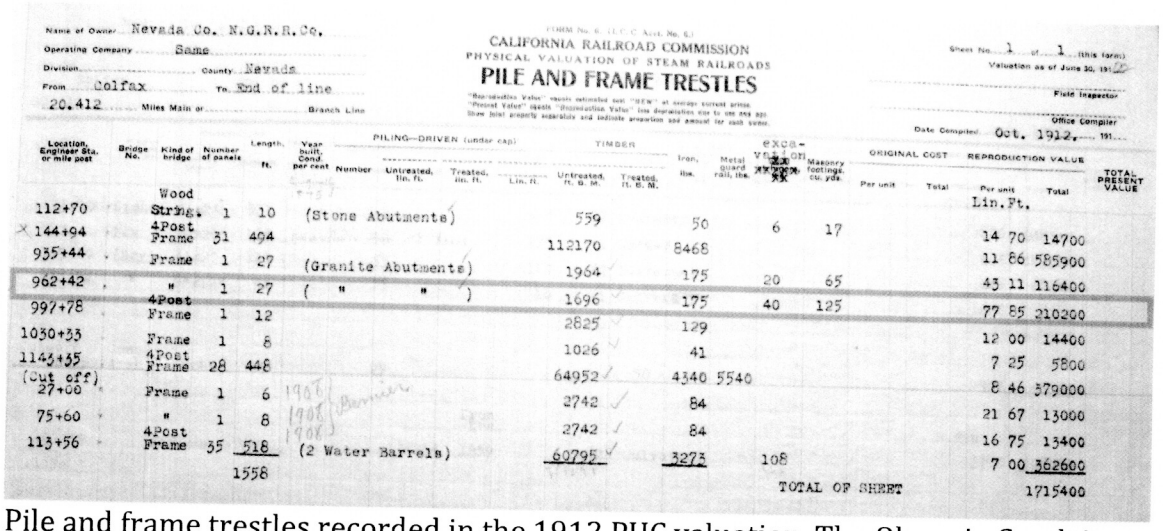
In 1912 the California Public Utilities Commission performed a valuation study of the entire railroad. The Olympia creek trestle was recorded being of frame contraction, consisting of a single panel and 27 feet long overall. From this description it can be determined the trestle was of simple construction. The trestle consisting of a set of stringers or sills laid across the abutments. Ties and wooden guardrails were constructed on top of the stringers.

No photographs of the structure are available at this time.

Historically Significant aspects or properties of proposed landmark
Hand fit granite wall constructed by local craftsmen in 1885 utilizing granite quarried locally in Nevada County. The railroad grade and trestle abutments were constructed with hand tools and horse carts in 1875 and used by the Nevada County Narrow Gauge Railroad until 1942.

Bibliography
California Public Utility Commission Valuation, California State Archives.
Morning Grass Valley Union Issues February 3, 1875, December 17, 1885.
Best, Gerald M. *Nevada County Narrow Gauge Railroad.* Howell-North Books. 1965
USGS Topographical Map Grass Valley Quadrangle, 1949.

California Public Utilities Commission - Valuation Documents.



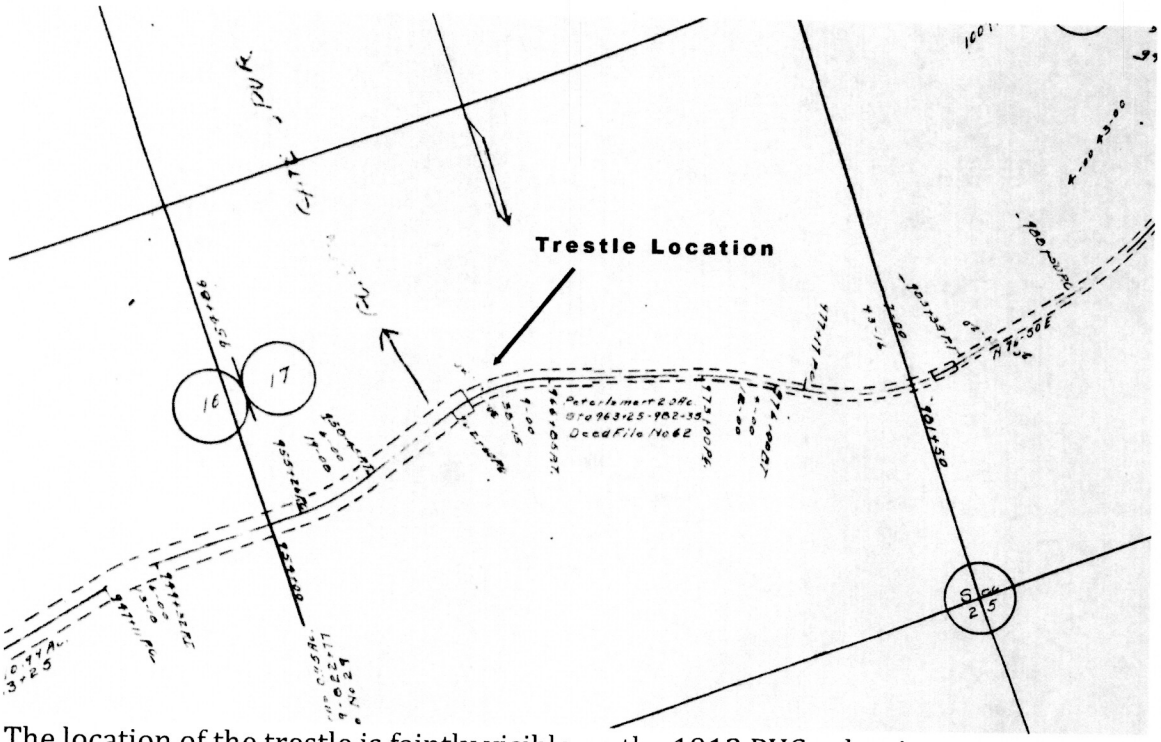
Name of Owner: Nevada Co. N.G.R.R.Co.
Operating Company: Same
Division: County: Nevada
From: Colfax To: End of line
20.412 Miles Main or Branch Line

