



GRASS VALLEY

Development Review Committee Meeting

Tuesday, May 26, 2026 at 9:00 AM

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

Development Review Committee 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 9:00 a.m. on the 2nd and 4th 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 committee 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 Committee 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

ANNOUNCEMENTS, AGENDA REVIEW AND CHANGES

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. There is a time limitation of three minutes per person. For items not on the agenda and within the jurisdiction or interest of the City, please address the Development Review Committee at this time. For items on the agenda please address the Development Review Committee when the number and subject matter are announced. Comments will be reviewed and distributed before the meeting if received by 9AM. Comments received after that will be addressed during the item and/or at the end of the meeting. The Development Review Committee will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.*

GENERAL APPLICATION FOR REVIEW

1. Plan Revision to replace windows and siding on a Priority 2 structure (**26PLN-0013**) Location/APNs: 367 Clark Street / APN 008-472-014

Environmental Status: Categorical Exemption

Recommendation: 1. That the Development Review Committee approve the proposed exterior modification for window and siding replacement as may be modified at the public meeting, and which includes the following actions:

a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the 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.

2. Request to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, repaint the building face using multiple paint selections, and replace (2) fabric awnings with black fire-safe metal awnings. The building is designated as a Priority 2 structure. (**26PLN-0017**) Location/APN: 129 Mill Street / APN: 008-346-010

Environmental Status: Categorical Exemption, Section 15301, Class 1

Recommendation: 1. Planning staff recommend that the Development Review Committee approve the Minor Development Review as recommended by Planning staff, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Recommend approval of the Minor Development Review Application, requesting to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, and repaint the building face and architectural trim to use the selected paint colors (Benjamin Moore - "Pale Oak, Grege Avenue, and Black") as indicated in elevations, and in accordance with the Conditions of Approval, attached to this Staff Report.

3. Plan Revision to replace Historic Bell Tower with Portico (**26PLN-0012**)
Location/APNs: 236 S. Church Street / APN 008-472-014

Environmental Status: Categorical Exemption

Recommendation: 1. That the Development Review Committee approve the proposed exterior modification removing the historic bell tower with a portico, as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Bell Tower Removal as presented in the Staff Report; and, c. Approve the Bell Tower Removal in accordance with the Conditions of Approval, as presented in this Staff Report.

4. Request for the removal of existing aluminum frame windows, to be replaced with metal black powder coated finish folding windows on front facing display windows. To include, the removal of a faux fascia panel to reveal the entire/existing display window face. The building is designated as a Priority 2 structure. (**26PLN-0014**) Location/APN: 108 East Main Street (APN: 008-343-015)

Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).

Recommendation: 1. Planning staff recommend that the Development Review Committee approve the request to replace of existing aluminum window frames with metal black powder coated finish folding windows on front facing display windows and the proposed paint color scheme as presented (selected pink with Elmera White trim), or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Recommend approval of the Minor Development Review Application, requesting a replacement of existing aluminum window frames with black powder coated finish folding windows on front facing display windows and the proposed paint color scheme as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Development Review Committee Meeting, scheduled for Tuesday, May 26, 2026, at 9:00 a.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, May 21, 2026.

Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
May 12, 2026**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 26PLN-0013
Subject: Plan Revision to replace windows and siding on a Priority 2 structure
Location/APNs: 367 Clark Street / APN 008-472-014
Applicant: Ryan Woodard, property owner
Zoning/General Plan: Neighborhood General (NG-2)/Urban Low Density (ULD)
Entitlement: Plan Revision – DRC Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the proposed exterior modification for window and siding replacement 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 property is located within the area characterized as the “South Residential District Character Area” as noted in the Historic Review Guidelines. Clark Street was developed in the late 1920s and 1930s with modest Craftsman and Revival style homes. Depression Era homes along Clark Street reflect more modest, but trendy, working class housing. The existing structure is a 1,970 square foot single-family residence built in 1938, 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 the following description for the structure:

*“The property consists of a two-story, wood-frame, Craftsman style residence. Character defining features of the residence include its cross-gable design, shallow sloping roof clad with asphalt shingles, inset front entry porch, **single 1 over 1 light wood-sash windows, and pairs of 1 over 1 light wood-sash windows, and horizontal v-groove exterior wood siding.** The front yard is landscaped with mature trees, lawn, shrubs, and a chain link fence. The parcel, which was identified as Lot 9 of the Rodda Tract, was subdivided into 22 lots by C.E. Clinch in 1927.”*

According to the Historic Design Guidelines, the South Residential District Character Area is characterized by the following attributes:

- More uniform style of houses
- Gable, cross-gable, clipped-gable and hip roof forms
- Raised porch entrances
- Wide variety of siding types
- Buildings heights vary from one to two-stories, but the predominant height is one-story in a rectangular or L-shaped design.
- Attic conversions for sleeping quarters
- Modest variations in yard sizes and building setbacks

The current façade of the building at 367 Clark Street is nearly identical to the image recorded at the time of the historical inventory in 2009.



Image from historical inventory

PROJECT PROPOSAL:

The applicant is requesting to replace all existing wood siding with fiber cement siding by James Hardie and all existing windows with Milguard vinyl windows. All original window replacements would incorporate a “marginal prairie grate” to match existing. No grate would be incorporated to the previously replaced aluminum windows.

The front elevation:

- Replace horizontal wood siding with horizontal fiber cement lap siding,
 - smooth texture profile,
 - slightly wider exposure at 6-inches.
- Replace the horizontal siding in the front gable with fiber cement shingle siding.
- Replace wood windows with Milguard vinyl windows, incorporating marginal prairie grates.

Rear elevation:

- The applicant is proposing to replace the vinyl shingle-style siding on the rear elevation with fiber cement, horizontal lap siding, smooth texture profile
- Replace wood windows with Milguard vinyl windows

North side elevation:

- Replace horizontal wood siding with horizontal fiber cement lap siding.
-

South side elevation:

- Replace vinyl shingle siding with horizontal fiber cement lap siding.



Proposed renovated front elevation

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 include altering all the wood siding in a different profile from the original, and the wood windows with vinyl windows.

Historic Design Guidelines:

Section 5.4 of the Grass Valley Historic Design Review Guidelines provides design goals and policies for structural alterations of buildings within the South Residential District as follows:

- To emphasize the preservation and restoration of historic buildings and structures
- To preserve the full range of diverse properties in the Character Area
- To maintain the general historical alignment of buildings
- To maintain traditional building mass, scale and forms of properties
- To locate additions to the rear of the property
- To continue the use of traditional building materials
- To use cut slopes to conceal additional building mass Chapter 5
- To minimize the visual impacts of cut slopes by using natural landscaping, materials such as fieldstone, stepped retaining walls, stem walls, and similar construction methods
- To enhance the pedestrian experience
- To minimize the visual impacts of cars

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 recommendation with respect to windows and the proposed window replacement:

- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.

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. The project proposal is in line with the overall Design Guideline goals for the subject neighborhood character. The smooth wood profile of the horizontal siding, and the incorporation of the marginal prairie window grates provides visual continuity between the original structural elements in balance with the fire-wise and energy efficiency of the proposed siding and window material.

HISTORICAL COMMISSION:

The Historical Commission considered the project at their meeting on May 12, 2026 and recommended to approve the window and siding replacement as presented.

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 intent of the Neighborhood General-2 (NG-2) zoning designation is intended 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.

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 26PLN-0013.
2. The Grass Valley Historical Commission reviewed Plan Revision application 26PLN-0013 at their regular meeting on May 12, 2026.
3. The Grass Valley Development Review Committee reviewed Plan Revision application 26PLN-0013 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 (26PLN-0013). 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:

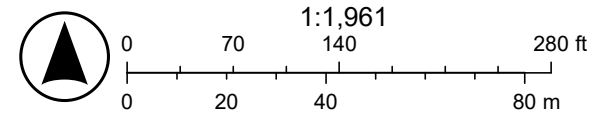
1. Vicinity Map
2. Aerial Map
3. Comparison Images
4. Proposed Material
5. James Hardie Siding Catalog
6. Inventory Record

367 Clark - Aerial

Item # 1.

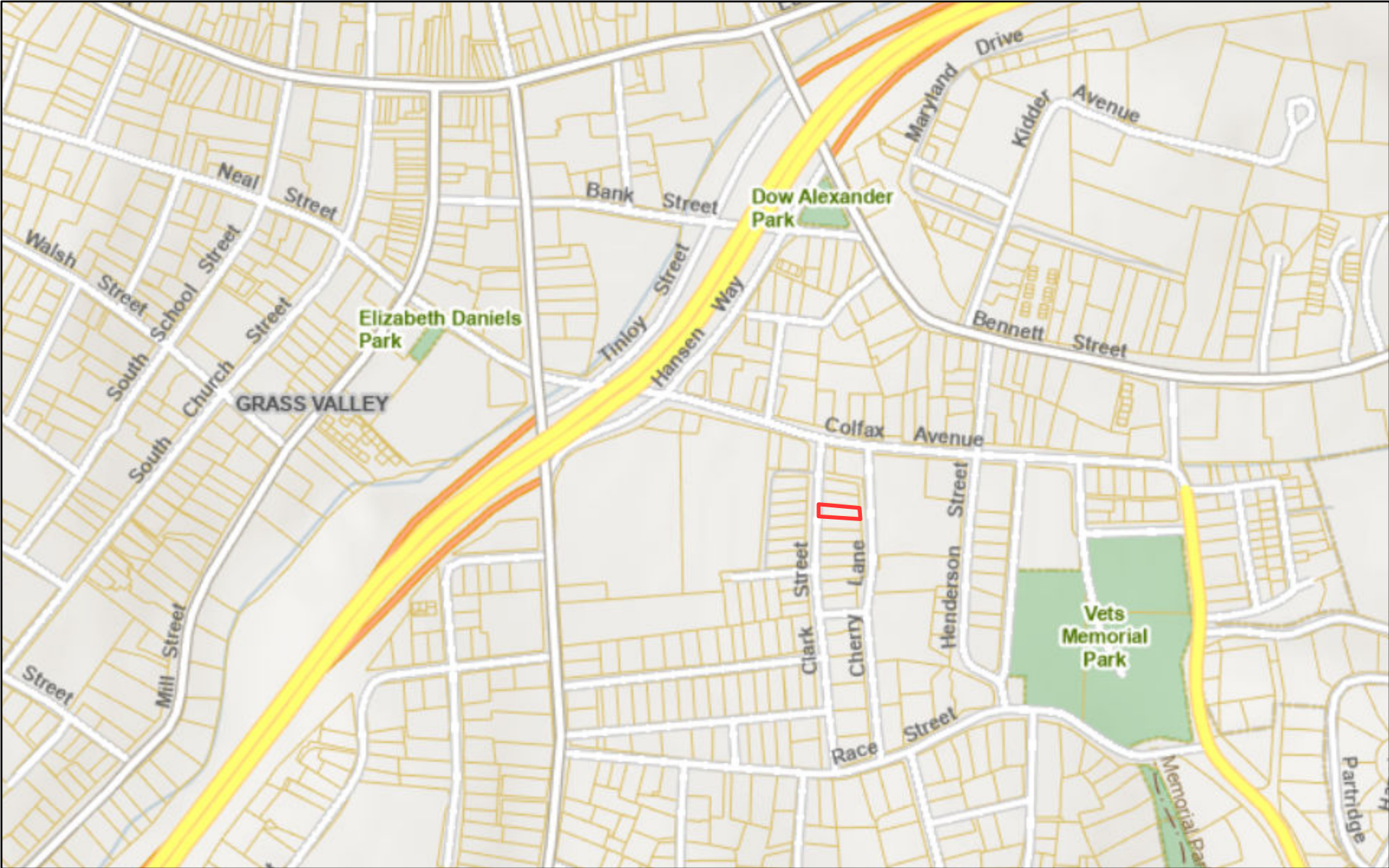


4/30/2026, 10:55:42 AM

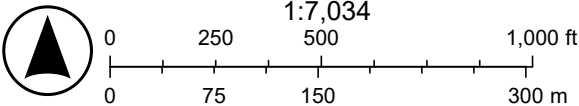


367 Clark - Vicinity

Item # 1.



4/30/2026, 10:55:11 AM



Nevada County GIS

Item # 1.

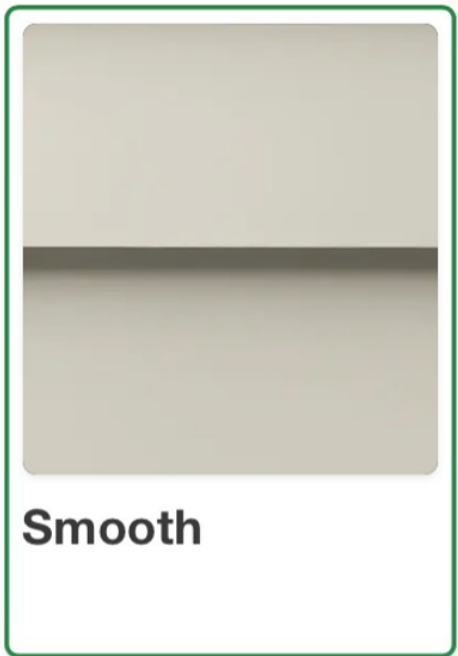




Select your texture



Select Cedarmill®

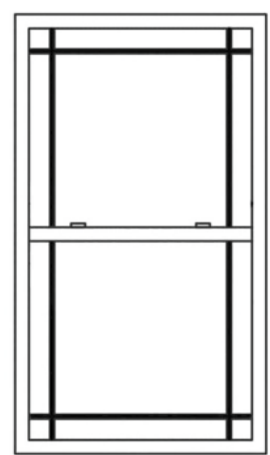
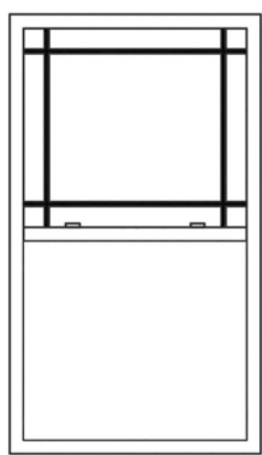
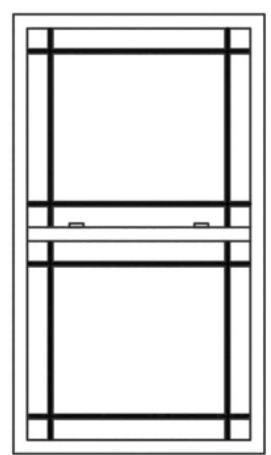


Smooth



Beaded Sele Cedarmill®

PRAIRIE STYLE



Again, top and bottom sashes don't have to match.

Prairie-style grids are divided into unequal panes. They feature a larger square in the middle and smaller squares in the corners. These are a contemporary or farmhouse style.

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 #: 352 Alta Street

- P1. **Other Identifier:** West Grass Valley/APN 08-260-07
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 352 Alta 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 adjacent to Alta Street. APN 08-260-07.
- *P3a. **Description:**

The property consists of a single-story, wood-frame Gold Rush Vernacular style residence. Character defining features of the home include its moderately-pitched front-gable roof and lower hipped porch roof, both clad with asphalt shingles, chimney enclosed in wood box, front gable clad with square wood shingles and two 1-over-1 light aluminum frame windows, horizontal wood shiplap siding on remaining exterior, 2-over-2 wood-sash windows, full-width porch wrapping to the south side of the residence with square porch supports and porch supports, concrete stairs with iron railing and balustrade on one side and a Victorian wood paneled front entry door with a transom window and canted or angled panels framing the entry. The Gold Rush Vernacular residence is accented by a concrete staircase ascending from the sidewalk, a lawn, shrubs and several mature trees. In 1872 the property was owned by Benjamin Taylor.

- *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 east at the residence from Alta Street.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1870; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Marlisa Fisher, 352 Alta 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:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 353 Pleasant Street

- P1. **Other Identifier:** West Grass Valley/APN 08-406-12
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 353 Pleasant 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 east side of Pleasant Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include a clipped cross-gable roof clad with asphalt shingles, triple 1 over 1 light Craftsman style windows, and pairs of Craftsman style windows, a wooden louvered gable attic vent above the 1/2 front porch that is supported by two large tapered wood columns set on filled pillars along with filled railing clad with narrow, horizontal beveled exterior siding similar to the remainder of the house. The front porch and Craftsman style wood door are accessed by a stairway with partial filled railing and wooden rails. The foundation skirt is covered also with horizontal wood beveled siding. A tall, mature tree lies in the front yard along with a lawn, planting beds, and shrubs.

- *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 northeast at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1915; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. **Owner and Address:** Paul A. Jaffe, 353 Pleasant 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:** December 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 _____ Historic Rating: 2

*Resource Name or #: 354 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-452-07
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 354 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Mill Street on a moderately sloping lot.
- *P3a. **Description:**

The property consists of a 1 1/2-story, wood-frame, Cottage style residence. Character defining features of the residence include a shallow sloping cross-gable roof clad with asphalt shingles, a stucco clad chimney atop the roof, hand-troweled stucco exterior wall cladding, replaced vinyl divided light windows, an arched porch opening facing the street at the landing at the top of the stairs. The front of the residence is landscaped with a lawn, tree, shrubs, and a wire and pole style fence.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930; Grass Valley City Records Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Robert J. Warner et al., 354 Mill 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:** December 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 _____ Historic Rating: 2

*Resource Name or #: 354 South Church Street

P1. Other Identifier: West Grass Valley/APN 08-451-02/Heritage Home No. 45

***P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Grass Valley, CA **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**

c. Address: 354 South Church Street **City:** Grass Valley **Zip:** 95945

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Parcel #08-451-02, Lots 7 & 8

***P3a. Description:**

One-story, wood-frame, English "Cotswald" Cottage style residence. The residence has a steep pitched roof and segmental front roof dormer indicative of the French or English eclectic architecture style. Smooth stucco exterior. Composition roof. Large front situated chimney may have formerly displayed chimney pots. Front entrance including door appears original to the house. All windows have been replaced with vinyl that is unsympathetic to the style of the house. House retains original footprint. Bordered on one side by Dalton Street and the other by a historic house.

***P3b. Resource Attributes:** Single Family Property (HP2)

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



P5b. Description of Photo:

Front façade view from sidewalk. January 24, 2009

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

1936. Title Company Records; Heritage Homes of Grass Valley, 2008, p. 27.

***P7. Owner and Address:**
Georgie A. Coulter, 354 South Church Street, Grass Valley, CA 95945.

***P8. Recorded by:**
Gwynn Waldsmith, PO Box 2115, Nevada City, CA 95959

***P9. Date Recorded:** 1/24/2009

***P10. Survey Type:** Graduate program assignment for HIPR706, Savannah College of Art & Design, Winter 2009.

***P11. Report Citation:** Historic Resource Survey Project for Historic Preservation program through Savannah College of Art & Design, 2009.

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

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

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

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

*Resource Name or #: 355 North Church Street

- P1. Other Identifier:** West Grass Valley/APN 08-372-10/Empire Cottages
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 355 North Church 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 northern terminus of N. Church Street on large parcel.
- *P3a. Description:**

The property consists of approximately 24 rental cottages comprising a "Bungalow" style court known as "Empire Cottages." The 24 cottages are arranged along two driveway accesses after entering the property through two contemporary pillars. Character defining features of the cottages include their modest size, rectangular and square massing, single-story design with shallow exaggerated gable roofs some having exposed purlins, wood board and bat and horizontal shiplap exterior siding, replaced sash and metal slider windows, and primarily front gable entrances. The cottages sit on post and pier and perimeter concrete foundations. The 3-plus acre parcel is very wooded with locust, walnut, and oak trees.

- *P3b. Resource Attributes:** HP-3 multiple 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 Circa 1930; Grass Valley City Records Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** William R. and Michele Peterson, Trustees, POB 938, 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

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 #: 355 North Church Street



View looking at the cottage rentals to the north.



View looking at the cottage rentals to the north from the entrance.

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 #: 356 South School Street

- P1. **Other Identifier:** West Grass Valley/APN 08-406-06
- *P2. **Location:** Not for Publication Unrestricted
- *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 356 South School Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of S. School Street at the corner of Dalton Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian residence. Character defining features of the residence include a moderately steep cross gable roof clad with asphalt shingles, gingerbread at the peak of the front facing gable, a similar decoration on the south facing gable end, a wrap-around porch with the original turned Victorian columns, but lacking balustrades, and a horizontal boards over the tall foundation. The windows are covered with plywood and the interior of the house was reported to have been gutted. The front yard is landscaped with a large, mature tree, shrubs, and a low concrete wall.

- *P3b. **Resource Attributes:** HP-15 educational building.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

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



- P5b. **Description of Photo:** View looking west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic 1880; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps.
- *P7. **Owner and Address:** Grass Valley School District, 10840 Gilmore Way, 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:** April 28, 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

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View looking north at the residence which is owned by the Grass Valley School District.

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Primary # _____
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Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 358 Mill Street

- P1. Other Identifier:** West Grass Valley/APN 08-452-08/Taylor House
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 358 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of Mill Street on large parcel.
- *P3a. Description:**

The property consists of a three-story, wood-frame, Queen Anne style residence that fronts Mill Street. The residence has been extensively restored and remodeled in the past decade. Character defining features of the home include a hip roof, large turret, and wrap-around porch. Other features include a gabled bay atop the roof with a single light window, a rooftop brick chimney, a row of dentils under the roof eaves, 1 over 1 light wood-sash windows on the round turret or bay, horizontal shiplap wood siding, Doric columns on the front porch set on half pillars with turned balustrades, a large front entry door with a fixed window to the right and a round at grade finished basement to the left of the stairway leading to the front entry. The inside of the home has been extensively restored and remodeled and includes 7 bedrooms and 8 bathrooms. The house was built about 1895 by Edward Fred Taylor, Secretary and Treasurer of the Taylor Foundry and Engineering Company. He was born in Grass Valley in 1869 to Michael and Maria Taylor.

- *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 west at the residence from Mill Street.
- *P6. Date Constructed/Age and Sources:** Historic 1895; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Robert W. and Carolyn D. Carr, 14341 Indian Springs Road, Penn Valley, CA 95946.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** October 10, 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

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DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 360 Alta Street

- P1. **Other Identifier:** West Grass Valley/APN 08-260-06
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 360 Alta 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 adjacent to Alta Street. APN 08-260-06
- *P3a. **Description:**

The property consists of a single-story, wood-frame Gold Rush Vernacular style residence. Character defining features of the home include its moderately-pitched side-gable roof and lower hipped porch roof, both clad with asphalt shingles, front façade displays a ribbon of 1-over-1 light aluminum frame windows and one 2-over-2 light fixed sash window, horizontal wood shiplap siding, full-width porch wrapping to the south side of the residence where it becomes enclosed and features four sets of 8-light horizontal sliding windows, the front portion displays square porch supports with decorative wrought iron brackets and scroll-sawn balustrades and a wood paneled front entry door with transom and canted panels or friezes framing the entry. There is an addition to the rear of the residence. The Gold Rush Vernacular residence is accented by a large side yard on the south side of the residence, shrubs and a small lawn on the north side. The parcel was owned by Benjamin Taylor in 1872.

- *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 east at the residence from Alta Street.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1884; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** James & Jennifer Flaherty, 13447 American Ranch Ct., Grass Valley, CA 95949.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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
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HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 364 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-472-17
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 364 Clark Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Cottage style residence. Character defining features of the residence include a moderately sloping cross-gable roof with a shallow extended shed roof that forms the front entry porch, narrow beveled wood exterior siding, a louvered vent in the gable end, a 1 over 1 light wood-sash windows with Classical Revival style window surround and louvered wood shutters on the front gable, a similar surround on the entry to the porch and the side gable window. The front of the house is landscaped with a white picket fence, lawn, and shrubs. The parcel, which was owned by John T. Rodda in 1872, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 west at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Fred P. Quintero, Jr., 364 Clark 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:** April 28, 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
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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 365 Alta Street

- P1. **Other Identifier:** West Grass Valley/APN 08-260-17
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 365 Alta 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 adjacent to Alta Street. APN 08-260-17.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, vernacular style residence. Character defining features of the home include its moderately-pitched gable-front and wing roof style and shed porch roof, both clad with asphalt shingles, wood clapboard siding, 1-over-1 light wood-sash windows, façade also displays two 8 light fixed sash windows and a small diamond grided window, a partial-width front porch with square porch supports and a wood lighted front entry door. Brick foundation. The vernacular residence is accented by its front lawn, large lawn side lawn, mature trees and numerous shrubs. The property was owned by Benjamin Taylor in 1872.

- *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 west at the residence from Alta Street.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1900; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Rachel Finson, POB 967, 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:** April 28, 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

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PRIMARY RECORD

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

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

*Resource Name or #: 367 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-14
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 367 Clark 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 east side of Clark Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame, Craftsman style residence. Character defining features of the residence include its cross-gable design, shallow sloping roof clad with asphalt shingles, inset front entry porch, single 1 over 1 light wood-sash windows, and pairs of 1 over 1 light wood-sash windows, and horizontal v-groove exterior wood siding. The front yard is landscaped with mature trees, lawn, shrubs, and a chain link fence. The parcel, which was identified as Lot 9 of the Rodda Tract, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1915. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Darrol K. Tripp, 127 Stewart 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:** April 28, 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
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PRIMARY RECORD

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NRHP Status Code _____

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*Resource Name or #: 368 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-18
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 368 Clark 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 west side of Clark Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, stucco-clad, Cottage style residence. Character defining features of the residence include its cross-gable design with a gabled addition on the left rear of the house, arched opening in the gable end and below it a replacement slider window with wood shutters, a fixed window under the ¾ porch that is supported by a stucco clad column and closed railing, a paneled replacement wood front entry door, and a recessed square designs in the exterior wall between the gable and front entry door. The front yard is landscaped with a ornamental tree, lawn, shrubs, and a chain link fence. The parcel, identified as Lot 17 of the Rodda Tract (owned by John T. Rodda in 1872), was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Alyce C. Hammond, 368 Clark 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:** April 28, 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

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NRHP Status Code _____

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*Resource Name or #: 368 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-452-10
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 368 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Mill Street.
- *P3a. **Description:**

The property consists of a 1 1/2-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping gable roof clad with asphalt shingles, a plain frieze below the front gable eaves, an arched 6 over 6 light, wood-sash window on the front gable, horizontal shiplap wood exterior siding, a three-quarter wrap-around front porch with a contemporary metal panel roof, turned Doric wood columns, fill railing covered with horizontal boards, a Victorian front door with a period wood door screen. The front yard is densely landscaped with large, mature trees, shrubs, and a concrete retaining wall. In 1872 Richard Musgrave owned the lot on the west side of Mill Street valued at \$200 and the frame dwelling house valued at \$200. The 1895 Sanborn Fire Insurance Map illustrates one dwelling on the property (City of Grass Valley Historical Files).

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1870-1880; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** William Stuart and Lorraine Hosking, 368 Mill 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

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**Close-up of the front facade of the residence.
Note the 6 over 6 arched second-story attic window.**

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HRI # _____
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NRHP Status Code _____

Other Listings
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*Resource Name or #: 369 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-453-04
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 369 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. **Description:**

The property consists of a 1 1/2-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping gable roof clad with rolled asphalt roofing, a large gable dormers with pairs a Craftsman style 3 over 2, four light wood-sash window, exposed rafter tails along the front porch, turned Doric and square porch columns, two pairs of 2 over 2 light, wood-sash windows flanking a panel and lighted wood entry door with angled panels flanking the door, horizontal shiplap wood exterior siding, and a French style secondary entry door (modern). The house is situated on a downslope lot and likely includes a basement. The front is landscaped with shrubs. In 1872 Daniel B. Lynch owned the lot with a cabin on the east side of Mill Street (City of Grass Valley Historical Files).

- *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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1870/Remodeled 1900; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Rainn Gauna, POB 345, 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

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View looking south at the front facade of the residence.

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Trinomial _____
NRHP Status Code _____

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*Resource Name or #: 371 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-472-13
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 371 Clark 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 east side of Clark Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include its front gable orientation, stacked gable roofs, replaced faux shingle exterior siding, a metal awning over the front triple 1 over 1 light Craftsman style window, an offset front entry porch supported by a square column and closed railing clad with faux shingles, and a 1 over 1 light sash window and paneled entry door on the porch. The front is landscaped with a white picket fence, mature trees, lawn, and planting beds. The parcel, owned by John T. Rodda in 1872 and identified as Lot 10, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** William G. and Joan E. Frisbie et al., 10712 Banner Lava Cap, Nevada City, CA 95959.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 372 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-19
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 372 Clark Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include its side gable orientation, shallow sloping gable roof, narrow horizontal board exterior siding, a triple 1 over 1 light Craftsman style window to the right of the inset porch that is framed by a lattice surround. A brick chimney extends from near the center of the roof. The front is landscaped with a white picket fence, mature tree, lawn, and planting beds. The parcel, owned by John T. Rodda in 1872 and identified as Lot 18, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Karen S. Lundstrom, 2490 Skylark Way, Pleasanton, CA 94566.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 374 Mill Street

- P1. Other Identifier:** West Grass Valley/APN 08-452-11/Heritage Home No. 31
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 374 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of Mill Street.
- *P3a. Description:**

The property consists of a single-story or 1 1/2-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a complex roof with two hipped and gable roofs clad with asphalt shingles, molding and a plain frieze on the gable ends along with a 1 over 1 light wood-sash window, surrounded by fish-scale and diamond-shaped wood shingles, a wrap-around hipped roof front porch supported by turned Victorian columns flanked by decorative brackets, unusual square balustrades with fret-sawn patterns on either side, pair of narrow, vertical 1 over 1 period wood-sash windows with wood shutters flanking a deeply set front period wood paneled entry door surrounded by angled panels. A stairway with identical balustrades exists on the side of the porch to the driveway terminating at two newel posts. The front yard is landscaped with large, mature trees, shrubs, ornamental trees, planting beds, a lawn, an arbor, white picket fence, and three lantern light standard. The residence has 3 bedrooms, 3 bathrooms and approximately 2,156 square feet, according to Fidelity National Title Company (2003).

- *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 west at the residence.
- *P6. Date Constructed/Age and Sources:** Historic 1906; City of Grass Valley Historical Files; Heritage Homes of Grass Valley, 2008, p. 20; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Ronald S. and Rebecca J. Nelson, 374 Mill 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

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*Resource Name or #: 374 Mill Street

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

In 1872 the parcel was owned by Ellen Aldersey, a teacher who operated a private school in her residence near the Gold Hill Mine. In 1895 the Sanborn Fire Insurance Map illustrates one frame dwelling and one outbuilding in back. Frank Provis and his wife Annie Perriman Provis moved to Grass Valley in 1898 and were listed at that address in 1912, according to the Pacific Telephone and Telegraph Directory. Frank Provis passed away on January 9, 1945 and Annie passed away on January 15, 1946. Frank Provis, a native Californian, was born at Amador City on December 2, 1865. was a mill worker. Frank, a mill worker, married Annie in 1891 in Amador City and moved to Grass Valley by 1898. Their daughter, Evelyn Carter, a music teacher, owned and lived in the house from 1946 through 1977 (City of Grass Valley Historical Files).



View of the front facade looking west.



View of the front facade and hipped roof addition on the left side of the residence.

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Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

*Resource Name or #: 379 Mill Street

- P1. Other Identifier:** West Grass Valley/APN 08-500-35
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 379 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping gable roof clad with corrugated metal panels, a brick fireplace in the rear atop the roof, a rear addition, a small gable attic vent, a 2 over 2 light attic window, hip roof front wrap-around porch clad with corrugated metal supported by turned columns (now held by 2' x 4's) with brackets, but lacking balustrades on the front and railing, horizontal shiplap or v-groove exterior wood siding, 2 over 2 wood-sash windows on most of the original house, a paneled and lighted period front entry door, a covered transom window or top light above the door and angled panels flanking the door. The house sits on a sloping lot and has a partial basement. A barn/carriage house sits to the left of the house and may be original to the property having a simple gable design and clad with horizontal boards. The front yard is landscaped with young trees, shrubs, a lawn, and planting beds. The dwelling is shown on 1898 map (City of Grass Valley Historical Files).

- *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 northeast at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1880-1890; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Thomas R. Barney, 387 Mill 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

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Close-up of the front facade of the residence. Note the bracing on the porch columns.

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*Resource Name or #: 380 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-21
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 380 Clark Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. **Description:**

The property consists of a 1 ½-story, wood-frame, English Cottage style residence. Character defining features of the residence include its clipped gable, cross-gable, and turret style roof clad with asphalt shingles, a port-hole divided light windows in the main gable end and to the left of the large arched picture window, a large bay window to the left with replacement divided light windows and between the bay and the gable and inset porch with a front entry door, and on the left side of the house a 6 over 6 upstairs window and below a gabled side entrance porch with several slider divided light replacement windows. The front yard is landscaped with blue spruce, hedges, lawn, and planting beds. The parcel, owned by John T. Rodda in 1872 and identified as Lot 20, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 northwest at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Debra M. Marsh, 380 Clark 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:** April 28, 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

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
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NRHP Status Code _____

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*Resource Name or #: 384 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-23
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 384 Clark Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman residence. Character defining features of the residence include its front gable orientation, closed eaves, louvered attic vent, horizontal beveled exterior siding, 1 over 1 light sash windows, a gable front porch supported by square columns above which are exposed purlins, and below is closed railing clad with horizontal boards that continue down the stairway to two square newel posts. The front of the house is landscaped with a mature conifer, shrubs, low concrete retaining wall, lawns, concrete walkway, and planting beds. The parcel, owned by John T. Rodda in 1872 and identified as Lot 21, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa late-1920s. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Jim and Carolyn Patterson, 969 Foothill Avenue, Lindsay, CA 93247.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 387 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-472-10
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 387 Clark 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 east side of Clark Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Cottage style residence. Character defining features of the residence include its cross-gable design with a moderately steep roof clad with asphalt shingles, dual front facing gables of both different sizes with the right gable sloping slightly forming the inset front porch, clapboard exterior siding, pairs of 1 over 1 light wood-sash windows, and a pergola offset to the left of the front entry door being part of the front porch. A shed roof side addition has been added to the left rear of the house. The front yard is landscaped with a lawn, concrete walkways, and planting beds. The parcel, owned by John T. Rodda in 1872 and identified as Lot 13, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Lois M. Robinson, Trustee, 143 Carpenter 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:** April 28, 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

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NRHP Status Code _____

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


*Resource Name or #: 387 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-500-34
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 387 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include a moderately sloping gable roof clad with metal panels, exposed rafters along the side gables, wood shingle exterior siding, a Craftsman triple window with replaced glass on the left front, and replaced windows on the side gables, and brick columns supporting a front replacement porch. The house sits on a downslope lot and appears to have a partial basement. The front yard is landscaped with a mature tree, lawn, and planting beds. There was a planning mill on the parcel in 1898 (City of Grass Valley Historical Files).

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1915; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Thomas R. Barney, 387 Mill 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

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NRHP Status Code _____

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*Resource Name or #: 388 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-472-22
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 388 Clark 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 southeast corner of Clark Street and Florence Avenue.
- *P3a. **Description:**

The property consists of a single-story, wood-frame Craftsman style residence that fronts Clark Street and Florence Avenue. Character defining features of the home include its moderately pitched front gable roofs clad with asphalt shingles, louvered vent in front gable, horizontal wood shiplap siding, 1-over-1 light wood-sash windows, a partial-width front porch with square chamfered porch supports, solid wood balustrade, a wooden staircase with solid wood balustrade and simple railing and a modern wood-paneled front entry door with fan light. The Craftsman style residence is accented by a cement walkway, small lawn, shrubs and several mature trees. The parcel, owned by John T. Rodda in 1872 and identified as Lot 22, was subdivided into 22 lots by C.E. Clinch in 1927.

- *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 east at the residence from the intersection of Clark Street and Florence Avenue.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1930. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Darrell W. Haller, Trustee, 388 Clark 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:** April 28, 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

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*Resource Name or #: 388 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-452-13/Heritage Home No. 11
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 388 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the northwest corner of Mill and Chapel Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include its front-gable orientation, a moderately sloping gable roof clad with asphalt shingles, closed eaves, clapboard siding, a arched and lighted attic window, a full front porch with turned columns and balustrades that continue down the stairs terminating at two newel posts, a partial basement with a raised foundation having vertical board siding, many replaced windows, a front paneled arched entry door with transom window, a side porch, and a rear shed addition. The front yard is landscaped a large conifer, lawns, and walkways. The cottage was restored in the 1990s with a CDBG loan. In 1872 the parcel was owned by William Coombs, miner.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic circa 1860. City of Grass Valley Historical Files; Heritage Homes of Grass Valley, 2008, p. 8; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Gary Lechner, 388 Mill 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

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View looking northeast at the rear of the house.

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NRHP Status Code _____

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*Resource Name or #: 392 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-520-10
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 392 Clark Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of Clark Street at the intersection of Florence Avenue.

***P3a. Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include its front gable orientation, closed eaves, shallow sloping gable roof, horizontal beveled narrow board exterior siding, a gabled front porch with exposed purlins, square columns supporting the porch with square balustrades continuing down the short wooden stairway to the front walkway, a wooden divided light Craftsman front entry door with side lights, a triple Craftsman wood-sash window on the main gable, a 2 over 1 light wood-sash window under the porch, and two pairs of wood-sash windows on the side gable. The property is a two bedroom, one bathroom residence with heart pine floors throughout. The front yard is landscaped with a front lawn, planting beds, and a wire fence. The previous owners of the house was Pamela Jaggie and William Wales. The house was reportedly built by Columbia Gardens Development and the larger parcel was once owned in 1872 by John T. Rodda, a farmer in Grass Valley.

- *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 west at the residence.
- *P6. Date Constructed/Age and Sources:** Historic 1938. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Karen Anderson LP,696 Towle Place, Palo Alto, CA 94306.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** April 28, 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

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NRHP Status Code _____

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

*Resource Name or #: 394 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-520-11
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 394 Clark Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include its front gable orientation, closed eaves, shallow sloping gable roof with a rear shed roof addition, horizontal beveled narrow board exterior siding, and stucco cladding on the front, and inset front porch and a Craftsman style window on the front with corbels below the window. The front yard is landscaped with a small lawn, and mature ornamental tree. A driveway on the right side terminates at a 1-car garage. The home was reportedly built or developed by Columbia Garden Development and originally the larger parcel was owned in 1872 by John T. Rodda, a farmer in Grass Valley.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic 1938. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA;
- *P7. **Owner and Address:** Catherine E. Arlin, 394 Clark 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:** April 28, 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 _____ Historic Rating: 2



View looking southwest at the north elevation of the house. Note the rear shed roof addition.

State of California — The Resources Agency
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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 398 Clark Street

- P1. **Other Identifier:** South Grass Valley/APN 08-520-12
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 398 Clark Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Clark Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include its front gable orientation, closed eaves, shallow sloping gable roof, a louvered gable vent in the gable end, inset front porch supported by turned columns with simple capitals atop filled railing clad with horizontal beveled wood siding, a triple Craftsman style wood-sash window on the front gable, and a similar window inside the porch with the door offset to the right. The front yard is landscaped with a dogwood tree, lawn, planting bed and chain link fence. The house was reportedly built or developed by Columbia Gardens Development. The property was owned in 1872 by John T. Rodda, a farmer in Grass Valley.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic 1938. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Judith A. Haynes, 398 Clark 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:** April 28, 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 _____ Historic Rating: 1

*Resource Name or #: 400 West Main Street

- P1. Other Identifier:** West Grass Valley/APN 08-340-03/Heritage Home No. 20/George House
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 400 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 at the intersection of N. School Street.
- *P3a. Description:**

The property consists of a 1 1/2-story, brick English Cottage style residence. Character defining features of the house include a complex series of hip, gable, and shed roofs (recently re-roofed following a fire in the residence), multi-colored brick, louvered gable vents, two brick chimneys, a bay window facing W. Main Street with casement divided light windows, and to the right a sloping shed roof porch with an arched entrance leading to the front entry door, followed by a hipped roof extension with a 3 light casement window, and another extension facing N. School Street with a second bay window, followed by a rear extension with divided light windows, and a large gabled dormer atop the roof facing N. School Street. A set of concrete stairs divided by a wrought-iron hand rail provides access to the front entrance of house via the sidewalk, and the front yard is landscaped with a concrete wall with shrubs atop it, a lawn, and planting beds. The home was reportedly designed by Sacramento architect Harry J. Devine, and the home was built for Ernest and Clara George in 1926. Mr. George lived in the home until his death in 1947, while his wife remained in the home until 1963 (Heritage Homes of Grass Valley 2008: 12).

- *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 being rehabilitated after a fire.
- *P6. Date Constructed/Age and Sources:** Historic Built 1926. City of Grass Valley Historical Files; Heritage Homes of Grass Valley 2008, p. 12.
- *P7. Owner and Address:** Vincent L. and Julia Dinatale et al., POB 10678, Napa, CA 94581.
- *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

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Other Listings
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*Resource Name or #: 400 West Main Street



View looking northwest at the residence under rehabilitation following the fire.