FORM No. 6. (I.C.C. Acct. No. 5.)
CALIFORNIA RAILROAD COMMISSION
PHYSICAL VALUATION OF STEAM RAILROADS
PILE AND FRAME TRESTLES

Sheet No. 1 of 1 (this form)
Valuation as of June 30, 191
Field Inspector
Office Compiler
Date Compiled: Oct. 1912.

Location, Engineer Sta. or mile post	Bridge No.	Kind of bridge	Number of panels	Length, ft.	Year built, Cond. per cent	Piling—Driven (under cap): Number	Untreated, lin. ft.	Treated, lin. ft.	Timber: Lin. ft.	Untreated, ft. b. m.	Treated, ft. b. m.	Iron, lbs.	Metal guard rail, lbs.	Masonry footings, cu. yds.	Original cost: Per unit	Total	Reproduction value: Per unit	Total	Total present value
																	Lin. Ft.		
112+70		Wood String.	1	10		(Stone Abutments)				559		50					14 70	14700	
144+94		4Post Frame	31	494						112170		8468	6	17			11 86	585900	
935+44		Frame	1	27		(Granite Abutments)				1964		175	20	65			43 11	116400	
962+42		"	1	27		(" ")				1696		175	40	125			77 85	210200	
997+78		4Post Frame	1	12						2825		129					12 00	14400	
1030+33		Frame	1	8						1026		41					7 25	5800	
1143+35 (Cut off)		4Post Frame	28	448						64952		4340	5540				8 46	379000	
27+00		Frame	1	6	1908					2742		84					21 67	13000	
75+60		"	1	8	1908					2742		84					16 75	13400	
113+56		4Post Frame	35	518	1908	(2 Water Barrels)				60795		3273	108				7 00	362600	
				1558															
														TOTAL OF SHEET				1715400	

Pile and frame trestles recorded in the 1912 PUC valuation. The Olympia Creek is trestle outlined in the photograph above. The valuation outlines general information about the trestle including the design, length, and cost to replace.



The location of the trestle is faintly visible on the 1912 PUC valuation map.

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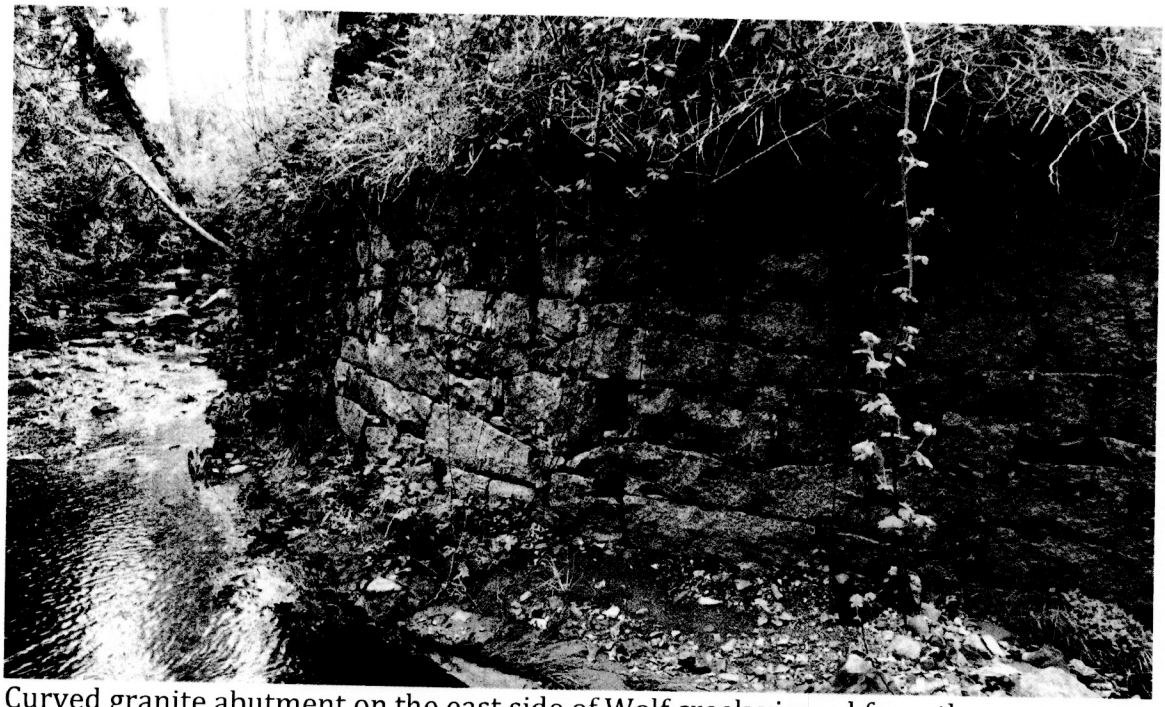

Curved granite abutment on the east side of Wolf creek viewed from the western bank. When the railroad grade constructed in 1875 followed the route of the creek with wooden approaches and dirt fill. Subsequent winter storm damage led the railroad to reinforce the trestle abutments with granite here.