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

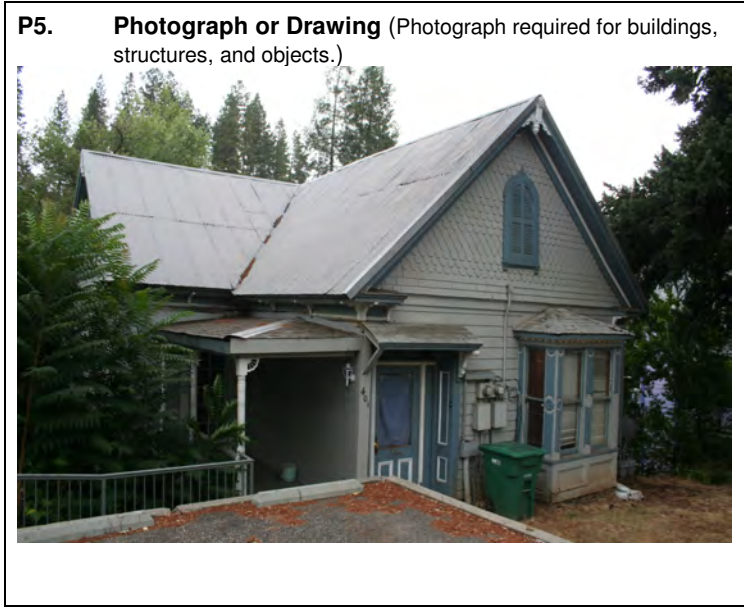
Other Listings
Review Code _____ Reviewer _____ Date _____ Historic Rating: 2

*Resource Name or #: 401 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-500-33
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 401 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping cross-gable roof clad with corrugated metal, a small vergeboard at the peak of the gable roof, fish-scale and diamond patterned wood shingles filling the gable end along with a Gothic inspired arched attic vent surround with four sets of louvers, horizontal shiplap wood exterior siding, a hip roof square bay window to the right of the main gable featuring a row of dentils under eaves, bullet molding, and plain rectangular friezes at the base, and to the left a front entry door with a short shed roof supported by knee braces, with a lighted and paneled front entry door, flanked by angled walls with panels. A second, larger side porch fills the left front of the house with turned columns and spindlework brackets, but having replaced metal railing and balustrades. The house sits on a downslope lot and like includes a partial or full basement. The front yard is landscaped concrete retaining walls for parking and a tree. According to 1898 map, the property was part of a planing mill (City of Grass Valley Historical Files).

- *P3b. **Resource Attributes:** HP-2, single-family property.
- *P4. **Resources Present:** Building Structure Object Site District Element of District



- P5b. **Description of Photo:** View looking west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1880; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Ryan Condon, POB 1029, Penn Valley, CA 95946.
- *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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or #: 401 Mill Street



Close up view of the front facade of the residence looking south.

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Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 402 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-500-11
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 402 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Mill Street to the south of Chapel Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a hip roof clad with asphalt shingles, a replaced front porch now having square columns and balustrades, original 2 over 2 light, wood-sash windows flanking a front entry door, and a full basement. The house appears to retain its original horizontal wood shiplap exterior siding. A contemporary staircase allows entry to the front porch from the yard. The front yard is landscaped with a large mature tree and a picket fence. In 1872 the parcel was owned by the Gold Hill Mine (estate of O.L. Chamberlain). Dwelling is shown on the 1898 map (City of Grass Valley Historical Files).

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1865; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Dennis and Rebecca Jensen, Trustees, 136 Lidster Avenue, 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

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 #: 402 Richardson Street

- P1. **Other Identifier:** West Grass Valley/APN 08-332-05/Matson House
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 402 Richardson 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 Richardson Street.

*P3a. **Description:**

The property consists of a one-story, wood-frame, Greek Revival style residence. Character defining features of the residence include its simple rectangular massing, moderately sloping gable roof with boxed gable eaves, a plain frieze below the eaves, fish scale shingles inside the gable opening along with a Gothic Revival inspired arched and louvered attic vent, followed by a hip roof porch rebuilt with turned Victorian style columns and simple wood braces on either side of each column, contemporary rail balustrades, replaced divided light (vinyl) windows flanking a replaced paneled front entry door with a top light or transom window. The home sits only feet from the sidewalk with minimal landscaping. In 1872 the property was owned by James Farrell.

- *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 Circa 1870; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Phillip R. and Stacy Graham, 307 South Auburn 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:** April 28, 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

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PRIMARY RECORD

Primary # _____
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Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 403 Chapel Street

- P1. Other Identifier:** West Grass Valley/APN 29-080-49
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 403 Chapel Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the west side of N. School Street.
- *P3a. Description:**

The property consists of a two-story, wood-frame, Late Victorian vernacular style residence. Character defining features of the residence include a moderately sloping gable roof clad with asphalt shingles, wide molding along the roof eaves (likely replaced), horizontal metal or aluminum exterior siding, four 1 over 1 light second-story windows with simple wood surrounds and caps flanking what appears to be a wood panel door with divided lights that once lead to a second-story porch, a full front porch with Victorian turned columns and balustrades (likely replaced) and a spindle gallery running the full length of the porch under the eaves. The lower story windows appear to be original 6 over 6 lights wood-sash with a central Victorian paneled front entry door, sidelights, and a multi-pane top light. The right side of the house features a single-story hipped roof addition with similar siding, and the house sits high above a raised foundation that required a long flight of wooden stairs to the porch having similar design as the porch itself. The yard is landscaped with mature trees, ornamentals, shrubs, planting beds, a lawn, and wire fence.

- *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 west at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1860; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Barbara A. Phillips, 403 Chapel 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

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
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Trinomial _____
NRHP Status Code _____

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*Resource Name or #: 403 Chapel Street



View looking southwest at the residence. Note the shed roof addition in the rear.



View looking northwest at the residence. Note the addition of decks in the rear of the house.

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NRHP Status Code _____

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

*Resource Name or #: 403 Maryland Drive

- P1. Other Identifier:** South Grass Valley/APN 08-350-20
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 403 Maryland Drive **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 east side of Maryland Street above State Highway 49.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Craftsman style residence. Character defining features of the residence include a shallow gable roof clad with asphalt shingles, a large shed roof dormer atop the roof with two fixed 1 light windows, a full front porch supported by large square columns, square balustrades, large Craftsman style front windows, and 1 over 1 sash windows on the side gable ends together with knee braces below the roof eave, and horizontal board siding.

- *P3b. Resource Attributes:** HP-2, single-family property.
- *P4. Resources Present:** Building Structure Object Site District Element of District



- P5b. Description of Photo:** View looking east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1915; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Cathy Dryden, 403 Maryland Drive, Grass Valley, CA 95945.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** June 20, 2009
- *P10. Type of Survey:** Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

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HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 403 Mill Street

- P1. Other Identifier:** West Grass Valley/APN 08-500-32
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 403 Mill Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping cross-gable roof clad with asphalt shingles, closed eaves, fish-scale shingles on the front gable end along with a louvered attic vent, horizontal shiplap exterior wood siding, a pair of replaced front windows now having 1 over 1 lights with scalloped trim beneath the window sill, and to the left a period four panel front entry door with three top lights and side lights and an angled and paneled entry flanking either side of the door. To the left of the door is a wrap-around porch with square replaced columns. The front yard is landscaped with several large mature trees, and a chain link fence. The dwelling is shown on 1898 map (City of Grass Valley Historical Files).

- *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 east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1875; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Melanie Peters, 324 Marshall 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

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Close-up of the front of the property.

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HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 403 Neal Street

- P1. **Other Identifier:** West Grass Valley/APN 08-363-03/Clinch-Tremoureaux House
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. **Address:** 403 Neal 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 intersection of Neal and S. School Street.
- *P3a. **Description:**

The property consists of a 2 ½-story, wood-frame, transitional Queen Anne style residence. Character defining features of the residence include its complex gable, hip and turret style roof clad with asphalt shingles, two opposing bays angled 45 degrees from the centrally located front porch and main entrance to the residence, two filled porch above the main porch and entrance to the house, one having two 1 over 1 wood-sash, double-hung windows, and the other two small windows that flank a central window, the filled railing being clad with fish-scale shingles and the porch roofs supported by turned columns, a third-story turret on the left side of the house with a similar porch supported by pairs of turned columns with a turned balustrades, a square bay continuing to ground level below the turret with 1 over 1 wood-sash windows, and a second bay window having a gable roof atop it and 1 over 1 light, wood-sash windows, the an ornate hipped roof front porch supported by four pairs of turned columns with capitals terminating in decorative wood brackets supporting the frieze below the eaves of the porch and a pair of large lighted and paneled front entry doors. The rear of the house includes a large sleeping porch. Underneath the house facing S. School Street is a two-car garage (later addition), and a large basement that is accessed off the kitchen. In the right rear of the parcel is an elaborate original Late Victorian carriage house that may pre-date the existing house, a remnant of the former residence that was lost in a fire in the late 1890s. The front yard includes a cannon, formal landscaping including many mature conifers, and one of the city's oldest Eastern maple trees, hedges, shrubs, lawns, planting beds, retaining walls, a partial wood fence with newel posts and other features. The Brandywine maple tree in front of the house was reportedly brought from the fields of Gettysburg and planted in 1876. It survived a fire which leveled the original circa 1870s home on the site.

- 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 south at the residence from Neal Street.
- *P6. **Date Constructed/Age and Sources:** Historic 1899. Tremoureaux Family, personal communication, 2009; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Ruth Tremoureaux Life Estate et al., 403 Neal 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:** April 28, 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

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View looking west at the stately residence from South School Street.

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*Resource Name or #: 405 Washington Street

- P1. **Other Identifier:** West Grass Valley/APN 08-272-04
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA
- c. **Address:** 405 Washington Street
- d. **UTM:** (Give more than one for large and/or linear resources) N/A
- e. **Other Locational Data:** The subject property is located on the east side of Washington Street.
- *P3a. **Description:**

*a. **County:** Nevada
Date: revised 1973
City: Grass Valley **Zip:** 95945
Zone: N/A

The property consists of a single-story, wood-frame, Cottage style residence. Character defining features of the residence include a cross-gable roof clad with asphalt shingles, a fireplace and brick chimney at the north gable end, wide horizontal wood exterior siding, circular louvered gable vents, a triple window with 8 lights, 1 light, and 8 lights on the side gable, and 8 light over 1 light window below the front gable, a gabled front porch with a brick stoop, and a wood Victorian style screen door covering the main entry door. The front yard is fully landscaped with large, mature trees, ground cover, shrubs, and lawns, and concrete walkways.

- *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 Circa 1935. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Sandra Caddy, 405 Washington 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

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*Resource Name or #: 405 West Main Street

- P1. **Other Identifier:** West Grass Valley/APN 08-335-09
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 405 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 south side of W. Main Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian vernacular style residence. Character defining features of the residence include its front-gable design, moderately steep gable roof, gable vent, horizontal shiplap exterior siding, a full front hip roof porch supported by square columns, no balustrades or railing, and two 1 over 1 light wood-sash windows flanking a wooden panel front entry door. The front yard is landscaped with mature trees, shrubs, a lawn, walkway, and a white picket fence.

- *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 south at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1890 Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Philip J. H. and Susan M. Love, 13848 Beitler Road, Nevada City, CA 95959.
- *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

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*Resource Name or #: 405-407 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-520-39
- *P2. Location:** Not for Publication Unrestricted
- *b. USGS 7.5' Quad:** Grass Valley, CA
- c. Address:** 405-407 Clark Street
- d. UTM:** (Give more than one for large and/or linear resources) N/A
- e. Other Locational Data:** The two addresses are located on the east side of Clark Street.
- *P3a. Description:**

***a. County:** Nevada
Date: revised 1973
City: Grass Valley **Zip:** 95945
Zone: N/A

The property consists of two single-story, rectangular-shaped, wood-frame, Craftsman style residences on the same parcel. Character defining features of the main residence include a moderately sloping side-gable roof with a slight bell-shaped curve that forms the overhang for the front porch, a shed roof dormer with two replaced windows, a brick chimney and fireplace on the right sidewall, four square columns that support the front porch mounted on filled railing clad with horizontal boards (replacement either fiberboard or another material), exposed roof purlins on the gable ends, two large replaced windows under the front porch flanking the front wooden and oval lighted entry door, and a street level driveway leading to the single-car garage set underneath the home's raised foundation. A set of replaced wooden steps and turned wooden balustrades leads to the front entry door. The rear wood-frame cottage is characterized by a clipped cross-gable roof, full front porch, exposed rafters, and 1 over 1 light windows. The front yard is landscaped with a lawn, concrete parking area, and chain link fence.

- *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 east at the two Craftsman houses.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1910-1920; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. Owner and Address:** Jerry R. and M. Chrystine Roper, 21119 You Bet Road, 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:** December 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

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*Resource Name or #: 406 Dalton Street

- P1. **Other Identifier:** West Grass Valley/APN 08-406-07
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 406 Dalton 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 Dalton Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Craftsman Cottage style residence. Character defining features of the residence include a moderately sloping front-gable roof clad with asphalt shingles, a triangular attic vent under the peak of the roof, narrow horizontal beveled exterior siding, replaced divided-light vinyl windows, replace porch railing and contemporary lattice railing, a single-car garage at street level under the house, a rock retaining wall below the front foundation, and replaced stair railing leading to the front inset porch with a replaced entry 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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1920; Grass Valley City Records Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Terry M. Cassettari, 506 Nihell Street, Nevada City, CA 95959.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** December 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

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*Resource Name or #: 407 Maryland Drive

- P1. **Other Identifier:** South Grass Valley/APN 08-350-21
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 407 Maryland Drive **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 east side of Maryland Drive.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, English Cottage style residence. Character defining features of the house include a moderately steep cross-gable roof with bell-cast shaped ends on one side, special beveled wood horizontal exterior siding, divided light windows, a side entrance door, and windows in the gable ends. The asymmetric design of the home is typical of English Revival styles of the 1920s and 1930s. The front yard is landscaped with a large cedar tree, shrubs, groundcover, and a concrete retaining wall.

- *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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1930; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Andrea L. Stenger, 407 Maryland Drive, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** June 20, 2009
- *P10. **Type of Survey:** Architectural
Describe: Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. **Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*Attachments: Property Location Map

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*Resource Name or #: 407 West Main Street

- P1. **Other Identifier:** West Grass Valley/APN 08-335-08/Covenant Reformed Church
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 407 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 south side of W. Main Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Cottage style residence. Character defining features of the residence, now used as a church, include its three moderately sloping stacked gable roof, lack of eaves, large louvered vent in the gable end, wide horizontal exterior siding, 1 over 1 wood-sash windows in singles and pairs, asymmetric fenestration, and an offset front entry door covered by a shed roof extension. The front yard is landscaped with mature trees, shrubs, planting beds, and rock retaining walls.

- *P3b. **Resource Attributes:** HP-16 religious building.
- *P4. **Resources Present:** Building Structure Object Site District Element of District

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



- P5b. **Description of Photo:** View looking south at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1930; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Covenant Reformed Church, Inc., 407 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

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*Resource Name or #: 408 South Auburn Street

P1. Other Identifier: South Grass Valley/APN 08-510-38

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

***a. County:** Nevada

***b. USGS 7.5' Quad:** Grass Valley, CA

Date: revised 1973

c. Address: 408 South Auburn Street

City: Grass Valley

Zip: 95945

d. UTM: (Give more than one for large and/or linear resources) N/A

Zone: N/A

e. Other Locational Data: The subject property is located on the west side of S. Auburn Street.

***P3a. Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a hipped roof, detailed frieze under the roof eaves features friezes and brackets, horizontal shiplap exterior siding, a hipped roof porch with exposed rafters (circa 1915), divided light wood-sash windows on the partially screened porch along with dual columns atop half pillars clad with horizontal boards, 2 over 2 light wood-sash windows on the side of the house with top molding and lower corner blocks, and a filled wooden stairway clad with horizontal boards leading down to the front yard. The front yard is landscaped with a white picket fence, large, mature trees, shrubs, planting beds, and a lawn. In 1872 the property was owned by Delia McDonald.

***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 northwest at the residence.

***P6. Date Constructed/Age and Sources:** Historic Circa 1885; Grass Valley City Records Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.

***P7. Owner and Address:** William V. Giaccione et al., 408 South Auburn 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

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View looking due west at the front entrance to the house.

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*Resource Name or #: 409 Clark Street

- P1. Other Identifier:** South Grass Valley/APN 08-520-40
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 409 Clark 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 east side of Clark Street.
- *P3a. Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include its hipped roof, large hipped roof dormer (later addition), ¾ hipped roof front porch with turned Victorian columns, decorative brackets on each side of the columns, turned balustrades that continue from the porch down the stairway to the front yard, arched and paneled Victorian front entry door with a transom window, pairs and single 1 over 1 light wood-sash windows, and wood shiplap exterior horizontal siding. The front yard is landscaped with mature conifers, a lawn, shrubs, and planting beds. The parcel was once owned by Aaron Clark (Clark & Days Sulphuret Works, Pikes Flat, Grass Valley), whose residence in 1871 was on Race Street. George M. Brown owned the parcel in 1873.

- *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 east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1890; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Cindy R. Skillman et al., 409 Clark 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:** April 28, 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

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*Resource Name or #: 409 Henderson Street

- P1. **Other Identifier:** South Grass Valley/APN 08-473-07
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 409 Henderson 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 east side of Henderson Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame, Queen Anne style residence. Character defining features of the residence include its front facing gable orientation on the parcel, at least three additions, one on the left side overhanging the ground, a shed roof addition on the right facing Henderson Street, and a side raised addition on the right with long staircase providing access to the upper floors from the front yard. Other features include the closed front gable with decorative Victorian vergeboard below the peak of the gable, geometric shingles filling the gable opening, a Gothic Revival inspired arched attic window, a bracketed first and second-story offset bay window with three 1 over 1 light, wood-sash windows and fish-scale shingles below the second-story windows, a six-sided porthole style window on the front wall of the second-story presumably in front of the stairwell, a modern metal veranda overhanging the front entry porch that now include steel tubular railing, and a replacement second story window on the shed roof addition, and a 1 over 1 light window on the first story. The front yard is landscaped with a lawn, conifer, and chain link fence.

- *P3b. **Resource Attributes:** HP-3, multi-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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1890; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Louis J. and Florence A. Tarnay, Trustees, POB 582, Penn Valley, CA 95946.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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

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*Resource Name or #: 409 Mill Street

- P1. **Other Identifier:** West Grass Valley/APN 08-500-30
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 409 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping gable roof clad with asphalt shingles, front-gable orientation to the street, a small frieze below the roof eave on the front gable, horizontal shiplap wood exterior siding, a 1 over 1 light wood-sash attic window in the front gable, a hipped roof front porch supported by square replaced columns with simple wood brackets, two 2 over 2 light wood-sash windows flanking the front entry door that features a transom window, and angled side panels. The side elevations of the house are clad with wood shingles and the sloping lot provides a partial basement underneath the home. The front yard is landscaped with a mature trees, planting beds, and a white picket fence. In 1872 the parcel was owned by the estate of O.L. Chamberlain. The dwelling is illustrated on the 1898 Sanborn Fire Insurance Map (City of Grass Valley Historical Files).

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1885; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Joseph E. and Mary J. Carman, 351 East 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

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Close-up view of the front of the residence.

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*Resource Name or #: 410 Neal Street

- P1. **Other Identifier:** West Grass Valley/APN
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. **Address:** 410 Neal 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 Neal Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late-Victorian style residence. Character defining features of the residence include its front gable orientation on the parcel, moderately steep gable roof, boxed eaves, vergeboard on the gable end, louvered attic vent and below it a 1 over 1 light wood-sash attic window, fish-scale and diamond-shape, and standard wood shingles on the gable end, a full hipped roof front porch with turned Victorian columns, decorative brackets, replaced railing and balustrades, 1 over 1 light, wood-sash windows underneath the front porch flanking a Victorian front door with a transom window and a angled door surround. The foundation skirt is clad with vertical boards, and the exterior is sided with horizontal wood shiplap siding. The front yard is simply landscaped with a small lawn and roses.

- *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 Circa 1890; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:**
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 410 South Auburn Street

- P1. **Other Identifier:** South Grass Valley/APN 08-510-37
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 410 South Auburn 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 adjacent to South Auburn Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame Late Victorian style residence that fronts South Auburn Street. Character defining features of the home include its gable front and wing with a pent roof over the porch clad with asphalt shingles, arched louvered vents in the gables, horizontal asbestos siding, two large picture windows on façade with 1-over-1 light wood-sash windows on either side detailed with multiple square panes of glass, partial width front porch with square column, wrought iron balustrade, concrete staircase with identical wrought iron balustrade and newel posts and wooden front door. The Victorian residence is accented by a large front lawn, cement walkway and shrubs.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1900. Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Peter A. and Lana C. Hansen, 410 South Auburn 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:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 410 West Main Street

- P1. Other Identifier:** West Grass Valley/APN 08-322-08
- *P2. Location:** Not for Publication Unrestricted
- *b. USGS 7.5' Quad:** Grass Valley, CA
- c. Address:** 410 West Main Street
- d. UTM:** (Give more than one for large and/or linear resources) N/A
- e. Other Locational Data:** The property is located on the north side of W. Main Street.
- *P3a. Description:**

***a. County:** Nevada
Date: revised 1973
City: Grass Valley **Zip:** 95945
Zone: N/A

The property consists of a single-story, wood-frame, Late Victorian vernacular hip roof residence. Character defining features of the residence include a hip roof clad with asphalt shingles, a replaced front porch that curves to the right and wraps around the side of the house supported by dual replacement wooden columns with replaced vertical board balustrades, 1 over 1 wood-sash original windows and replaced metal sash windows, a transom window over the front central entrance door facing W. Main Street. A porch, possibly original, has been added to the left side of the residence supported by turned columns. The house sits on a raised foundation clad with boards. The front yard is landscaped with large redwood trees, a small lawn and shrubs. A tall concrete wall and steel hand rail separates the residence from the street. Near identical, although remodeled at different times, residences are located at 414 and 416 W. Main Street. All three properties were likely built at the same time by the same builder.

- *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 Circa 1880; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. Owner and Address:** Margaret A. Wardle, 410 W. 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:** December 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 _____ Historic Rating: 2

*Resource Name or #: 411 Henderson Street

- P1. **Other Identifier:** South Grass Valley/APN 08-473-06
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 411 Henderson 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 east side of Henderson Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Queen Anne style residence. Character defining features of the residence include a tall hipped roof and moderately sloping gable roof, the gable roof having a filled vergeboard and shingles inside the gable end, below which is a large frieze followed by horizontal shiplap exterior siding and a pair of replaced 9 over 9 light sash windows, a half porch with turned Victorian columns and balustrades, and a small bay window on the left side of the house. The front yard is landscaped with a mature tree, lawn, and chain link fence. The parcel was owned by Charles Barker in 1872.

- *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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1900; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Charlene V. Markey, 411 Henderson 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:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 411 Pine Street

- P1. **Other Identifier:** South Grass Valley/APN 08-520-51
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 411 Pine 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 east side of Pine Street.
- *P3a. **Description:**

The property consists of a 1 1/2-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately steep gable roof, front gable orientation, a 1 over 1 light wood-sash window in the center gable, horizontal wood shiplap exterior siding on most of the house except the front gable, wood fish-scale shingles in the top of the front gable and standard wood shingles below, a false collar beam in the gable above the window, a full front shed-roof style porch supported by square columns and balustrades, with a similar wooden stairway leading to the front walkway, 1 over 1 light wood-sash windows on the main floor underneath the porch in single and pairs. The front yard features a white picket fence, ornamental shrubs, a flower garden, and walkway.

- *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 east at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1900; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Barry J. and Frances C. Kerr, Trustees, POB 744, 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:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 411 South Auburn Street

- P1. **Other Identifier:** South Grass Valley/APN 08-510-51
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 411 South Auburn 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 east side of South Auburn Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame Late Victorian/Craftsman style residence that fronts South Auburn Street. Character defining features of the residence include its unusual cross-gable and clipped gable roof clad with asphalt shingles, a arched divided light wood-sash window in the front gable attic, and a lancet arched window in the side gable attic with a louvered vent, narrow horizontal beveled wood exterior siding, an unusual arched triple window in the front gable with 1 over 1 lights flanking a central fixed pane wood-sash window, a hipped roof wing to the right of the front gable with a 1 over 1 light wood-sash window, two pairs of wood sash 1 over 1 light windows on the left side of the house along with a single 1 over 1 light window, and inset porch supported by two square columns with bracketed tops, filled railing clad with beveled wood siding, and a 1 over 1 light wood sash window to the right of the period wood entrance door. Another feature of the house are exposed rafter tails alongside gable. The front is landscaped with mature trees, a lawn, shrubs, and planting beds.

- *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 southeast at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1910. Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Daniel R. and Susan E. Hudson, 11178 Crotty Court, 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:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 413 Henderson Street

- P1. Other Identifier:** South Grass Valley/APN 08-473-05
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Placer
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 413 Henderson 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 east side of Henderson Street.
- *P3a. Description:**

The property consists of a 1 1/2-story, wood-frame, Queen Anne style residence that lies on the east side of Henderson Street. Character defining features of the residence include its asymmetric fenestration, moderately sloping gable roof, frieze under roof eaves, diamond and fish-scale shingles in the gable ends, 1 over 1 light wood-sash window in the gable end, bay window to the left featuring decorative brackets below the eaves and 1 over 1 wood sash windows, a 1/2 porch with a pair of 1 over 1 light wood-sash windows, and a Victorian front entry door, turned wood columns supporting the porch with turned wood balustrades, and contemporary awnings over the bay windows. The front yard is landscaped with a large mature tree, a maple, tall shrubs, and a walkway. The property was owned by Charles Barker in 1872.

- *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 east at the residence.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1899; City of Grass Valley Historic Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Robert B. and Virginia L. Hilsman, POB 753, Nevada City, CA 95959.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 413 West Main Street

- P1. **Other Identifier:** West Grass Valley/APN 08-335-07
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 413 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 south side of W. Main Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame, Late Victorian residence with Italianate details. Character defining features of the residence include a moderately steep cross gable roof, a openwork roof pendent with a collar beam resembling an anthemion inside the gable at the peak of the roof, closed eaves a bracketed Italianate style bay window on the front gable extending from the first to the second story with layered molding above the windows and a plain frieze below, 1 over 1 light wood-sash double-hung windows, a side entrance or offset porch and horizontal shiplap exterior wood siding. The front yard is landscaped with mature trees, shrubs, a lawn, planting beds and a white picket fence. A narrow driveway leads to the rear of the lot. The home resembles two other similar examples along W. Main Street and several other homes in Grass Valley that have the stylized wooden anthemion carving beneath the gable.

- *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 south at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic
Circa 1885; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** J. Don and Cynthia G. Reed, Trustees, 18694 Cougar Court, 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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 414 Neal Street

- P1. **Other Identifier:** West Grass Valley/APN 08-335-14
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. **Address:** 414 Neal 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 Neal Street.
- *P3a. **Description:**

The property consists of a 1 1/2-story, wood-frame, Late Victorian style residence. Character defining features of the residence include a moderately sloping cross-gable roof, plain frieze below the front gable eaves of the roof, replaced casement window in the upstairs attic/bedroom, full front porch supported by replaced turned columns and balustrades, two 2 over 2 period wood-sash windows that flank the period wood panel front entry door with a transom window above the door, and angled wood panels flanking each side of the door entry. The front yard includes several mature trees, a low concrete wall, and small lawn. In 1872 the parcel was owned by W.K. Spencer. In 1937 the home was owned by Al Quick.

- *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 Circa 1880;. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA..
- *P7. **Owner and Address:** Robin L. Phillips, POB 1155, Nevada City, CA 95959.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 414 Pine Street

- P1. **Other Identifier:** South Grass Valley/APN 29-170-46
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 414 Pine Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the west side of Pine Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame Craftsman style residence. Character defining features of the residence include its front gable orientation on the parcel, clipped gable metal clad roof, dual gable attic replaced windows, a pair of divided light vinyl windows on the first floor below the gable, a arched fixed divided light replacement window to the right of the entrance, a single-car garage (addition) below grade underneath the right side of the house, and a offset inset front entry porch supported by a wall and a tapered column on a closed porch pier. The remaining windows on the home appear to be divided light vinyl replacements. The front yard is landscaped with a white picket fence, dogwood trees, redwood, lawn, and planting beds.

- *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 west at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1910. Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Robert S. and Dagmar R. Perez, 414 Pine 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:** April 28, 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

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DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

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

*Resource Name or #: 414 Temby Street

- P1. **Other Identifier:** West Grass Valley/APN 08-310-51
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** Revised 1973
- c. **Address:** 414 Temby 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 north side of Temby Street.
- *P3a. **Description:**

The property consists of a two-story, wood-frame Late Victorian vernacular style residence that fronts Temby Street. Character defining features of the residence include a hip roof clad with asphalt shingles, a stove pipe extending beyond the roof for a wood stove, a full front porch with turned Victorian columns, decorative wooden brackets and replaced balustrades, horizontal shiplap exterior siding, and what appear to be replaced sympathetic sash windows throughout the house. The front door has been replaced with a divided light contemporary door, and the windows are flanked by contemporary shutters. The front yard is fully landscaped with shrubs, planting beds, and a mature tree.

- *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
Circa 1900; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Wendell C. Smith Family Holdings, LLC, 10708 Morning Star Lane, Nevada City, CA 95959.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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

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

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

*Resource Name or #: 414 West Main Street

- P1. **Other Identifier:** West Grass Valley/APN 08-332-09
- *P2. **Location:** Not for Publication Unrestricted
- *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 414 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 property is located on the north side of W. Main Street.
- *P3a. **Description:**

The property consists of a single-story, wood-frame, Late Victorian vernacular hip roof residence. Character defining features of the residence include a hip roof clad with asphalt shingles, a replaced and slightly offset hip roof front porch supported by square columns and filled railing clad with horizontal boards (possibly asbestos and particle board), a large plain frieze underneath the roof eave, wooden knee braces set into the frieze and tied to the roof eave surrounding the entire house, replaced exterior horizontal siding, pairs of 1 over 1 light sash windows, and a replaced set of entry stairs with wooden balustrades and partially filled railing. The front yard is landscaped with a small lawn and shrubs. A tall concrete wall and steel hand rail separates the residence from the street.

- *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 Circa 1880; Sanborn Fire Insurance Maps, Grass Valley.
- *P7. **Owner and Address:** Duane E. and Deidra C. Wilson, Trustees, 15067 Stinson Drive, Grass Valley, CA 95945.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** December 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 _____ Historic Rating: 2

*Resource Name or #: 415 Neal Street

- P1. **Other Identifier:** West Grass Valley/APN 08-363-16
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 415 Neal 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 south side of Neal Street.
- *P3a. **Description:**

The property consists of an attractive 2-story, wood-frame, Craftsman style residence. Character defining features of the home include its combination of gable and cross-gable roofs clad with asphalt shingles, narrow horizontal beveled wood exterior siding, a brick chimney extending above the right roofline, pairs of Craftsman 8 over 1 light wood-sash windows, a flared front gable that forms the front porch roof featuring wood shingles in the gable end along with a louvered wood vent, 10 over 1 light wood-sash window under the porch flanking the front entry door with a wooden Victorian style screen door, and small horizontal fixed window to the right, a shed roof bay on the east side of the first floor, and a extended roof to the right of the front porch featuring a triple Craftsman style window with diamond shaped divisions on the left and right of the central wood-sash window. The foundation skirt is clad with shingles, and the front landscaping includes a mature tree, white picket fence, lattice and wood fence, walkways, planting beds, a metal rail along the stairway leading to the front porch, metal decorative gates, and a single-car garage addition to the right of the house. The home was reportedly owned by the George family, one of the early Cornish families to immigrate to the United States and Grass Valley.

- *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 southwest at the residence.
- *P6. **Date Constructed/Age and Sources:** Historic 1915. City of Grass Valley Historical Files; Shirley Ewart. *Highly Respectable Families of Grass Valley*, n.d.; Teresa Poston, personal communication; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Chauncey B. and Teresa W. Poston, Trustees, 415 Neal 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 10, 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 _____

*Resource Name or #: 415 Neal Street



**View looking south towards the residence from Neal Street.
Note the second-story addition, which compliments the house.**

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 #: 415 South Auburn Street

- P1. **Other Identifier:** South Grass Valley/APN 08-510-52
- *P2. **Location:** Not for Publication Unrestricted
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- *a. **County:** Nevada
- c. **Address:** 415 South Auburn 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 adjacent to South Auburn Street. APN 08-510-52.
- *P3a. **Description:**

The property consists of a single-story, wood-frame Craftsman style residence that fronts South Auburn Street. Character defining features of the home include its cross-gable moderately sloping roofs clad with asphalt shingles, horizontal wood shiplap siding, 6-over-6 light wood-sash windows, a partially enclosed front porch with lower hipped roof and square roof supports with solid wood balustrade, wood staircase, and wooden multi-light front entry door with side lights. The Craftsman residence is accented by shrubs and mature trees. In 1872 the parcel was owned by Samuel H. Dille, a carpenter (City of Grass Valley Historical Files).

- *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 at the residence from South Auburn Street.
- *P6. **Date Constructed/Age and Sources:** Historic Circa 1897. City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Frederick A. and Amanda D. Hummel, Trustees, 11956 Red Dog Road, Nevada City, CA 95959.
- *P8. **Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. **Date Recorded:** April 28, 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 _____ Historic Rating: 2

*Resource Name or #: 415 West Main Street

- P1. Other Identifier:** West Grass Valley/APN 08-335-06/Annie Horan's Bed & Breakfast/Heritage Home No. 43
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 415 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 south side of W. Main Street.
- *P3a. Description:**

The property consists of a two-story, wood-frame Queen Anne style residence. Character defining features of the home include its asymmetric fenestration, moderately steep gable and hip roof, decorative gable molding and pediment featuring a sunburst design, stained glass window inset into the upper gable which is clad with fish-scale shingles, a bay window that extends from the first to the second story with pairs and single 1 over 1 light wood-sash, double-hung windows with decorative wood brackets above the windows and fish scale shingles below, an offset 1 over 1 light wood-sash window on the front second-story with horizontal shiplap exterior siding, a front porch with a six sided extension and conical roof supported by turned wood columns, and a modern panel and lighted front entry door with stained glass window above the door and to the left a fixed stained glass window. Below the lower bay window are decorative friezes. The front is landscaped with a mature tree, shrubs, roses, a brick walkway, and a wrought iron fence and gate. At one time an older home rested on the property. The Horan family arrived in Grass Valley in the 1850s, and the home was apparently built by Annie Horan's two older brothers who ran Horan Brothers Construction. Annie ran a boarding house and the home was converted to its present use as a bed and breakfast in 1980s (Heritage Homes of Grass Valley 2009: 26).

- *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 south at the residence.
- *P6. Date Constructed/Age and Sources:** Historic 1890; City of Grass Valley Historical Files; Heritage Homes of Grass Valley 2008, p. 26; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Jeannine T. Diemer, 415 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



**DEVELOPMENT
REVIEW COMMITTEE
May 26, 2026**

PROJECT SUMMARY

Application Number: 26PLN-0017
Entitlement: Minor Development Review
Subject: Request to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, repaint the building face using multiple paint selections, and replace (2) fabric awnings with black fire-safe metal awnings. The building is designated as a Priority 2 structure.

Location/APN: 129 Mill Street / APN: 008-346-010
Applicant: Mike Shipley (Contractor), Arthur Cook (Property Owner), and Sarah Johnson (Business Operator/Tenant)

Zoning/General Plan: Town Core (TC) and Historic Combining District (H)
Environmental Status: Categorical Exemption, Section 15301, Class 1
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Development Review Committee approve the Minor Development Review as recommended by Planning staff, or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Recommend approval of the Minor Development Review Application, requesting to replace ground level store front windows, entrance doors, and (3) upper story windows with metal, dark bronze finished, window/door frames, and repaint the building face and architectural trim to use the selected paint colors (Benjamin Moore – “Pale Oak, Grege Avenue, and Black”) as indicated in elevations, and in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING

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

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

BACKGROUND

The historic downtown is an eclectic blend of architecture, dating from the 1850's through the 1940's. The subject building is an interior lot; to the right of the building is the historic bank (neo-classical architecture) and to the left is a two-story masonry storefront (19th century architecture). The project property is made of a single two-story building, constructed of masonry and stucco, and was constructed after 1872 with an estimated construction date of circa 1910; according to the City of Grass Valley Historical Resources Inventory (Attachment 4). The building is not completely original to its first construction – non-original store front windows, doors; currently existing as aluminum framed.

- A “Priority 2” rating is applied to “properties that retain good integrity with some loss of historic fabric [and] continue to display their period significance and architectural style”, per City of Grass Valley Historic Design Review Guidelines.
- The property has been inventoried onto the City of Grass Valley [“Historical Resources Inventory”](#), see Attachment 4.

Notable Building Features:

- 19th century architecture
- Masonry and stucco construction
- Commercial storefront windows (non-original)
- Angled parapet roof
- Intricate capped molding on top of parapet (top of building)
- Large frieze (flat horizontal area) – Below roof and above second story windows
- Vertical copper drainpipe

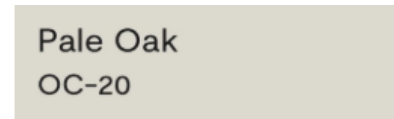
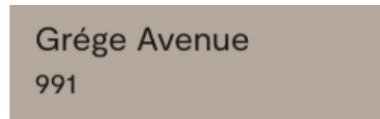
The project location was previously occupied by a retail business, “Heart and Home”, selling home décor and similar items.

PROJECT PROPOSAL

A total of four exterior modifications to the subject building make up the applicant's work scope and request. Only three proposed modifications require a recommendation by the Historical Commission and one modification is considered exempt.

1. Replace ground level store front doors, display window, and (3) windows on second story. Replace these non-historic aluminum framed windows/doors with bronze anodized finished window and door framing;
 - Style of second story windows is “Single Hung” and style of door is “Hinge” (swinging). Both typically approved styles of windows/doors in the general area.
 - Remove existing single pane aluminum framed windows.
 - Replacement windows will be insulated glass and tempered.

- Ground level store front windows will remain as a “display window” style.
 - Replacement doors will be ADA compliant.
 - Original/existing window and door proportions are to remain.
2. Repaint store front/ “building face” and architectural trim to a palette of “Pale Oak (OC-20), Grege Avenue (991), and Black (HC-190)”, as indicated in proposed elevations (Attachment 5).
- Benjamin Moore is paint manufacturer.
 - “Pale Oak and Grege Avenue” are not historic colors.



3. Remove existing fabric awnings and replace with fire-safe black metal awnings.
- Awnings will be 16” with minor ribs, painted “Black HC-190”.
4. Replace old sign with new sign for the business.
- Per tenant, proposed future sign dimensions are proposed to be in conformance with outlined Sign Ordinance (Table 3 – 11) and [Section 17.28.040 – Historical Combining Zone](#).
 - Per Section 17.28.040.C.2.b (Exempt Activities), “Signs that comply with the [listed] criteria... ”are exempt from provisions of this section”.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

Design guidelines express community preferences for preservation, enhancement, and development. The question: “What shall we do [to conserve] and enhance the older structures of our downtown historic district?” should be kept in mind (Downtown Historic Area Design Manual). Design standards are to aid in decision making on enhancement of existing buildings.

The following provides citations of adopted City ordinance regulations that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#) (2010) manual, the [“Downtown Historic Area Design Manual”](#) (1981), and the [“Historical Combining Zone” Ordinance – Section 17.28.040](#) (2022).

1. Replace ground level store front doors, display window, and (3) windows on second story. Replace these non-historic aluminum framed windows/doors with metal, bronze anodized finished window and door framing; style of second story windows is “Single Hung” and style of door is “Hinge” (swinging).
- Due to the project property being located within the Historic Combining Zone and the building being listed within the 1872 Historic Inventory, the proposed exterior modifications are subject to the [“Design Review Guidelines for the 1872 Historic Townsite”](#) manual, Section 6.3.4 – Windows and Doors (Document page 76).
 - The aforementioned Section calls out “double-hung” windows as appropriate.