View across the trestle location from the western edge of the creek. Both abutments were designed to direct the flow of Wolf and Olympia creeks.

Photographs.

Location of the former railroad grade and granite trestle abutments viewed from the southwest. The simple wooden trestle used by the railroad was laid across the top of both abutments.

Example of local granite used in construction of the abutments.

Then, in mid-July, tragedy struck when Mrs. Margaret Schaeffer, an 88-year-old resident [illegible] nd, died as a result of injuries suffered in a [illegible] ow Gauge accident. Details of exactly what caused the accident were sketchy. Conductor Theodore Rundy, Brakeman Ed Horton, Fireman Eugene Katzer, and Engineer Melio Solaro each testified that the train had been stopped near the crest of Town Talk ridge and two freight cars and a passenger coach left on the main line according to routine procedure as the locomotive switched some oil cars onto the spur track.

Conductor Rundy stated that when they had almost finished shunting the cars onto the spur line they noticed that the two boxcars and the coach were rolling backwards. The crew jumped onto the locomotive and tried to catch the runaways as the cars picked up speed descending the grade, careened around the turn near Banner road, and crashed at the crossing about one-half mile beyond the Idaho-Maryland mine.

Miners, who were the first at the scene and helped remove Mrs. Schaeffer, noticed a young man get out of the wrecked coach and walk away apparently uninjured. Mrs. Schaeffer was rushed to the Jones Memorial Hospital where she was treated for a fractured skull, shock, and numerous cuts. She [illegible] er regained consciousness and died within 2 hours.

The train crew was unable to account for the

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runaway of the standing cars, which had been stopped with full air brakes applied. Taylor, who heard of the accident while he was in San Francisco, telephoned that his faith in the employees was not shaken. He regarded them as highly efficient and capable, and, to him, the accident was one of those "unaccountable incidents for which there is no explanation."

First reports indicated that the cause of the accident would probably never be known as Claude O'Rourke, the only other passenger on the "racing death train," could not be located. An appeal was made for O'Rourke to communicate with Narrow Gauge and law officials so he could testify at the formal inquest and help unravel the mystery of the crash.

Papers later reported that the missing mystery man was not Claude O'Rourke but Melvin Auld, a member of the CCC at North Bloomfield. Auld told a reporter that he had left the scene of the accident because his leave from camp was about up and he didn't want to report in late. He later testified that when the passenger car started moving he didn't realize that the engine wasn't attached until they had picked up considerable speed. He then tried to set the brakes of the coach. When that failed, he climbed to the top of a boxcar and tried unsuccessfully to set the brakes on the middle car.

Auld said that he then reentered the coach and noticed an elderly woman sitting in the front part of the coach apparently oblivious to the problem. Although he realized that danger lay ahead, Auld claimed he resignedly sat down in the baggage section of the coach. When the coach crashed, he crawled from the wreckage, brushed himself off, and struck out for camp. He didn't mention the wreck to anyone until he heard of the fatality and the need for him to give testimony.

General Agent Charles Morehouse and Master Mechanic Martin Ries testified that a thorough examination of the cars involved in the crash revealed that their air hoses and brakes were in first class condition.

After hearing the testimony, the coroner's jury rendered a verdict that Mrs. Schaeffer's death resulted from a fractured skull and shock sustained in an accidental derailment of a runaway coach owned by the Narrow Gauge. Some railroad employees later contended that the runaway was caused by Auld who was messing with the brakes and accidentally released them.

The Union credited Pro[illegible] on the cars. Although the pas[illegible] badly smashed, the two freight cars, which were loaded with blasting powder, were relatively undamaged. If Providence had not been along for the ride, the dynamite might have exploded.

When the giant powder was unloaded from the wreckage, it was first reported that only one of 500 wooden boxes was cracked. Later reports claimed the dynamite had not moved even a half inch, and expert packing and handling were credited for averting a catastrophe.

Providence apparently continued to ride with the Narrow Gauge when a train filled with passengers stopped for water and mail at Chicago Park. As the heavy train restarted with a jolt, it snapped the coupling pin between the locomotive and the seven following cars. As the locomotive surged forward, the bell cord, which ran the length of the train, tightened and snapped, which sounded the alarm whistle that signaled for an emergency stop. The engineer immediately stopped the locomotive, and the loose cars, which were moving on a slight descent, caught up and bashed into the rear of the locomotive. The minor consequences were a damaged tender and a few scratched passengers.

Providence stuck around when bad luck struck a third time. As 400 gallons of gasoline were being transferred from Southern Pacific cars into the Narrow Gauge tanker in Colfax, improper grounding apparently caused a spark that ignited the gasoline, which burned out with no property damage.

In mid-August the Narrow Gauge was converting Engine No. 8 from a coal-burner to oil to replace fire-damaged Engine No. 2. No. 8 was a 56 ton compound type engine that had been recently purchased from the Denver and Rio Grande Railroad.

In late September, Mrs. Kidder died at her home in San Francisco. Her estate, which was to go basically to her adopted daughter Beatrice Ward Black and her three children, was valued at above $100,000.