- Proposed “single-hung” windows are a typical window type that has been approved.
 - Recommendation detail to keep original/existing window and door proportions to remain.
 - New door will have a middle section of tempered glass.
2. Repaint store front/ “building face” to “Pale Oak (OC-20)”, Grege Avenue (991), and “Black (HC-190)”.
- The owner has selected a pre-approved historic color for the building accents; Benjamin Moore – “Black” (HC-190), and non-historic colors; “Pale Oak” is the selected as the primary building face color, “Grege Avenue” for a secondary color, Black for an accent color (Attachment 5).
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.2.a](#), “Repainting of a building or sign with a color listed on a paint company’s historic color palette and consistent with color patterns established by other buildings in the Historic Combining Zone.”
 - *Planning staff is requesting that the Historical Commission determine the proposed paint as exempt or not;*
 - *Should the Commission consider the paint exempt, the Commission is making the determination that proposed paint is compatible with existing color patterns/buildings in the Historic District, or;*
 - *Determine the paint “not exempt” and provide recommendation on paint color and paint color of trim.*
 - Chapter 3 – Downtown Commercial District Character Area, [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGTC”) covers standards and recommendations for commercial downtown buildings.
3. Remove existing fabric awnings and replace with fire-safe black metal awnings.
- Awnings will be 16-inches with minor ribs, painted “Black HC-190”.
 - A 6-inch “drip-edge” is proposed along edge of canopy.
 - Section 17.28.040.D (Standards for Awnings, Canopies, Unroofed Porches and Similar Structures) standards have been applied to the project as Conditions of Approval.
 - Design compliance will be ensured at time of building permit review.
4. Replace old sign with new sign for the business.
- Per tenant, proposed future sign dimensions are proposed to be in conformance with outlined Sign Ordinance (Table 3 – 11) and Section 17.28.040 – Historical Combining Zone.
 - Per [Section 17.28.040.C.2.b \(Exempt Activities\)](#), “Signs that comply with the [listed] criteria... *are exempt from provisions of this section*”.
 - Per [Section 17.38.080.E.1 – Signs within the Historic \(H\) Zone](#), “All signs within the historic (H) zone shall require review and approval by the director in compliance with Section 17.28.040.C.2.

- Simple signage and “use of individual letters incorporated into the design of a structure s encouraged, rather than signs with background and framing other than the structure wall.”, per [Section 17.38.060.F.3.d – General Requirements for all Signs](#).
- *Compliance will be ensured at time of building permit review.*
- *Proposed sign is determined exempt from review.*

Utilization of Regulations

Utilization of the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”) state to start the assessment of a historic building by defining the features of the building that are specific and unique to the characteristics and related architectural style. Character defining features of the City’s commercial buildings include large display or store front windows with vertical orientation. In regard to paint, Chapter 3 – Downtown Commercial District Character Area, of the “DRGHT” covers standards for commercial downtown buildings. There are no recommendations for paint in this chapter.

Recommendations

The design recommendations for windows and doors are outlined in the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”), Section 6.3.4 – Windows and Doors (Attachment 7) and Section 6.3.2 – Verandas and Awnings, for detailed guidance on the proposed awnings; other applicable recommendations are detailed below. The “DRGHT” has no clear guidelines for paint within “Chapter 3 - Downtown Commercial District”. However, the [“Downtown Historic Design Manual”](#) does outline a goal for paint; outlined below.

Downtown Historic Design Manual

- *“General compatibility among building facades in terms of height, scale, design details and color is encouraged.”*

Design Review Guidelines for the 1872 Historic Townsite (“DRGHT”):

- “Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights” (Recommendation 4).
 - The existing windows are non-historic.
 - Replacement of non-historic windows with the proposed dark bronzed framed windows will retain the existing large display window perimeter (size); a design goal of Section 3.4 – Downtown Commercial Design Goals and Policies (Document Page 48).
- “Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure” (Recommendation 6).
 - Existing large display window and existing door framing is to remain unchanged.
- “Vinyl clad and aluminum windows are generally inappropriate” (Recommendation 8).

- Existing windows and entrance doors are aluminum framed and aluminum material is exposed. The replacement to a metal, dark bronze finished, window and door framing will remove the inappropriate material and replace with a visibly higher-end and more appropriate product.
- “Original verandas should be preserved intact. Both a metal-roof or cloth awning is appropriate[.]” (Recommendation 1), per Section 6.3.2.
- “An alternative veranda or awning design should continue to convey the characteristics of typical verandas or awnings seen on buildings in the area. The veranda should reflect the scale and dimensions of the façade width.”, (Recommendation 2), per Section 6.3.2.

Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes and sign permits within the Historic District, may be approved by the Development Review Committee (DRC). A recommendation by the Historical Commission is requested to aid the DRC determination. The primary structure is a “Priority 2” structure in the Historic District, Historical Commission review is required prior to proceeding to the Development Review Committee. The project request requires review from the Historical Commission to make a *recommendation* on the proposed exterior modifications.

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 replacement of awning roof material is considered a repair and/or general maintenance.

FINDINGS

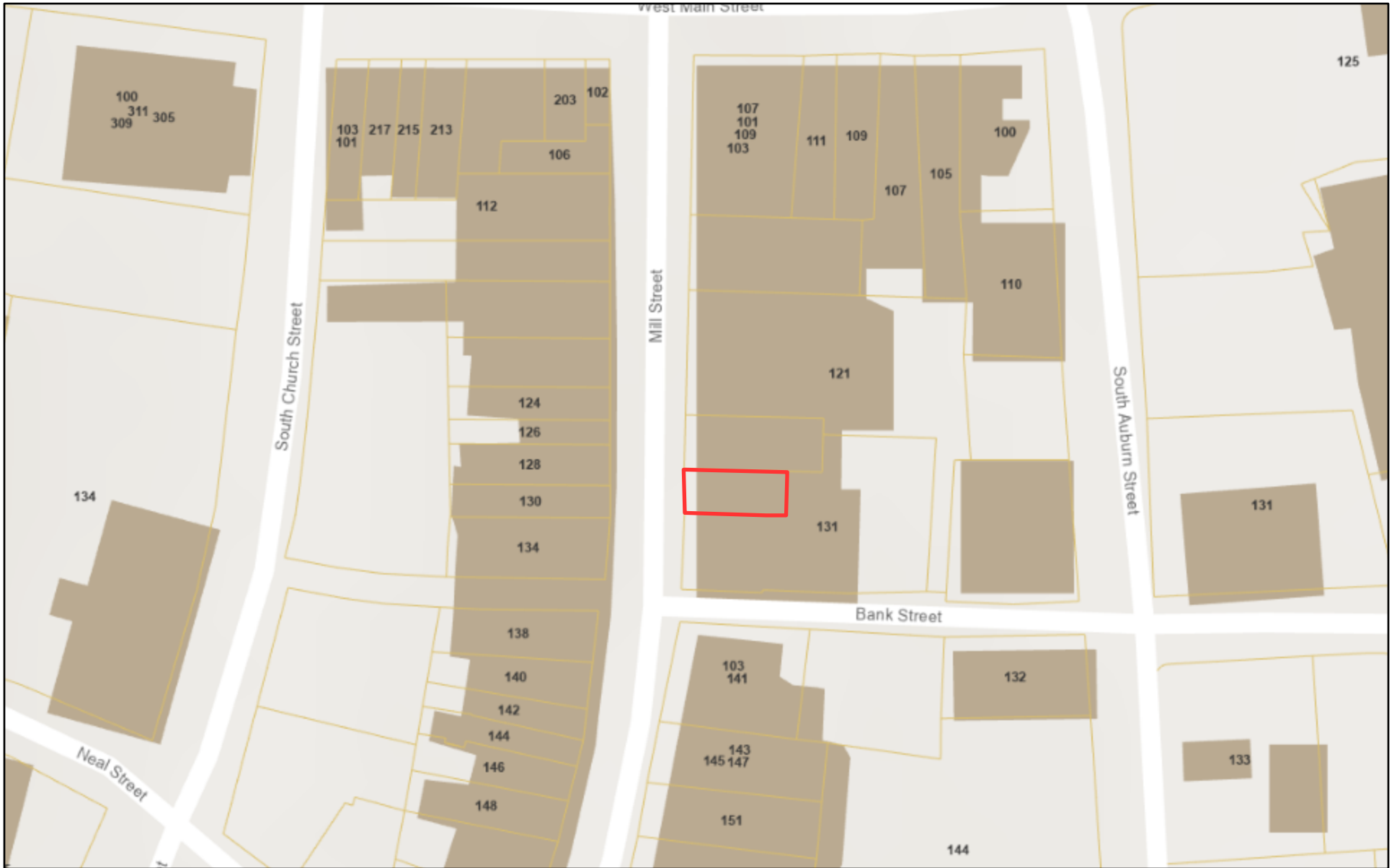
1. The City received a complete application for Plan Revision 26PLN-0017.
2. The Historical Commission reviewed the Minor Development Review Application (26PLN-0017) at their regular meeting on May 12, 2026.
3. The Development Review Committee reviewed the Minor Development Review Application (26PLN-0017) at their regular meeting on May 26, 2026 and provided a recommendation to approve the application, or as modified during the hearing.
4. This project is consistent with City’s General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.

6. The project complies with the City of Grass Valley Historic Design Review Guidelines.
7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

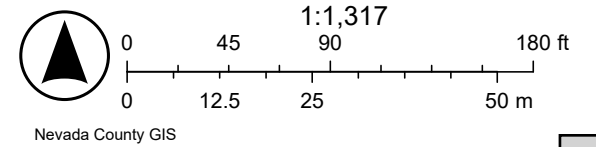
ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Historic Resource Inventory Sheet (APN: 008-346-010)
5. Elevations – Paint Colors (Existing and Proposed)
6. Project Description
7. Section 6.3.4 – Windows and Doors
8. Draft Conditions of Approval

129 Mill Street - Vicinity Map



5/7/2026, 8:08:43 AM

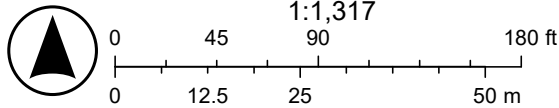


Nevada County GIS

129 Mill Street - Aerial Map



5/7/2026, 8:09:12 AM



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit
\$780.00
- Zoning Interpretation
\$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$2,030.00
- Major Development Review – over 10,000 sq. ft.
\$3,685.00
- Conceptual Review - Minor
\$500.00
- Conceptual Review – Major
\$875.00
- Plan Revisions – Staff Review
\$350.00
- Plan Revisions – DRC / PC Review
\$930.00
- Extensions of Time – Staff Review
\$315.00
- Extensions of Time – DRC / PC Review
\$680.00

Entitlements

- Annexation
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,260.00
- Planned Unit Development
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,450.00
- Zoning Map Amendment
\$5,600.00
- Easements (covenants & releases)
\$1,850.00

Environmental

- Environmental Review – Initial Study
\$1,900.00
- Environmental Review – EIR Preparation
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$350.00
- Major – Master Sign Programs
\$1,450.00
- Exception to Sign Ordinance
\$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage
\$850.00
- Tentative Map Extensions
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger
\$1,350.00

Use Permits

- Minor Use Permit - Staff Review
\$580.00
- Major Use Permit - Planning Commission Review
\$3,400.00

Variances

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

Application	Fee
Total*:	\$

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

Item #2.

<u>Applicant/Representative</u>	Contractor	<u>Property Owner</u>
Name: Mike Shipley		Name: ARTHUR COOK
Address: 21378 Dog Bar Rd Grass Valley, CA 95949		Address: 10765 BANNER MINE WAY NEVADA CITY, CA 95959
Phone: 530-263-0558		Phone: 805-701-0121
E-mail: backcountrybuilder@gmail.com		E-mail: ART.COOK@HOTMAIL.COM

<u>Architect</u>	<u>Engineer</u>
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Worn Wild
- b. Project Address 129 Mill St
- c. Assessor's Parcel No(s) 008-346-010-000
(include APN page(s))
- d. Lot Size 1,742 sq ft

2. Project Description

Retrofit new roof panels and fascia onto existing
awning frames. Replace glass store front with updated doors and
ADA closers. Replace glass with new tempered glass. New Aluminum,
dark bronze, glass channels. Repaint store front with approved colors.
Replace three windows with dark bronze Andersen 100 series windows.

3. General Plan Land Use: _____

4. Zoning District: _____

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

Page 1 of 1

*Resource Name or #: 123 and 125 Mill Street

- P1. **Other Identifier:** Downtown Grass Valley/APN 08-346-11
- *P2. **Location:** Not for Publication Unrestricted *a. **County:** Nevada
- *b. **USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. **Address:** 123 and 125 Mill Street **City:** Grass Valley **Zip:** 95945
- d. **UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. **Other Locational Data:** The subject property is located on the east side of Mill Street.
- *P3a. **Description:**

The property consists of a two-story, painted or stucco masonry commercial storefront. Character defining features of the building include an angled parapet roof with molding capping the top of the parapet, followed by a large frieze that includes three horizontally oriented replaced windows with aluminum frames partially concealed by a cloth awning, below which is a second frieze of similar proportions and a similar, but much large cloth awning covering the ground floor storefront, that features two remodeled aluminum sash display windows and two aluminum framed lighted entry doors. A copper drain pipe runs vertically down the left side of the building. The building is flanked on the right and left by single-story commercial storefront sharing a common walls. In 1867 Theo. Knoderer operated the Sportsmens Emporium on this site. In the 1870s there was a harness (George Carson, saddler) and wagon-making (J. Perkins) business on the site, owned by Robert G. Roberts of Roberts & Fairhurst, blacksmiths. In the 1890s it was a gentlemen's furnishings store and in the early 1900s Pacific Gas & Electric located their district office there. In the 1930s it was home to Grass Valley Flower Shop and in the 1940s it was McCauley's Pastry Shop. In the 1950s it was a music store and in the 1970s a real estate office (John O'Dell Realty). It later became Genie's Candies and Hallmark Store (City of Grass Valley Historical Files).

*P3b. **Resource Attributes:** HP-6, two-story commercial building.

- *P4. **Resources Present:** Building Structure
 Object Site District Element of District

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



- P5b. **Description of Photo:** View looking east at the building.
- *P6. **Date Constructed/Age and Sources:** Historic After 1872, Circa 1910; City of Grass Valley Historical Files; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. **Owner and Address:** Swenson's Outdoors, LLC, 105 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

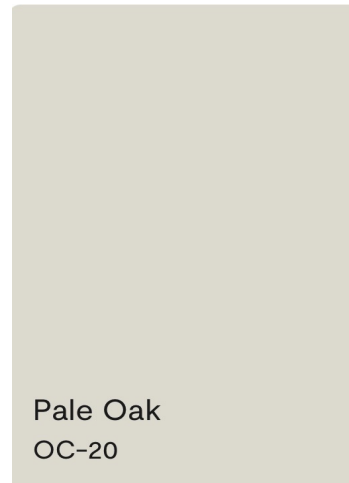
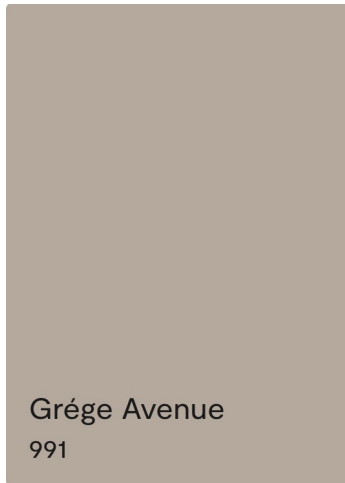
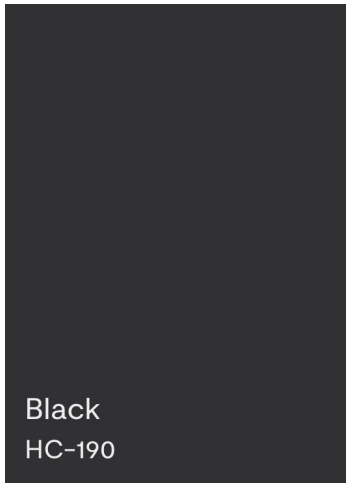
WORN WILD EXTERIOR COLOR & MATERIAL PROPOSAL

Proposed exterior finish schedule identifying each architectural element and corresponding paint/material specification.



AREA	BUILDING ELEMENT	PROPOSED FINISH
1	Upper roofline trim/cap	Benjamin Moore HC Black
2	Main exterior body wall	Benjamin Moore HC Black
3	Window awnings + trim	Benjamin Moore Greige Ave
4	Vertical window divider sections	Benjamin Moore Greige Ave
5	Existing molding/trim accents	Benjamin Moore Black
6	Downspout / gutter accent	Modern Masters Precious Metals ME579 Copper Penny
7	Upper inset feature panel	Benjamin Moore Pale Oak

Proposed Paint Palette



Architectural Plans

Project description:

Retrofit existing awning frames with metal roofing and new fascia. Replace glass storefront with new ADA accessible doors and tempered glass. All new aluminum channels will be dark bronze. Repaint the storefront with new color scheme as shown in the elevations. Replace the three windows on the second floor with new Anderson 100 series. Hang new sign as indicated and scaled in the elevations.

Proposed Work:

- Retrofit old awnings with metal roofing and fascia
- Replace storefront with new ADA doors and tempered glass
- Repaint store front
- Hang new sign
- Replace three windows on second floor with new ones

Removal

- Cloth awnings
- Three old aluminum windows
- Storefront doors and glass

Storefront colors will be

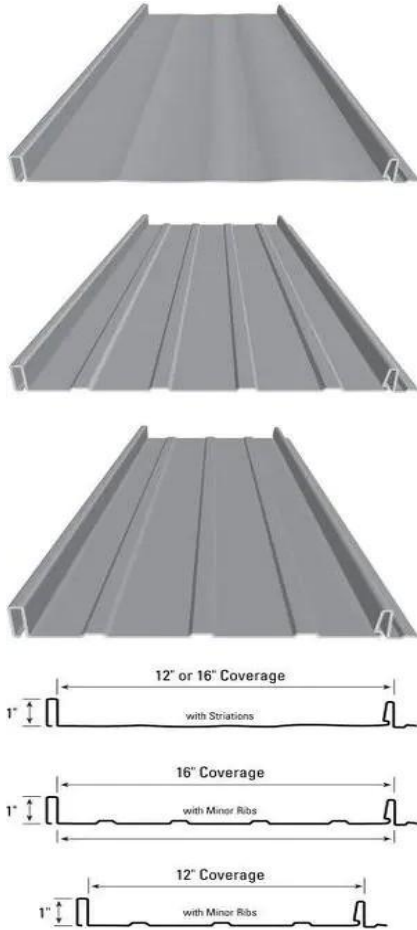
~~Revere Pewter HC-172~~ Modified by applicant, new proposed paint colors may be referred to in staff report.

~~Black HC-190~~

Roofing

The proposed roofing for the awnings will be 16” with minor ribs painted Black HC-190.

The Fascia that will be added to the awnings will be 6” tall as scaled in the elevations.



Storefront Doors

Here's the proposed store front door style

Arcadia AG451T Thermally Broken Center Glaze Series 2" x 4 1/2" Standard Dark Bronze Anodized.

2 Fixed Windows.

2 Hinge Left ADA Commercial Storefront Doors with Panic Exit Devices.

Surface Mount Closers (No Hold Open)

1" Insulated Glass

1/4" LowE 272 Tempered

1/2" TPS Spacer

1/4" Clear Tempered



Old 80's, single pane, aluminum windows, will be replace with

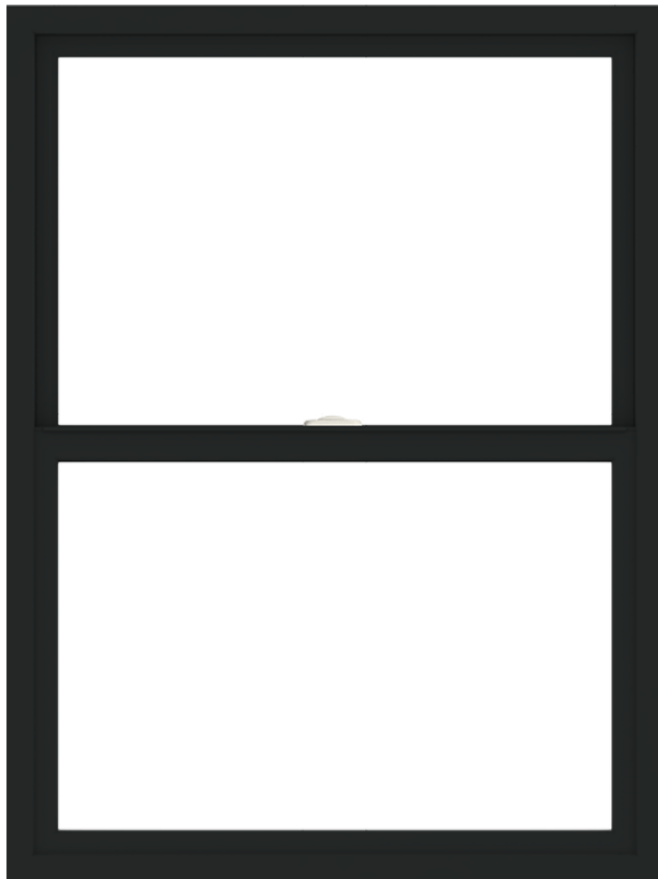
New Anderson 100 series windows

Style: Single Hung

Color: Black

Link to windows:

<https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/100-series-single-hung-window>



Below are current elevations of existing store front along with proposed elevation.

Current



~~Proposed~~

Modified by applicant, new proposed paint colors may be referred to in staff report.



New 6-inch "fascia" may also be referred to as "drip edge"



Modified by applicant, new proposed paint colors may be referred to in staff report.

~~Proposed Elevation with neighboring buildings~~



Recommendations:

(1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.

(2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

6.3.4 Windows and Doors

Windows and doors are some of the most important character-defining features of any property. They give scale to a building and provide visual interest to the composition of individual facades.



Window and door designs help define the commercial storefront or public building.



ATTACHMENT 7

Windows and doors in downtown Grass Valley reflect styles that span nearly 100 years from the 1850s through the 1940s. Most windows are set vertically in deeply recessed openings and at one time many if not all of the downtown commercial brick buildings features iron shutters, as was the case with the Holbrooke Hotel shown in the photograph below.



Storefront windows were originally set in decorative wood frames, and later steel or aluminum frames by the 1930s. Angled and recessed entries with divided display windows defines the city's storefronts, together with transom and clerestory windows set individually or in rows.



Another important feature is the number of lights or panes into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. The manner in which windows and doors are combined or arranged on a building face also may be distinctly associated with a specific

ATTACHMENT 7

building style. All of these features are examples of elements in historic window and door designs that should be preserved.



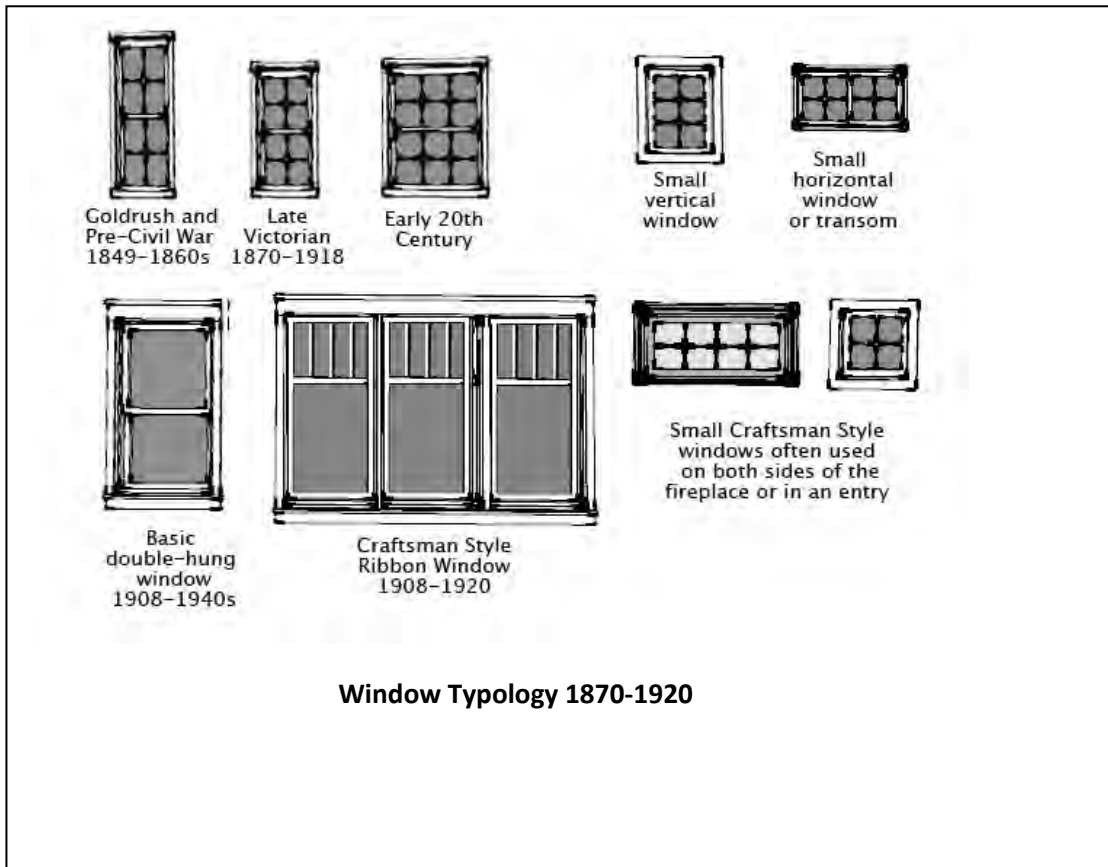
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



Commercial window detail Grass Valley

Typical wood-sash, double-hung window components:

- Wall Head (the framing for the window)
- Glazing (putty that holds the glass in)
- Sill (base of window usually made of wood)
- Muntin (bars between glass made of wood or steel)
- Stile (framing)
- Stops (stop molding to prevent glass from falling out)
- Casing (wood that surrounds the outside of the window)
- Sash (wood frame that runs vertically to secure the glass)
- Sash pulley (the rope rides on the pulley)
- Sash weights (counterbalance the window)
- Sash locks/lifts (to open and close windows)

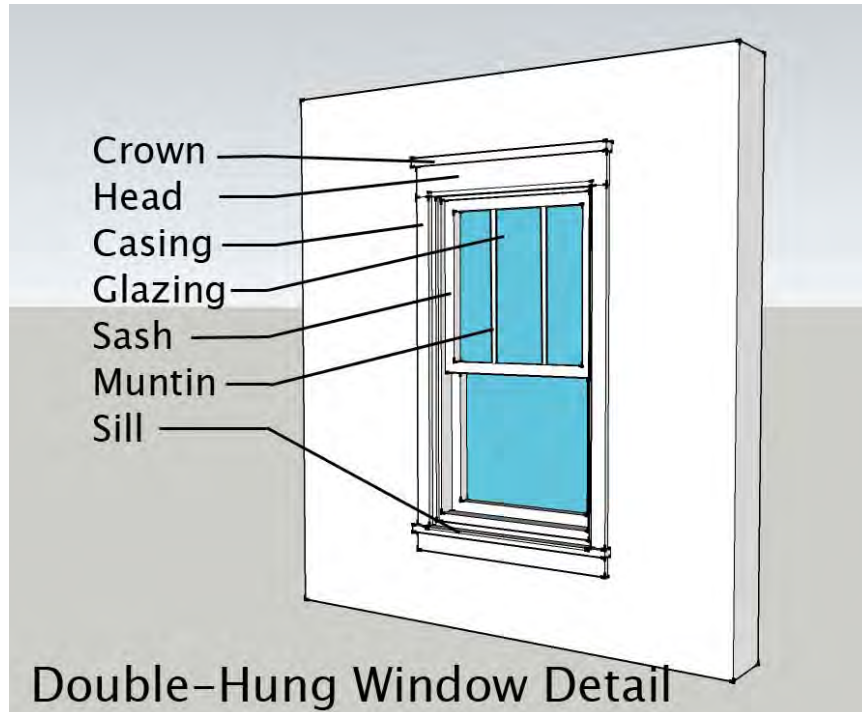




Use of a repeating ribbon type window in a Grass Valley school building.



Replacement windows in a circa 1850s historic brick commercial building.



Recommendations:

(1) It is essential to 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.

(2) 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.

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.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

ATTACHMENT 7

- (4) Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights.
- (5) Replacing multiple panes with single pane or operable window with a fixed one is inappropriate. Replacing true divided lights with snap-in muntins is also inappropriate. Maintain original window and door proportions.
- (6) Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- (7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.
- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.
- (9) Match the number and size of divided lights and panels. Glass in a window or door should be clear. Any type of tinting is inappropriate.
- (10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.
- (11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.
- (12) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

6.3.5 Signs

Grass Valley's historic commercial district has always been defined by its eclectic signs. From the 1850s through the 1880s, virtually all of Grass Valley signs were manufactured of wood and hand painted by skilled artisans. Often signs were hand-



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0017
Location/APN: 129 Mill Street / APN: 008-346-010
Applicant: Mike Shipley (Contractor), Arthur Cook (Property Owner), and Sarah Johnson (Business Operator/Tenant)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 5/26/26, with an effective date of 6/10/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on 5/26/27, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, or as modified at time of hearing. 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.
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.

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
2. A building permit is required for the proposed lettered signage.

PLANNING DIVISION:

1. Proposed painting on building face, drainpipe, and architectural trim elements shall coordinate with proposed elevations; or, as modified at time of hearing.

2. An inspection prior to building final inspection of the building permit (future awning and/or signage) is required. The inspection is to ensure compliance with Planning Division related criteria with approved plans, specifically paint. Paint shall be inspected with the future awning/signage permit, whichever allows for completed paint to be viewed. Building permit applicant is responsible for contacting Planning staff and scheduling the inspection as soon as relevant work (painting) is completed.
3. Proposed awnings are required to be designed to meet the *applicable criteria* of Section 17.28.040.D – Standards for Awnings, Canopies, Unroofed porches and Similar Structures. The following shall apply and have been determined as applicable:
 - Awnings, marquees, canopies and unroofed porches may extend over public property in zones where there are no setback requirements.
 - Awnings may extend over public property not more than seven feet from the face of a building not within two feet of the curb line measured horizontally. All portions of awnings shall have at least eight feet of clearance above public walkways.
 - Marquees, awnings, canopies, and unroofed porches shall have at least nine feet minimum clearance above the paved roadway or sidewalks surface whichever is higher. No structure shall extend beyond the curb line.

ENGINEERING DIVISION:

1. An encroachment permit will be required for all proposed work at front of building/work being done that creates closure or interruption of pedestrian traffic on sidewalk. The sidewalk is within the City’s right of way.
 - <https://aca-prod.accela.com/grassvalley/default.aspx>



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
May 26, 2026**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 26PLN-0012
Subject: Plan Revision to replace Historic Bell Tower with Portico
Location/APNs: 236 S. Church Street / APN 008-472-014
Applicant: Ryan Woodard, property owner
Zoning/General Plan: Neighborhood General (NG-2)/Urban Low Density (ULD)
Entitlement: Plan Revision – DRC Review
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Development Review Committee approve the proposed exterior modification removing the historic bell tower with a portico, 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 Bell Tower Removal as presented in the Staff Report; and,
 - c. Approve the Bell Tower Removal in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

The property is located within the area characterized as the “West Residential District Character Area” as noted in the Historic Review Guidelines. The West Residential District includes many of the city's earliest residential buildings. The district is also characterized by its moderately steep topography, views of the city, large parcels, and wide variety of introduced shrubs and trees. A diverse assemblage of homes spans the district, reflecting the full range of architectural styles found in Grass Valley. The original church the late 1800s or early 1900s, but was destroyed in a fire in the early 1930s. The current church was constructed in 1937, in a Romanesque/Mediterranean influenced style. The property is noted on the Historic District Map as a Priority 2 structure, though no inventory record could be located. Priority 2 structures are significant in contributing to the historic character of the area and have retained good integrity.

According to the Historic Design Guidelines, the West Residential District Character Area is characterized by the following attributes:

- Wide diversity of house types
- Gable, cross-gable, clipped-gable and hip roof forms
- Raised central or wrap-around porch designs
- Wood-frame or stick-frame buildings predominate
- Buildings heights vary from one to two-stories.
- Attic conversions for sleeping quarters
- Wide variation in yard sizes and building setbacks

In September 2025, representatives of the church requested a demolition of the bell tower, citing its dangerous condition. Based on engineer, Jean Jackson's report confirming the substandard nature of the tower and the potential threat it posed to life and property, staff issued a demolition permit with a condition that the reconstruction effort go before the Historical Commission and Development Review Committee for review.



Picture of church prior to bell tower removal

PROJECT PROPOSAL:

The applicant is requesting to replace the bell tower with a simple portico entrance and relocate the cross to an existing tower feature that faces School Street.

Chapter 15.60 of the Grass Valley Municipal Code provides guidance regarding historic building demolition. Section 15.60.040 exempts buildings determined to be dangerous or substandard from having to adhere to the requirements of the chapter, including from the requirement of providing an historic evaluation report.

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 include altering all the wood siding in a different profile from the original, and the wood windows with vinyl windows.

Historic Design Guidelines:

Section 6.2 of the Grass Valley Historic Design Guidelines emphasize treatments of “preservation, rehabilitation, restoration, and reconstruction,” for character defining features of historic structures.

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 structures within the Grass Valley Historic Townsite. The applicant has indicated that the cost to restore or reconstruct the bell tower is beyond their means.

HISTORICAL COMMISSION:

The Historical Commission considered the project at their meeting on May 12, 2026 and recommended to approve the replacement of the bell tower with the portico as presented.

GENERAL PLAN AND ZONING:

General Plan: The Grass Valley 2020 General Plan identifies the site as Institutional-Non Government (ING). This designation is used to identify areas in non-governmental institutional ownership / control. It is intended to accommodate facilities and services to meet community needs.

Zoning: The Public (P) zone is applied to the sites of existing and proposed federal, state, and local government uses, and non-profit community service uses. The P zone implements and is consistent with the public, institutional, non-governmental, school, and utilities land use designations 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 26PLN-0013.
2. The Grass Valley Historical Commission reviewed Plan Revision application 26PLN-0013 at their regular meeting on May 12, 2026.
3. The Grass Valley Development Review Committee reviewed Plan Revision application 26PLN-0013 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:

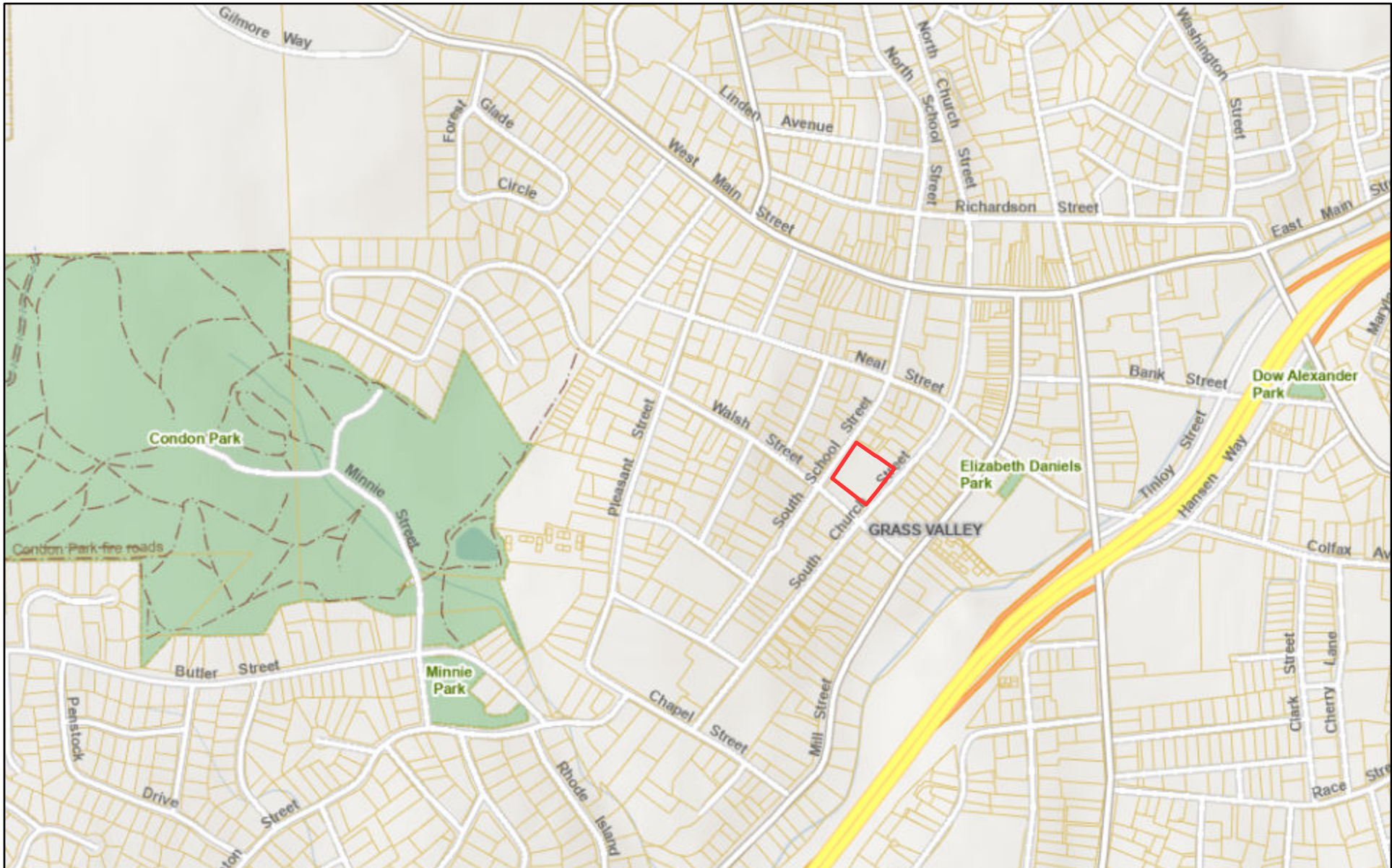
1. The final design shall be consistent with Plan Revision application and plans provided by the applicant and approved by the Development Review Committee (26PLN-0013). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may 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:

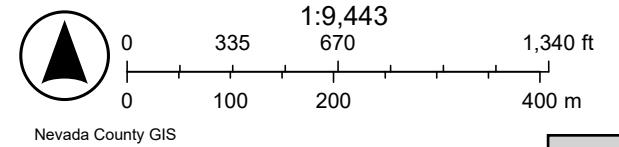
1. Vicinity Map
2. Aerial Map
3. Applicant Statement
4. Church Photos
5. Proposed Portico Sketch
6. Site Plan
7. Engineer's Report

236 South Church-Vicinity

Item # 3.



4/30/2026, 11:16:39 AM



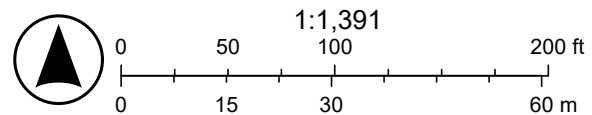
Nevada County GIS

236 South Church-Aerial

Item # 3.



4/30/2026, 11:15:37 AM



Grass Valley United Methodist Church
236 S. Church Street
“Grass Valley’s First Church”

Bell Tower Project Narrative
Overview

The Grass Valley United Methodist Church as it exists today was built in 1937 after a fire destroyed the original Church built on this location. In 1997, the Church was expanded with a three-story structure that includes a kitchen and large gathering space (“Wesley Hall”), class rooms, offices and general purpose rooms.

A major component of the Church was its famous Bell Tower. Over the years, the tower became weathered and fell into disrepair. Remedial repairs were performed as funds became available. But as attendance waned so did the funds to repair the Tower.

Finally, with attendance slowly increasing, a major push to bring the Tower back to its full glory began in earnest in February 2024. The Church performed fund raising, both internally and externally, wrote articles about the effort in local newspapers, began the “Church Street Concert Series” and applied for grants to fund the project. Also, during this time, the Church Trustees met with contractors to vet them for the project ahead.

To verify the extent of the damage, we employed a general contractor and a structural engineer. From those surveys, an estimate for the restoration of the Tower was generated. Once the project started, more and more issues were found with the structure, in particular, severe water and termite damage. The cost for complete restoration was now out of the reach of the Church. Unfortunately, with the costs soaring and the Church’s ability to raise funds exhausted, the decision to demolish the Tower was a difficult, but necessary, one.

Obviously, if we had unlimited funds, our desire was to bring the Tower back to its original condition. The Church is now faced with limited remaining funds to “complete” the project. It is our intention to finish the repairs (see Proposed Work Scope) still required to make the structure whole including, but not limited to, termite damage repairs, concrete work, new hand rails, and stucco work. Then, if funds allow, we wish to re-install the Cross at a different location on the School Street side.

Bell Tower Project Narrative Proposed Work Scope

The following proposed work scope entails the repairs, tasks and objectives that, to the best of our knowledge, will be required to complete the project.

Remaining Demolition

- 1) Remove two existing concrete columns and replace or refinish existing concrete foundation.
- 2) Remove existing “pony” wall down to roof line over the arcade walkway on the School Street side of the Church.
- 3) Remove existing stucco on south and west walls at the patio formerly covered by the Tower.
- 4) Some exterior stucco will need to be removed on the east wall of the existing stairwell and north wall of the Sanctuary to inspect for termite and water damage. The actual amount is TBD.