On 21 October, large headlines in *The Union* blared: "Machine Shops of Narrow[illegible]ent by Fire. Two Engines in Midst of Hot [illegible]." According to the reports, Elmer Crase, w[illegible] turning home from the Grand Theater where he was employed, sighted the flames as they broke through the

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Aerial map shows the old NCNGIR re-alined in the Olympia Park and Glenbrook area, 29 July 1
(Courtesy Lirion Industries).

To: Grass Valley City Council

From: Terry McAteer, Chair, Grass Valley Historical Commission

Date: Tuesday, May 13, 2025

Re: Quarterly Update

1. **Free Historic Walking Tours of Grass Valley**

    a. April 12— 74 people attended the 90 minute tour
    b. May 10th
    c. June 14th, July 12th (Albrecht), August 10th, Sept 13th and Oct 11th (Albrecht)

2. **Fundraising Complete for the Honoring of Peggy and Howard Levine** (Next steps?)

3. **Heritage Homes Reprinting Update**

4. **Historic designation for Narrow Gauge Railroad Trestle Abutment on Olympia Creek**

5. **Lake Olympia Discussion**

6. **Redesigning the Walking Tour** with budget constraints (donation funded)

    a. Finalization of walking tour brochure
    b. Golden Pasty— going to proceed with process
    c. Plaques on buildings
    d. Finalizing Storymaps for digital presence

7. **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. The Commission has secured funding for the plaque (see attached image)

To jump start this award, the Commission would initially recommend that the first award be presented to Teresa Poston who has served on the Historic Commission for the past twenty years and whose name and participation is on nearly every historic action and activity in the City of Grass Valley over the past few decades.

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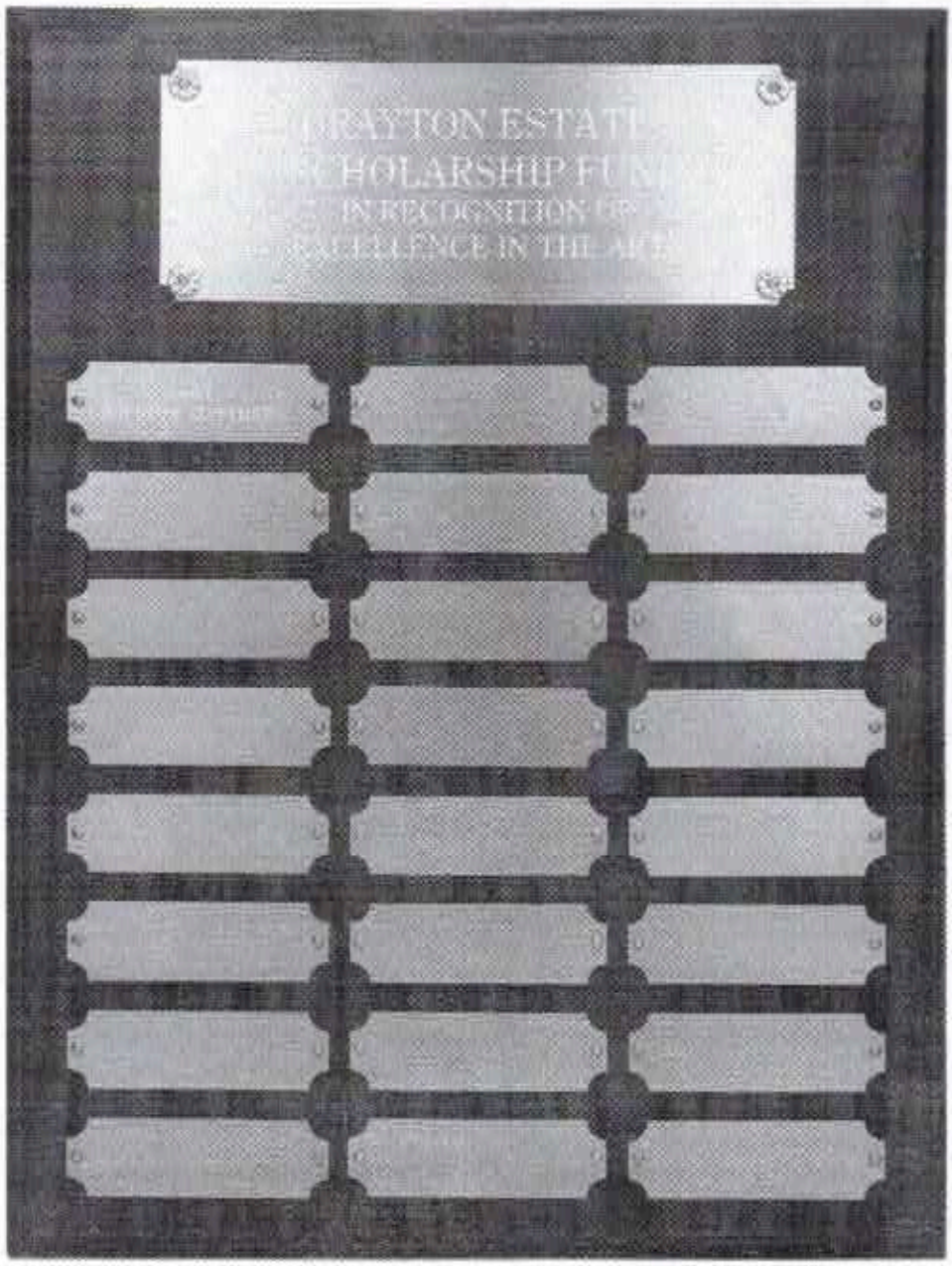
Grass Valley History Award

To those person/s or business who has enhanced or preserved the historic significance of Grass Valley through writing, research or physical enhancement.