Framing and concrete

- 1) Remove existing pilaster wood/ground contact and replace with concrete stem wall at northwest corner of existing patio.
- 2) Replace up to four former column locations at patio with compacted material and fill with concrete.
- 3) Extend two existing plinths at patio to provide finished look.
- 4) Frame new awning/shed roof at double door exit.
- 5) Frame and sheetrock existing abandoned door at second floor.

Roofing

- 1) Repair roofing at several locations where scaffolding was mounted during Tower demolition.
- 2) Install new roofing material to match existing at new awning/shed roof.
- 3) Install new roofing material at existing “secondary” Tower where Cross is to be relocated.

Stucco

- 1) Install new stucco as needed to replace demo'd or damaged stucco at various locations. Will match existing as best as possible.
- 2) Stucco new awning/shed roof support structure at double doors.

Paint

- 1) Paint new/existing stucco and woodwork to match existing colors as best as possible at various locations.

New hand and guardrails

- 1) Install new handrails at existing steps to match existing handrails. New guardrails MAY need to be installed at wheelchair ramp.

Rain gutter repair and new

- 1) Repair existing rain gutters as necessary at various locations.
- 2) Install new rain gutters at new awning/shed roof.

Fire sprinkler repair and installation

- 1) Complete sprinkler repairs at former Church/Tower interface.
- 2) Install (if required) new sprinkler at new awning/shed roof.

Electrical

- 1) Repair as necessary electrical wiring at former Church/Tower interface.

Termite and/or Water damage repair

- 1) Explore and repair termite and water damage as necessary at north and east facing walls at former Tower site and existing Sanctuary.

Cross

- 1) Relocate and reinstall historical Tower Cross at new location on secondary tower on School Street side of the Church. (See Proposed Photo).

Grass Valley United Methodist Church

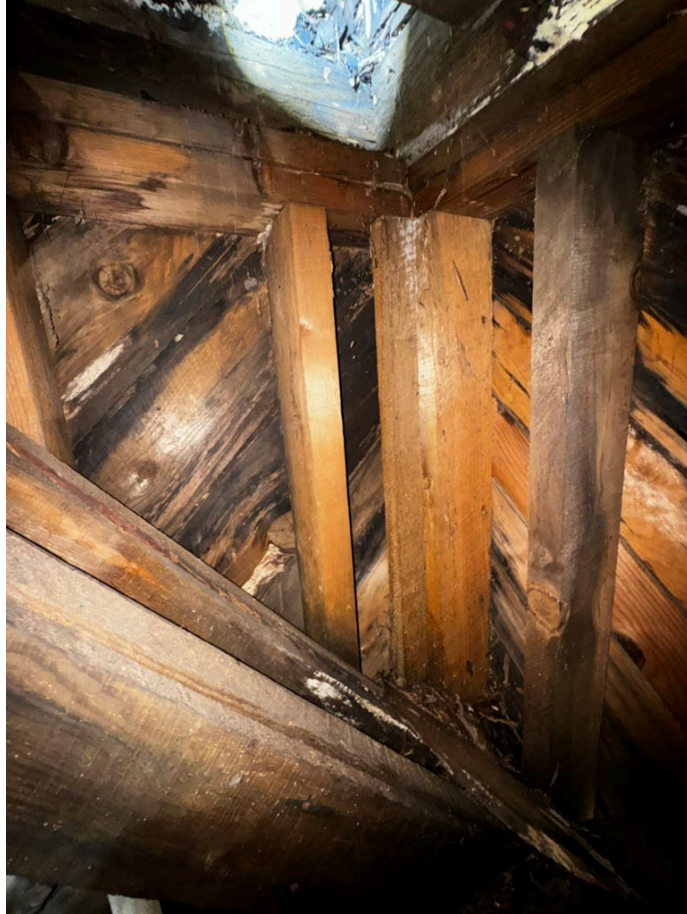
Tower Project Pictures





Item # 3.





Item # 3.



Item # 3.





DANGER

ADDRESS: **236 S. CHURCH**
APN:

DO NOT ENTER UNSAFE TO OCCUPY

YOU ARE HEREBY NOTIFIED NOT TO OCCUPY THESE PREMISES UNTIL APPROVED BY THE GRASS VALLEY BUILDING DEPARTMENT - SEE ITEMS CHECKED BELOW.

YOU ARE HEREBY NOTIFIED TO VACATE THE PREMISES BEFORE _____ OR COMPLY WITH THE ITEMS CHECKED BELOW.

- THE BUILDING MUST BE DEMOLISHED NO LATER THAN _____
- CORRECT THE FOLLOWING VIOLATIONS NO LATER THAN _____
- BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF THE ITEMS CHECKED BELOW.

- | | |
|--|--|
| <input type="checkbox"/> FOUNDATION | <input checked="" type="checkbox"/> STRUCTURAL FRAME BELTOWER |
| <input type="checkbox"/> LIGHT AND VENTILATION | <input type="checkbox"/> EXITS |
| <input type="checkbox"/> FIRE HAZARDS | <input type="checkbox"/> UNSANITARY CONDITIONS |
| <input type="checkbox"/> INADEQUATE WATER | <input type="checkbox"/> INADEQUATE SEWAGE FACILITIES |
| <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> HEATING | <input type="checkbox"/> MISCELLANEOUS |

NOTICE: IT IS A MISDEMEANOR TO OCCUPY THIS BUILDING, OR TO REMOVE OR DEFACE THIS NOTICE

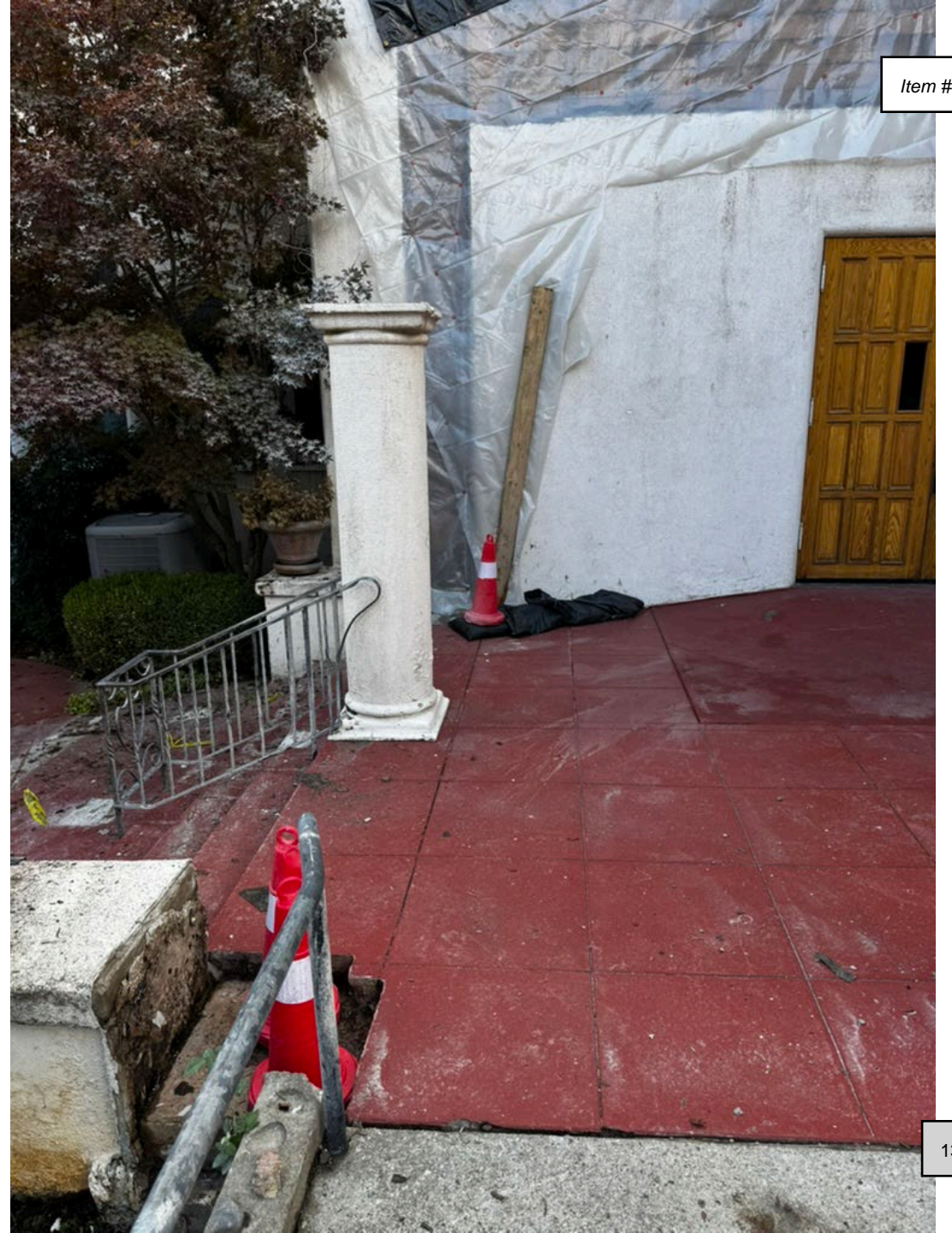
REFER TO: BUILDING HOUSING CODE SECTIONS

THIS ACTION IS IN CONJUNCTION WITH NEVADA COUNTY HEALTH DEPARTMENT

THIS ACTION IS IN CONJUNCTION WITH GRASS VALLEY FIRE DEPARTMENT

DATE: **8-21-25**

BUILDING OFFICIAL _____
FIRE MARSHAL _____
GRASS VALLEY BUILDING DEPARTMENT 294-4340



Item # 3.



Item # 3.



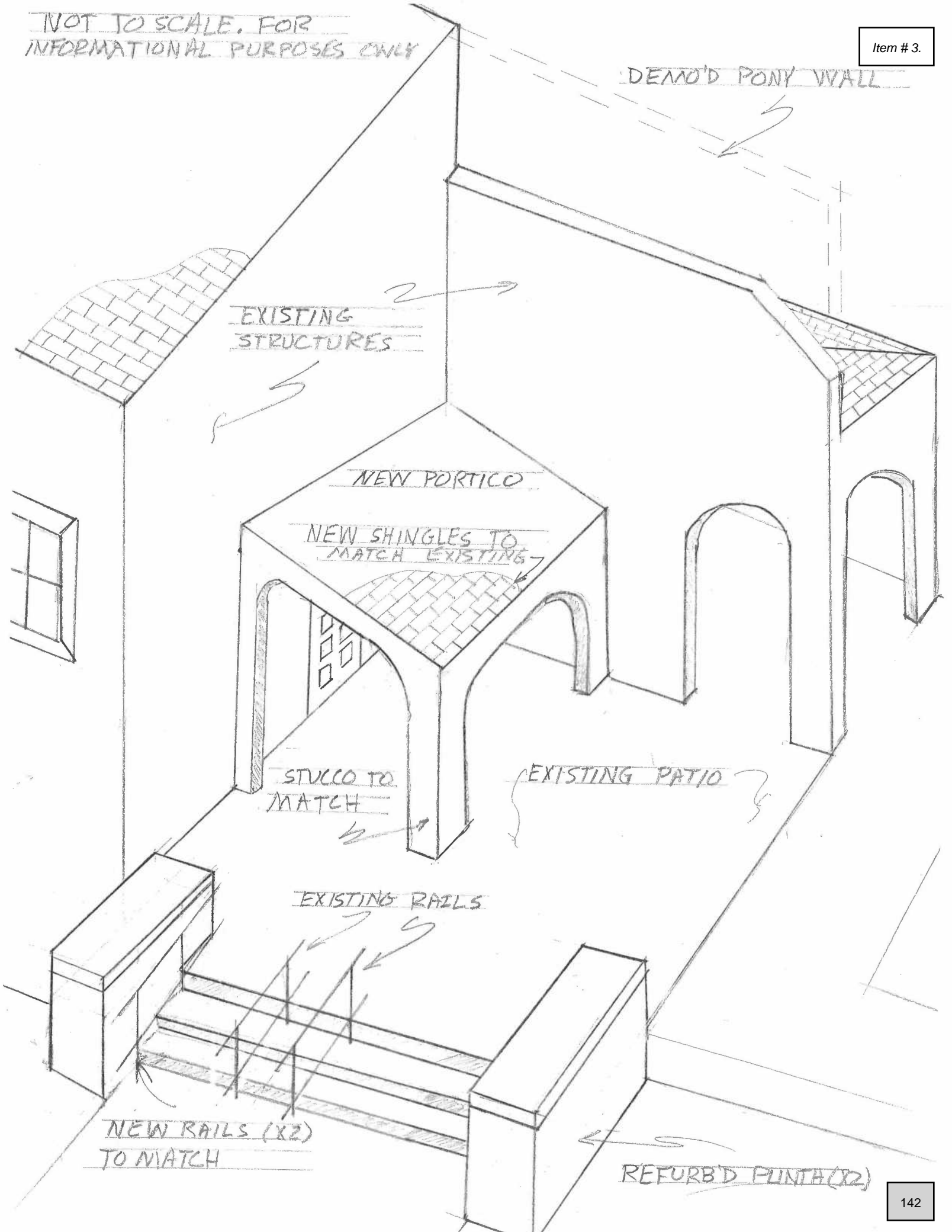


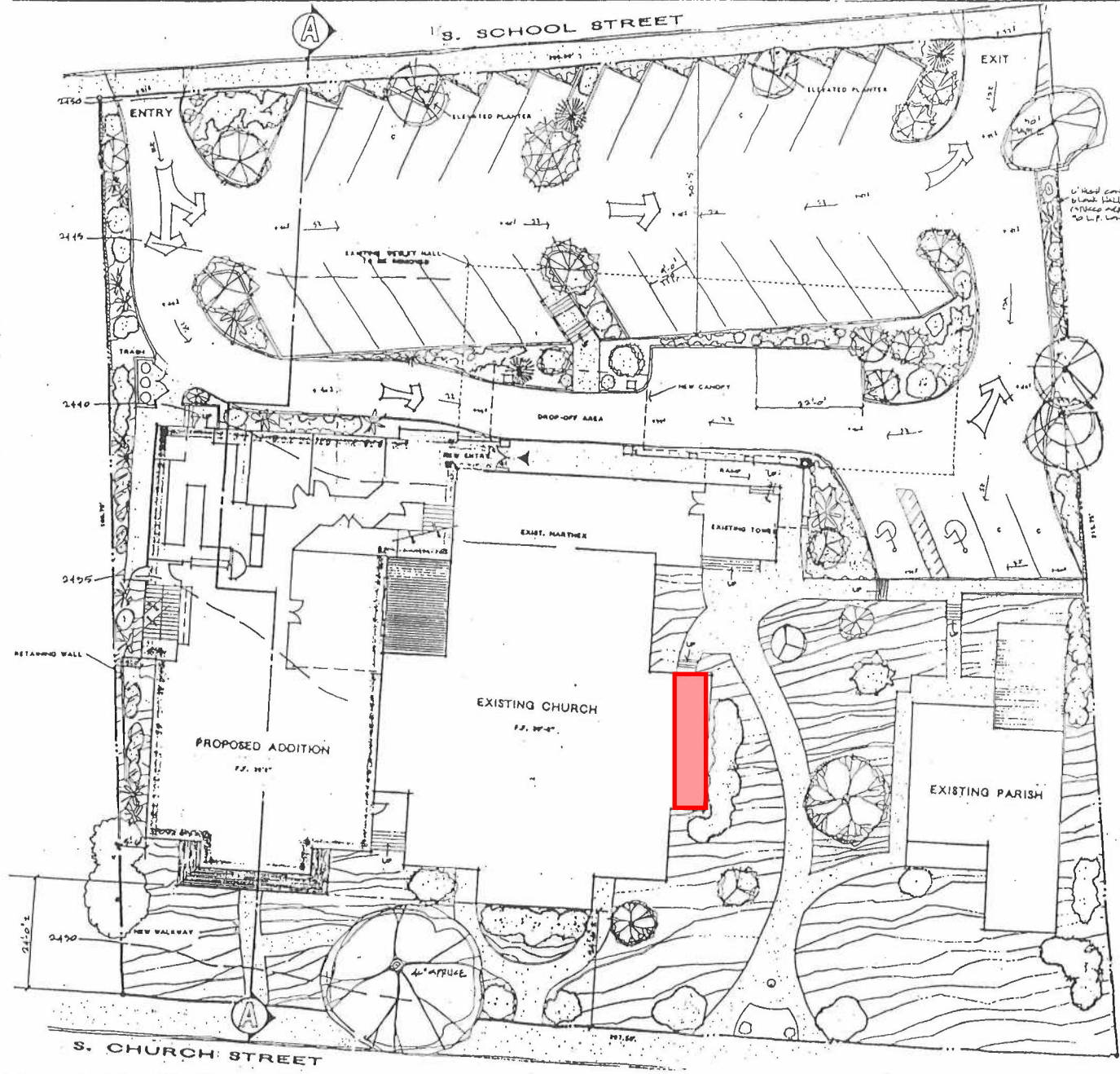
Item # 3.



NOT TO SCALE. FOR
INFORMATIONAL PURPOSES ONLY

Item # 3.





PROJECT DESCRIPTION:

REMOVAL OF EXISTING WESLEY HALL;
 BUILDING A NEW HALL FOR SIMILAR
 PURPOSES; PROVIDING ADDITIONAL OFF-STREET
 PARKING AND COVERED DROP-OFF AREA.

SITE ANALYSIS

SITE AREA	41,300 S.F.
BUILDING COVERAGE	
EXISTING CHURCH (1st FLOOR)	8,143 S.F.
PARISH (1st FLOOR)	1,300 S.F.
PROPOSED STRUCTURE (1st FLOOR)	4,874 S.F.
TOTAL AREA	12,367 S.F. (FOOT PRINT ON SITE)

12,367 S.F. / 41,300 S.F. = 30% SITE COVERAGE (50% ALLOWED)
 LANDSCAPE COVERAGE (2.9% OF 9174)

PARKING

EXISTING SPACES TO BE REMOVED	18 SPACES
NEW SPACES PROVIDED (INCLUDES 2 DISABLED SPACES)	27 SPACES

BUILDING ANALYSIS


EXISTING BUILDING SQUARE FOOTAGE AT SITE	
CHURCH (TO REMAIN)	10,800 S.F.
PARISH (TO REMAIN)	3,360 S.F.
WESLEY HALL (TO BE REMOVED)	8,680 S.F.
ANNEX BUILDING (TO BE REMOVED)	4,700 S.F.
KENT COTTAGE (TO BE REMOVED)	900 S.F.
TOTAL BLD'G AREA	24,330 S.F.

TOTAL AREA OF 3 BUILDINGS TO BE REMOVED	11,880 S.F.
TOTAL AREA OF 2 BUILDINGS TO REMAIN	12,160 S.F.

AREA OF PROPOSED CONSTRUCTION	10,232 S.F.
AREA OF BUILDINGS TO REMAIN	12,150 S.F.
FINAL BULDOZER AREA	22,402 S.F.

BUILDING SETBACK

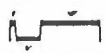
FRONT YARD - 20'
 SIDE YARD - 8'
 REAR YARD - 20'

 = Area of Proposed Work Scope



GRASS VALLEY
 PLANNING COMMISSION
 SEP - 8 1993

SITE PLAN





August 28, 2025

Eric Newman
11625 Moonrise Court
Nevada City, CA

Job#: 25-118
Project Address: 236 S Church St Grass Valley

Dear Mr. Newman,

Jackson & Sands Engineering, Inc. was contacted to provide engineering oversight of the dryrot repair to the bell tower located at the northeast corner of the main building at the project address referenced above. During preliminary investigations, it was found the south corner of the tower at the 2nd floor level settled by greater than 1" due to crushed and deteriorated wood members (Figures 1 and 2). While discussing methods to shore the tower and repair this section the integrity of the lower columns were investigated. The corner columns appear to be constructed of wood framing with a stucco wrap. The wood framing in the easternmost column has deteriorated beyond recognizable shape (Figure 3) and the southernmost column wood has retained its shape but lost the majority of its structural value (Figure 4). Figure 5 further clarifies the location of the eastern and southernmost corners.

It is my opinion the bell tower portion of the main structure should be considered substandard construction due to structural hazards per Section 17920.3 of the California Health and Safety Code. However, given normal loading conditions of summer and early fall, the building is not at risk of immediate collapse as the load path is now through the stucco wrap. High wind, seismic, or snow events could cause the bell tower to collapse as the stucco wrap is not sufficient to resist these increased forces.

Through verbal conversation with the building contractor, I understand the building owners do not have sufficient funds to repair the bell tower appropriately, therefore I recommend the bell tower be immediately dismantled to a height where the owner does have funds to adequately repair the remaining portion. The remaining portion of the bell tower will be required to meet current building standards as the extent of the current damage qualifies as substantial structural damage per the California Existing Building Code.