Teresa Poston 2025



Caroline Ludwig
Came to Lone Star area of Auburn in 1867. Enterprising businesswoman & financier.
Image Courtesy of Placer County Museums

Nevada County Historical Landmarks Commission
c/o Clerk of the Board
950 Maidu Ave
PO Box 599002
Nevada City CA 95959-7902
info@nevadacountylandmarks.com
(530) 264-0115

6 May 2025

Nevada County Board of Supervisors
950 Maidu Avenue
Nevada City, CA 95959

Honorable Chair and Board Members:

At our last meeting, the Nevada County Historical Landmarks Commission voted unanimously to recommend to the Board that the application for landmark designation of the Eagle Hose Company, located at 125 East Main St. in Grass Valley, be approved. The applicant is the City of Grass Valley. The landmark is to be designated as Nevada County Historical Landmark NEV 25-08, assuming the pending applications are approved first.

The Eagle Hose Company was organized in 1866 as the City of Grass Valley's second volunteer fire company. It moved into a building reportedly erected in 1858. In 1937, that building collapsed during a severe snow storm. The present building was then built on the site and continued to serve as a fire station for many years. It also served as a community meeting place for groups like the Campfire Girls. Its importance to the City of Grass Valley was due in part to its housing the signal bell for the numerous fire alarm boxes located throughout the City, which alerted the firefighters and the citizenry of a fire's location. In April 1945, the bell sounded a special signal to announce to Grass Valley citizens the official defeat (V-E day) of Nazi Germany. That system continued in use until it was replaced by a system of electronic communications.

The research and documentation which accompanies the application has been reviewed by several Commissioners for historical accuracy. The application and supporting documentation is enclosed.

If you approve the application, please forward the resolution and accompanying documents to the County Recorder.

If you have any further questions, do not hesitate to contact me. Thank you in advance for your consideration of this request.

Yours truly,

Bernard Zimmerman, Chair

cc:Teresa Poston
Terry McAteer
Amy Wolfson

Gmail Terence McAteer <termcateer@gmail.com>

Input for walking tour

1 message

Dyane Albrecht <dyane48@hotmail.com> Fri, Apr 18, 2025 at 1:31 PM

To: "mark@markreillyarchitecture.com" <mark@markreillyarchitecture.com>, Terence McAteer <termcateer@gmail.com>

Hi Mark, feel free to take any liberties with these drafts:

410 SOUTH CHURCH STREET - GRASS VALLEY MUSEUM AND CULTURAL CENTER - MOUNT ST. MARY'S CONVENT AND ORPHANAGE:
These buildings are a beautiful illustration of a 100-year history from 1860's to 1960's. Founded by Father Dalton and ran by the Sisters of Mercy, this convent and orphanage provided education, health care and social services, it changed over time to meet the needs of the community. Only two 19th century convents remain in California. We are the older of the two, which makes us the oldest women's convent still standing west of the Rockies. Visit us and take a tour of our historic nunnery and orphanage, full of rich history from the Gold Rush days, with displays of furniture, art, clothing, musical instruments, and artifacts from the Victorian era. Tour our unique Gardens, filled with over 100 heritage roses, trees, and plants. We are a recognized state and

national historic landmark. Since the 1970's it is being used as a performance, event, and wedding venue, and provides 13 artist studios. It also houses the Grass Valley Museum, which is open Wednesday - Saturday noon to 3 pm.

203 MILL STREET -MARSHALL'S PASTIES:
What is a pasty? it is a meat pie, and has been a documented part of the British diet since the 13th Century. It wasn't until the 17th and 18th centuries that the pasty was adopted by miners in Cornwall as a means for providing themselves with easy, tasty and sustaining meals while they worked. Many miners from Cornwell, England came to work the mines in the Grass Valley area, they had the knowledge and experience we needed. The humble Cornish Pasty came with them and has been a part of this community since the Gold Rush era. Marshall's Pasties only serve true Cornish pasties at their counter. You can get your order to go or to take upstairs to their seating area. Marshall's Pasties are prepared and rolled by hand, seasoned deliciously and baked in their own kitchen. Marshall's today, like the Cornish Women of old, pride themselves in the preparation and serving of this savory food just as they did to the miners long ago.

Grass Valley Library was built in 1914 with a $15,000 grant from the Andrew Carnegie Foundation. Carnegie, founder of Carnegie Steel (later U.S. Steel), helped fund construction of 1,679 community libraries throughout the country from 1896-1919. The library rests on the site of the birthplace home of Josiah Royce, one of America's most noted philosophers.

The Empire Mine is "one of the oldest, largest, deepest, longest and richest gold mines in California," according to the California State Parks. Between 1850 and its closure in 1956, the Mine produced 5.8 million ounces (165 tons) of gold, extracted from 367 miles of underground passages. Since 1974, Empire Mine has been part of the State Parks system and is open daily to visitors. A highlight of the Mine is the 1897 Willis Polk designed cottage.

Welcome to the walking tour of Historic Grass Valley. Our hope is to bring history of this famous Gold Rush town to life and provide some valuable information for locals and visitors alike. We want you to explore the people, architecture, culture and history of this community. Enjoy!!

109 South School Street
Grass Valley Elks Lodge Building
Gothic/English Tudor style of architecture
It was designed by San Francisco Architect William Mooser

The Benevolent Order of the Elks charter was signed in 1900 with the first Exalted Ruler being John F. Kidder, of the Nevada County Narrow Gauge Railroad. The first meetings were held in Lords Hall on East Main Street across from the City Hall for twelve years until funds could be raised for the new building. The new building was completed and dedicated January 28, 1913, thirteenth years after the lodge was instituted.

Through the years the lodge has gone through many renovations that modernized the building. Fun fact, the main hall has a "spring loaded" floating floor dance floor.

Center for the Arts

314 W. Main Street

The Sanborn Fire Map of 1898 shows that a dwelling was situated on this site. No other information has been found regarding the fate of this dwelling.

The County Assessor's records indicated the existing building was built in 1947. The Searls Library records state that Mountain Chevrolet car dealership was in business at this site from 1947-1960. The upstairs space was used by the Department of Employment.

According to Linda Hartman (daughter of Lou Hartman), her father and partner, James Aeriot purchased the dealership in 1958. The name of the business was changed to Hartman Chevrolet and it was a Chevrolet, Oldsmobile and Toyota dealership. Linda believes her father was the first Toyota dealer in California. He sold Toyopets (original name of Toyota) and later Landcruisers (the African Safari type). It was a full service operation with a showroom, service/parts department and paint shop. There was a large garage door in front so you drive up Main Street, honk your horn, the door would open and you would drive in. During his ownership the upstairs was vacant for storage with an elevator to it, one of the first in the County. Her father sold the dealership in 1965 or 1966. Searls Library records indicate the name changed to M&S Chevrolet and Oldsmobile in 1966 and then to Hansen's Ltd in 1973; specializing in import and foreign cars and later included motorcycle sales. The upstairs space served as a health and fitness gym in the 1980's.

In 1988, Jerry Lee Metropolitan Beauty College operated at this site. After the closure of the beauty college the building was eventually leased by the Center for the Arts.

A patron of the arts and community activist, Jon Blinder, purchased the building in 2001. He subsequently donated the building to the Center for the Arts and served as president of the Board of Directors for a number of years. This was a hard working board with a team of dedicated community members including Dave Irons and Leo Grannucci. In 2002, the Center upgraded the stage, bathrooms and seating. In 2004, the Center for the Arts front façade got a facelift designed by local architect, Tony Rosas, in an Art Deco motif. In 2017, the rear of the building was expanded re-positioning the stage and increasing the seating capacity to 500. Construction delays were incurred because of serious drainage issues. The building was finally ready for use when just days before re-opening, COVID19 shut the operation down for 2 years. Over 1750 community members donated money to keep the Center afloat during those years. The Center was officially reopened with a ribbon cutting celebration of June 10, 2022.

- WORKING DRAFT 051325 -

THE TRAIL OF THE GOLDEN PASTY
GRASS VALLEY HISTORIC DOWNTOWN WALKING TOUR

[ADD TERRY'S INTRO – NATIVE PEOPLE, LAND, GOLD, FIRES, AND PASTIES]

- Start your tour at The Golden Pasty, located at [TBD] -

207 MILL STREET - GRASS VALLEY PUBLIC LIBRARY:
Carnegie Library, Classic Revival, 1916, Designated a National Historic Landmark in 1992.
[ADD TERRY'S TEXT]

203 MILL STREET - MARSHALL'S PASTIES:
What's a pasty? It Is a handheld meat pie and a part of the British diet since the 13th century. It wasn't until the 17th and 18th centuries that the pasty was adopted by miners in Cornwall England as a means to provide an easy, sustaining, and mobile meal while they worked. When miners from Cornwall came to work the mines in and around Grass Valley, they brought the Cornish pasty with them, and it's been part of this community ever since. Today you can try a true Cornish pasty - still made by hand and served with pride - at Marshall's Pasties.

- Cross Neal Street to continue the tour along the Mill Street Plaza -

163-167 MILL STREET - DEL ORO THEATER, AVENGUARDIA WINES:
In 1854, prominent Grass Valley businessman Thomas Othet opened a grocery, hay, and grain business on this site, which he continued to operate until he retired in 1915. Mr. Othet crossed the plains in 1852, with a party from Chicago making its way to Sacramento. He entered the freight business, hauling supplies to various gold camps in Eldorado and Placer Counties, and eventually landed in Grass Valley. He was so impressed with the growing mining camp that he decided to locate here. Charles Othet went on to become one of the organizers of the First National Bank in Grass Valley (see 131 Mill Street).

The current structure, the Del Oro Theater, was designed by architect O.A. Deichmann in the Art Deco style. Construction started in late 1941, but work ceased during World War II when building supplies became scarce. The theater was completed in 1946, and has served as a movie theater ever since.

161 MILL STREET - VAN'S OPERA HOUSE AND THE AUDITORIUM THEATER:
Pauline and Joseph Van Hoeter built Van's Opera House on this site in the late 1880s. After the death of her husband, Mrs. Van Hoeter sold the building in 1894 to Charles Clinch of Clinch Mercantile Co (see 113-117 Mill Street). In 1896 a fire started here and burned the entire block from Neal to Bank Street. In 1900, a group of fraternal organizations banded together to construct the current three-story building, which operated as the Auditorium Theater. The first floor and gallery held a magnificent 850 seat theater, which hosted traveling

theatrical companies and musicians on its stage, and office space for Grass Valley City Hall. The second floor was devoted to lodge rooms, the third floor was a banquet hall, and the basement housed an armory and kitchen for the National Guard. From 1922 to 1942 it operated as the Strand Movie Theater when silent movies ushered in a new era in entertainment, and then as the F.S. Rasco & Co Store until 1972. It has housed a variety of furniture stores ever since.

153-157 MILL STREET - WEST HOME AND THE FERGON:
153 Mill Street operated as a shoe store from 1910 until 1990. 155 Mill Street was a barbershop in the 1890s, occupied by Tupper's Creamery in the 1940s, and by Merrit's Arts and Crafts in the 1960s. The Old Pacific Dollar Store was located at 157 Mill Street from 1935 to the 1980s. The entire building became part of Hedman's Furniture during their expansion from 161 Mill Street in 1994.

151 MILL STREET - THE UNION BUILDING - MANTRA TEA HOUSE AND BODY BALANCE ACADEMY:
The Union Newspaper was first published as the Daily Union in 1864, the third year of the Civil War. It was named The Union because it stood for the preservation of the Union during the War Between the States. The present building was constructed for The Union newspaper in 1903, which operated here for 76 years until moving to Glenbrook Basin. Fun fact: Of the many historic newspapers started during the California Gold Rush, only the Union of Grass Valley and Nevada City emerged as a successful daily publication and was the seventh daily to celebrate its centennial under its original name.

145 MILL STREET - LOLA AND JACK:
In the early 1900s, Harry Green operated a confectionary shop and sold musical instruments here. It was home to The Golden Poppy Luncheonette from approximately 1931 to 1936 when it was remodeled with knotty pine and renamed The Knotty Poppy. With a soda fountain and jukebox, it was a popular teen hangout. Gift items were added, and in the early 1950s it was renamed Tess' Gifts. From the 1940s until it moved down Mill Street, it operated as Tess' Kitchen Store. The gift store Lola and Jack opened here in 2024.

139-143 MILL STREET - THE BON ALLURE BUILDING - CRYSTAL EMPIRE GEMS AND J. BREUER MENS AND WOMENS CLOTHING:
In the 1880s and early 1890s, this site was occupied by the Railroad Hotel. The original building burned down in the 1896 fire, and the current building was known as the Thomas Building until it was purchased in the 1930s by Arletta Douglas, longtime proprietor of the Bon Allure women's clothing store. 143 Mill Street operated as Breuer's Menswear from 1937 until it moved into the former J.C. Penney building in 1989. Fun fact: Descendants of the original Breuer's opened the current Breuer's in the 2020s.

- Cross Bank Street -

131 MILL STREET - NEVADA COUNTY BANK - CAKE BAKERY AND CAFÉ, THE PORTAL, AND CHAMPANGE JANE:
Built in 1917, this building was designed in the Greek Revival style and modeled after a Greek temple. Although the interior was completely remodeled, the exterior remains intact. The original interiors had a massive bronze counter screen, Belgium etched glass teller

windows, Iconic columns, and a Tavernelle marble banking counter. The bank was considered a fortress against thieves, as it was constructed of concrete mixed with scraps of metal. Bank of America operated here from the 1930s until 1975. The interior was then renovated to house Gold Cities Insurance, and was renovated again in the 2010s to create a variety of retail spaces that you can explore on your tour. Fun fact: When it opened, the Grass Valley Morning Union referred to the building as “The Little Temple of Finance”.

129 MILL STREET - HEART AND HOME:
This building has been home to a variety of real estate, insurance, and financial offices, and now houses a home design store.

125 MILL STREET - NATIVE WREN:
In 1867, the Sportsmen Emporium operated on this site. A few years later, a medical office was here. Over the years, it’s been the home of a blacksmith shop, harness maker, music store, real estate office, and army surplus store. Native Wren opened its doors here in the 2020s.

123 MILL STREET - NATIVE WREN:
In 1872, this was the site of the Golden Eagle Hotel. In the 1890s it was a gentlemen’s furnishings store, and in the early 1900s, Pacific Gas and Electric located their district office here. In the 1930s, it was home of Grass Valley Flower Shop and Alhambra Waffle Shop, and in the 1940s it housed McCauley’s Pastry Shop. In the 1960s, Stucki Jewelers located here, and in the 1970s it became Genie’s Candies and Hallmark Store. In the 1980s Tres Jolie was located here, followed by a real estate office.

121 MILL STREET - THE AMICK BUILDING - FOOTHILL MERCANTILE:
This building was constructed in 1942 as a retail store and outlet depot for J.C. Penney. It was the location of Sprouse-Reitz variety store in the late 1940s and 50s before becoming a hardware store. In the 1960s, it was Coast to Coast Hardware and Henderson’s Hardware until it was purchased by the Amick family in 1976 and became Foothill Hardware. In 1985, the was name changed to Foothill Mercantile when the merchandise changed and no longer included hardware.

115-117 MILL STREET - TESS’ KITCHEN STORE AND VINTAGE ON MILL:
From 1855 to about 1882, this was the site of the Empire Livery Stables, and home to blacksmiths, a harness shop, wagon maker, and saddle maker. The livery was the first brick building completed after the fire of 1855. Around 1883, Charles E. Clinch renovated the building and opened Clinch Mercantile Co. at this site. Later known as Clinch & Co., it was co-owned by William Bourne, owner of the Empire Mine, and well known statewide. Charles E. Clinch went on to become mayor of Grass Valley.

In 1928, the current building was constructed for J.C. Penney Co., which was located here until 1989. Breur’s Clothing then moved into the space and continued to operate here until 1999, when the owners retired.

113 MILL STREET - ART WORKS GALLERY:
E. McSorley ran a saloon here in 1872, and the site later became home to A.J. Foster paint and Wallpaper. Charles E. Clinch worked here as a clerk and salesman for ten years before

he opened his own business next door. Safeway operated here in the 1930s, and a Ben Franklin variety store was here in the 1940s and 50s. Fun fact: Art Works Gallery has been here since 2010 and displays the work of over 33 local artists.

111 MILL STREET - LAZY DOG CHOCOLATERIA:
This site has served as a furniture store and undertaking business in the 1890s and early 1900s. In the 1960s, a clothing store was located here.

101-109 MILL STREET - SERGIO'S, THE BOOKSELLER, TRIBAL WEAVER, AND RE/MAX GOLD REALTY:
This corner has been home to many businesses, including a Chinese grocery, dry goods store, clothing stores, restaurants, and photography studios. In December of 1949, a fire broke out and raged for over five hours due to a combination of old wood and gusting winds. The fire burned the existing structure to the ground, and the current building was completed in 1950.

- Turn right onto West Main Street -

GRASS VALLEY MURAL:
Scan the QR code on this vibrant mural, painted by Justin Lovato in 2017, to be linked to the Grass Valley public art map.

105-111 WEST MAIN STREET:
[ADD TEXT]

- Turn right onto South Auburn Street -

100-134 SOUTH AUBURN STEET:
[ADD TEXT]
[STOP AND TRY A MODERN-DAY PASTY AT GRASS VALLEY PASTY COMPANY]

- Cross South Auburn Street -

131 SOUTH AUBURN STREET:
[ADD TEXT]

- Walk back to Main Street and turn right on East Main Street -

125 EAST MAIN STREET:
[ADD MARK'S TEXT FOR 'WELCOME' MINER SIGN]

- Cross Stewart Street -

127-185 EAST MAIN STREET:
[ADD TEXT]

- Cross East Main Street at Washington/East Bennett Street -

102-160 EAST MAIN STREET:
[ADD TEXT]

- Cross South Auburn Street -

102-212 WEST MAIN STREET:
[ADD TEXT]

- Cross North Church Street -

302-314 WEST MAIN STREET:
[ADD TERESA'S TEXT FOR CENTER FOR THE ARTS]

- Cross West Main Street at School Street -

109 SOUTH SCHOOL STREET – THE GRASS VALLEY ELKS LODGE
The Benevolent Order of the Elks charter was signed in 1900, with the first Exalted Ruler being John F. Kidder of the Nevada County Narrow Guage Railroad. The first meetings were held in Lords Hall on East Main Street, across from City Hall, until funds could be raised for a new building. This building was completed and dedicated on January 28, 1913, thirteen years after the lodge was instituted. It was designed in the Gothic/English Tudor style by San Francisco Architect William Mooser. Throughout the years the lodge has gone through many renovations to modernize the building. Fun fact: The main hall has a spring-loaded dance floor.

305 WEST MAIN STREET - THE BRETT HARTE RETIREMENT INN:
[ADD TEXT]

- Cross South Church Street -

105 SOUTH CHURCH STREET - 201 WEST MAIN STREET:
[ADD TEXT]

- Turn right onto Mill Street -

102-134 MILL STREET:
[ADD TEXT]

- Stop at Stevens Court -

TRIBUTE TO JOHN CHRISTOPHER STEVENS:
[ADD TEXT]

- Continue down Mill Street -

138-160 MILL STREET:
[ADD TEXT]

- After you complete the tour, reward yourself with a pasty -

FARTHER AFIELD:

If you're interested in exploring more of Grass Valley's rich history, you can visit and tour these other nearby historic sites:

EMPIRE MINE STATE HISTORIC PARK - 10791 EAST EMPIRE STREET:
[ADD TERRY'S TEXT]

GRASS VALLEY MUSUEM AND CULTURAL CENTER - 410 SOUTH CHURCH STREET:
These buildings are a beautiful illustration of a 100-year history spanning from the 1860s to the 1960s. Founded by Father Dalton and run by the Sisters of Mercy, this former convent and orphanage provided education, healthcare, and social services, which changed over time to meet the needs of the community. As the oldest remaining 19th century convent in California, it is also the oldest women's convent still standing west of the Rockies and a state and national historic landmark. Since the 1970s, the buildings have been used a museum, performance and wedding venue, and artist studios. The museum and buildings can be toured, and house displays of furniture, art, clothing, musical instruments, and artifacts from the Gold Rush days and Victorian era. The property's grounds and gardens contain over 100 heritage roses, trees, and plants.

MEMORIAL PARK - 415 CENTRAL AVENUE:
[ADD TEXT]

NORTHSTAR MINING MUSEUM - 933 ALLISON RANCH ROAD:
[ADD MARK'S TEXT]

THE NORTH STAR HOUSE - 12075 AUBURN ROAD:
[ADD MARK'S TEXT]

Grass Valley Historic Downtown Walking Tour

Homework/Next Steps:

1. Tour starting point? (Considerations: Near prominent historic building? Near pasty shop? Location creates straightforward walking route?)
2. Text edits?
3. Content edits - Buildings/addresses to include and/or omit? (Include all buildings/addresses or only those with an important presence and/or history?)
4. Review and sign off on first block of text (139-167 Mill Street) to forward to staff to develop draft online tour for review.
5. Develop and add text for missing buildings/sites (see 4/8/25 sign-up sheet).
6. Mark to continue filling in Working Draft, block-by-block.