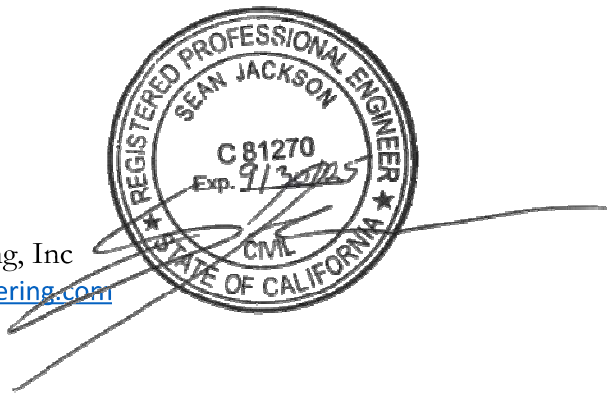
Jackson and Sands Engineering, Inc.
1250 East Ave., #10
Chico, CA 95926
info@jacksonandsandsengineering.com



If there are any questions please feel free to contact me at the number below.

Thank You,

Sean Jackson, P.E.
Principal
Jackson and Sands Engineering, Inc
sean@jacksonandsandsengineering.com
(530)648-4232



Jackson and Sands Engineering, Inc.
1250 East Ave., #10
Chico, CA 95926
info@jacksonandsandsengineering.com



Figure 1- Deteriorated Floor Joist



Figure 2- Greater than 1" settlement in the upper level of photo



Figure 3- Wood debris from inside the easternmost column

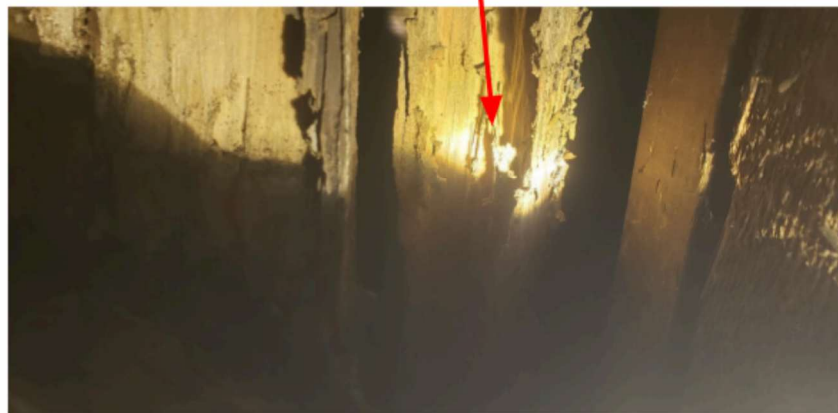


Figure 4- Decayed wood in southernmost column



Figure 5- Bell Tower Layout

1-Westernmost corner. 2- Southernmost corner. 3- Easternmost corner.



**DEVELOPMENT
REVIEW COMMITTEE
STAFF REPORT
May 26 2026**

PROJECT SUMMARY

Application Number: 26PLN-0014
Entitlement: Minor Development Review
Subject: Request for the removal of existing aluminum frame windows, to be replaced with metal black powder coated finish folding windows on front facing display windows. To include, the removal of a faux fascia panel to reveal the entire/existing display window face. The building is designated as a Priority 2 structure.

Location/APN: 108 East Main Street (APN: 008-343-015)
Applicant: Noam Halpert (Authorized Representative) & Sharon Marguilis (Owner)

Zoning/General Plan: Town Core (TC) and Historic Combining District (H)
Environmental Status: Categorical Exemption, Section 15301, Existing Facilities (Class 1).
Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION

1. Planning staff recommend that the Development Review Committee approve the request to replace of existing aluminum window frames with metal black powder coated finish folding windows on front facing display windows and the proposed paint color scheme as presented (selected pink with Elmera White trim), or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Existing Facilities (Class 1), of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Recommend approval of the Minor Development Review Application, requesting a replacement of existing aluminum window frames with black powder coated finish folding windows on front facing display windows and the proposed paint color scheme as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING

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

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

BACKGROUND

The historic downtown is an eclectic blend of architecture, dating from the 1850's through the 1940's. Surrounding buildings and the subject building are built with Gold Rush-era styled buildings. The project property is built with a single building with two storefront/tenant spaces, is a two-story, exposed brick structure that was built circa 1860, according to the City of Grass Valley Historical Resources Inventory (Attachment 4). The building is not completely original to its first construction. The building previously caught fire and was reconstructed to include the upper story. From inside the building, the "new" brick from reconstruction can be viewed. Today, the structure is considered a "Priority 2" rating in the Grass Valley Historical Inventory. The building is known as the "Ruck" buildings, from the Ruck family originally having their bakery here.

- A "Priority 2" rating is applied to "properties that retain good integrity with some loss of historic fabric [and] continue to display their period significance and architectural style", per City of Grass Valley Historic Design Review Guidelines.
- The property has been inventoried onto the City of Grass Valley "[Historical Resources Inventory](#)", see Attachment 4.

Notable Building Features:

- 19th century Gold Rush-era architecture
- Brick masonry construction
- Commercial storefront windows (non-original)
- Brick dentils – Above second story windows
- Rectangular/ "flat" massing
- Re-modeled building "skirt" (ground level)

The project location was previously occupied by a restaurant and bar, that occupied both store front spaces (108 and 106 East Main Street).

PROJECT PROPOSAL

A total of three exterior modifications to the subject building make up the applicant's work scope. *Only two* proposed modifications require a recommendation by the Historical Commission, one modification is considered exempt.

1. Replace non-historic aluminum framed windows with black powder coated finish framed folding windows.

- The request is made for the windows due to the new owners wanting to incorporate an “outdoor” while indoors experience for customers visiting the future juice bar.
- The “folding” design is inspired from the existing “folding” metal doors within the building that shares an interior doorway/access to the neighboring tenant (106 East Main Street); image to right.
- Existing window frame dimensions are to remain.



Figure 1

2. Paint color change.

- The owner has selected a pre-approved historic color for the building; Benjamin Moore – “Chippendale Rosetone” (HC-58), as primary building face color and “Elmira White” (HC-84), for trim see Attachment 7.

3. Remove a non-historic faux fascia (wooden panel) to reveal more of the historic building’s face. Specifically, reveal the existing windows that run behind the faux fascia (wooden panel).

- The non-historic panel is wood boarding/planking that was added to the building at some point in time; time frame is undetermined.
- The owners and designer discovered the faux fascia when realizing neighboring business frontages do not have the same fascia. The faux fascia is two wooden planks that run horizontally.
- Planning staff conducted an interior building inspection with applicant and have confirmed windows exist behind the wooden panel.
- *The subject exterior modification is **not** applicable to Historical Review. Further explained in “Regulatory Authority” section below.*
- The modification is detailed to ensure acknowledgement of the complete work scope associated with the project.

REGULATORY AUTHORITY – HISTORICAL COMMISSION

Design guidelines express community preferences for preservation, enhancement, and development. The question: “What shall we do [to conserve] and enhance the older structures of our downtown historic district?” should be kept in mind (Downtown Historic Area Design Manual). Design standards are to aid in decision making on enhancement of existing buildings.

The following provides citations of adopted City ordinance regulations that apply to the proposed work scope. Regulations stem from the [“Design Review Guidelines for the 1872 Historic Townsite”](#) (2010) manual, the [“Downtown Historic Area Design Manual”](#) (1981), and the [“Historical Combining Zone” Ordinance – Section 17.28.040](#) (2022).

1. Replace non-historic aluminum framed windows with black powder coated finish framed folding windows.
 - Due to the project property being located within the Historic District and the building being listed within the 1872 Historic Inventory, the proposed exterior modifications are subject to the [“Design Review Guidelines for the 1872 Historic Townsite”](#) manual, Section 6.3.4 – Windows and Doors (Document page 76).
 - Section 6.2 – Preservation of Historic Features (Document page 65), Point #6 – Reconstruction of Missing Features, states “If an original feature is missing, reconstructing is encouraged”, and that “an alternative material may be considered.”
2. Paint color change.
 - The owner has selected a pre-approved historic color for the building; Benjamin Moore – “Chippendale Rosetone” (HC-58), as primary building face color and “Elmira White” (HC-84), for trim (Attachment 7).
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.2.a](#), “Repainting of a building or sign with a color listed on a paint company’s historic color palette and consistent with color patterns established by other buildings in the Historic Combining Zone.”
 - *Historical Commission recommended the primary color as pink and the architectural trim and door frame trim to be the selected “Elmera White”.*
 - *Determine the paint “not exempt” and provide recommendation on paint color and paint color of trim.*
 - Chapter 3 – Downtown Commercial District Character Area, [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRCHT”) covers standards and recommendations for commercial downtown buildings.
3. Remove a non-historic faux fascia (wooden panel) to reveal more of the historic building’s face.
 - Per [Historical Combining Zone Ordinance – Section 17.28.040.C.2.c](#), “Modifications to the structure, which exposes and restores original architectural features such as exterior materials, windows, and openings” are activities exempt from historical review.

Utilization of Regulations

Utilization of the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRCHT”) state to start the assessment of a historic building by defining the features of the building that are specific and unique to the characteristics and related architectural style. Character defining features of the City’s commercial buildings include large display or store front windows with vertical orientation. In regard to paint, Chapter 3 – Downtown Commercial District Character Area, of the “DRCHT” covers standards for commercial downtown buildings. There are no recommendations for paint in this chapter.

Recommendations

The design recommendations for windows are outlined in the [Design Review Guidelines for the 1872 Historic Townsite](#) (“DRGHT”), Section 6.3.4 – Windows and Doors

(Attachment 9), and include the following applicable recommendations below. The “DRGHT” has no clear guidelines for paint within “Chapter 3 - Downtown Commercial District”. However, the [“Downtown Historic Design Manual”](#) does outline a goal for paint; also outlined below.

Downtown Historic Design Manual

- *“General compatibility among building facades in terms of height, scale, design details and color is encouraged.”*

Design Review Guidelines for the 1872 Historic Townsite (“DRGHT”):

- “Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights” (Recommendation 4).
 - The existing windows are non-historic.
 - Replacement of non-historic windows with the proposed metal framed windows will retain the existing large display window perimeter (size); a design goal of Section 3.4 – Downtown Commercial Design Goals and Policies (Document Page 48).
- “Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure” (Recommendation 6).
 - Staff conducted a site visit to view the faux fascia and viewed the internal portion of the window from the interior of the buildings.
 - Proposed modification #3, considered work exempt from review.
- “Vinyl clad and aluminum windows are generally inappropriate” (Recommendation 8).
 - Existing windows are aluminum framed that have been painted over with black paint. The placement to black metal frame will removed the inappropriate material and replace with a higher-end product that is also more fire-safe appropriate.
- “If an original feature is missing, reconstructing is encouraged. The [proposed] design should be substantiated by physical or pictorial evidence. In some cases, an alternative material may be considered. Proposed treatment/restoration projects aimed at replacing missing features should be accompanied by physical/pictorial evidence”
 - Pictorial evidence of original folding doors have been provided (Figure 1).
 - Section 6.2 – Preservation of Historic Features (Recommendation 6)

Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes and sign permits within the Historic District, may be approved by the Development Review Committee (DRC). A recommendation by the Historical Commission is requested to aid the DRC determination. The primary structure is a “Priority 2” structure in the Historic District, Historical Commission review is required

prior to proceeding to the Development Review Committee. The project request requires review from the Historical Commission to make a *recommendation* on the proposed exterior modifications.

ENVIRONMENTAL DETERMINATION

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Existing Facilities (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 modifications are considered repair and/or general maintenance.

FINDINGS

1. The City received a complete application for Plan Revision 26PLN-0014.
2. The Historical Commission reviewed the Minor Development Review application (26PLN-0014) at their regular meeting on May 12, 2026.
3. The Historical Commission makes the determination that proposed painting is exempt and considered compatible with the existing/surrounding buildings.
4. This project is consistent with City's General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project complies with the City of Grass Valley Historic Design Review Guidelines.
7. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code.
8. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
9. The site is physically suitable in terms of design, location, shape, size, and operating characteristics. It ensures that the density, intensity, and type of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

ATTACHMENTS

1. Aerial Map

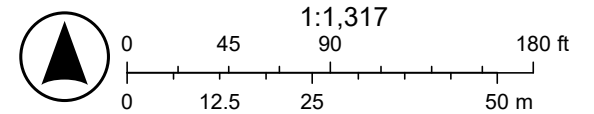
Exterior Modifications (Window Replacement and Paint Color Change) – Minor Development Review (26PLN-0014)

2. Vicinity Map
3. Universal Application
4. Historical Resources Inventory – Property Profile Page
5. Site Inspection – Interior Photos
6. Folding Window Frames – Manufacturer Specifications
7. Proposed Historic Paint Colors (Building Face and Trim)
8. Building Elevations – Existing and Proposed
9. Section 6.3.4 – Windows and Doors
10. Draft Conditions of Approval

106 and 108 East Main Street - Aerial Map



5/5/2026, 2:57:09 PM



UNIVERSAL PLANNING APPLICATION



Application Types

Administrative

- Limited Term Permit
\$780.00
- Zoning Interpretation
\$250.00

Development Review

- Minor Development Review – under 10,000 sq. ft.
\$2,030.00
- Major Development Review – over 10,000 sq. ft.
\$3,685.00
- Conceptual Review - Minor
\$500.00
- Conceptual Review – Major
\$875.00
- Plan Revisions – Staff Review
\$350.00
- Plan Revisions – DRC / PC Review
\$930.00
- Extensions of Time – Staff Review
\$315.00
- Extensions of Time – DRC / PC Review
\$680.00

Entitlements

- Annexation
\$8,785.00 (deposit) + \$20.00 per acre
- Condominium Conversion
\$5,339.00 (deposit) + \$25 / unit or \$25 / 1,000 sf com.
- Development Agreement – New
\$20,600.00 (deposit) + cost of staff time & consultant minimum \$300
- Development Agreement – Revision
\$7,700.00 + cost of staff time & consultant minimum \$300
- General Plan Amendment
\$8,260.00
- Planned Unit Development
\$9,130.00 + \$100.00 /unit and / or \$100 / 1,000 sf floor area
- Specific Plan Review - New
Actual costs - \$19,000.00 (deposit) (+ consultant min. \$300)
- Specific Plan Review - Amendments / Revisions
Actual costs - \$7,800.00 (deposit) (+ consultant min. \$300)
- Zoning Text Amendment
\$3,450.00
- Zoning Map Amendment
\$5,600.00
- Easements (covenants & releases)
\$1,850.00

Environmental

- Environmental Review – Initial Study
\$1,900.00
- Environmental Review – EIR Preparation
Actual costs - \$35,000.00 (deposit)
- Environmental Review - Notice of Determination
\$165.00 (+ Dept. of Fish and Game Fees)

- Environmental Review - Notice of Exemption
\$165.00 (+ County Filing Fee)

Sign Reviews

- Minor – DRC, Historic District, Monument Signs or other districts having specific design criteria
\$350.00
- Major – Master Sign Programs
\$1,450.00
- Exception to Sign Ordinance
\$1,080.00

Subdivisions

- Tentative Map (4 or fewer lots)
\$3,900.00 (+100 per lot)
- Tentative Map (5 to 10 lots)
\$5,400.00 (+100 per lot)
- Tentative Map (11 to 25 lots)
\$7,200.00 (+75 per lot)
- Tentative Map (26 to 50 lots)
\$9,900.00 (+50 per lot)
- Tentative Map (51 lots or more)
\$14,600.00 (+40 per lot)
- Minor Amendment to Approved Map (staff)
\$1,240.00
- Major Amendment to Approved Map (Public Hearing) \$2,700.00
- Reversion to Acreage
\$850.00
- Tentative Map Extensions
\$1,170.00
- Tentative Map - Lot Line Adjustments/Merger
\$1,350.00

Use Permits

- Minor Use Permit - Staff Review
\$580.00
- Major Use Permit - Planning Commission Review
\$3,400.00

Variances

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

Application	Fee
Total*:	\$ 930

**Additional fees may be assessed by Nevada County Environmental Health and/or NSAQMD for services rendered for application review.*

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

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

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

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

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

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

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

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

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

Applicant/Representative	Property Owner
Name: NOAM HALPERT	Name: Sharon Margulis
Address: 2036 Nevada City Hwy #183 GV CA 95945	Address: 106-108 E Main Street GRASS VALLEY CA
Phone: 818.943.0077	Phone: 530.353.1329
E-mail: noamhalpert@gmail.com	E-mail: sharonetz77@gmail.com

Architect	Engineer
Name:	Name:
Address:	Address:
Phone: ()	Phone: ()
E-mail:	E-mail:

1. Project Information

- a. Project Name Casa Jogo
- b. Project Address 108 East Main Street
- c. Assessor's Parcel No(s) 008-343-015-000
(include APN page(s))
- d. Lot Size 0.03 AC

2. Project Description

Interior remodeling of existing food facility

- Replacement of windows in front to restore existing look of windows going all the way up to similar to adjacent stores.
- paint exterior: Benjamin Moore
Main color - HC-58 chippendale Rose tone
Trim - HC-84 Elmira white

3. General Plan Land Use: _____

4. Zoning District: _____

4. **Cortese List:** Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y ___ N

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

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

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

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

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

Property Owner/*Representative Signature: _____

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

Applicant Signature: _____

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

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

Page 1 of 1

*Resource Name or #: 108 East Main Street

- P1. Other Identifier:** Downtown Grass Valley/APN 08-343-15
- *P2. Location:** Not for Publication Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 108 East 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 E. Main Street. Same APN as 106 East Main Street.
- *P3a. Description:**

The property consists of a two-story, brick masonry, commercial storefront. Character defining features of the building include its narrow, rectangular massing, flat parapet roof, plain frieze in the center of the parapet, row of brick dentils, two arched window openings partially filled with brick and modern aluminum slider windows, a metal awning attached to the upper exterior wall with cables, a partially remodeled storefront with two angled plate glass windows with a modern brick skirt flanking a single entry door with wooden surround.

- *P3b. Resource Attributes:** HP-6 commercial storefront.
- *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 building from E. Main Street.
- *P6. Date Constructed/Age and Sources:** Historic Circa 1860; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Edna Ruck, 109 North Auburn 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

Site Inspection Photos



Figure 1

Existing Display Windows. Arrow points at existing “faux fascia”, a wooden board nailed over existing windows.



Figure 2

Doors within building – Heavy wrought iron folding doors.



Figure 3

Owner (Sharon) standing on ladder and tapping on a painted over glass pane, from inside building – an existing transom window covered by a wooden board from the outside.



Figure 4

Comparison of existing store front windows. Notice how left tenant space has windows that reach completely vertical. Subject tenant has a portion of windows obstructed by wooden board.



Figure 5

Existing recessed entrance and windows.



TEZA 60 Series

Folding Window



The TEZA 60 Series Folding Window features a sleek folding design with energy-efficient thermal break technology. Customizable glass options ensure style, privacy, and clear views for any space.

Product Overview

The TEZA 60 Series Folding Window offers a unique folding mechanism, allowing for increased airflow and unobstructed views. Built with a high-performance aluminum frame, this window features advanced thermal break technology to improve energy efficiency and comfort. The 60 Series is customizable with various glass options, including smart glass, frosted glass, and clear glass, providing flexibility in design and privacy. Whether used in residential or commercial spaces, it delivers a functional and stylish solution.

Limitations:

The TEZA 60 Series Folding Window is available in widths ranging from 30" to 59" and heights from 31" to 51". These dimensions are designed to ensure smooth operation and structural integrity. Exceeding these size specifications may impact the window's functionality and performance. It is important to follow these limitations for optimal efficiency and longevity.

Energy Efficiency

Glass can be clear or customized with coatings like Low E2 and Low E4 to enhance energy efficiency and comfort. These Low-E coatings reflect infrared heat, helping keep interiors cooler in summer and warmer in winter, while still transmitting visible light. They also improve insulation and reduce UV rays that can fade furniture. When combined with thermally broken aluminum frames, which provide additional insulation, these features significantly improve the thermal performance of windows and doors, resulting in increased energy savings, lasting comfort, and added value for both residential and commercial spaces.

Performance Chart

Frame Material	Aluminum 6063-TS
Frame Thickness	1.72mm DSLS115ZB-02A
U-Factor	0.30
Argon Fill	90%
Solar Heat Gain Coefficient	0.23
Visible Transmittance	0.51
Air Leakage	0.30
Sound Performance	0.30
Wind Load Resistance	77 mph

Inspection Report

No.	Inspection Item	Unit Symbol	Standard Requirement	Inspection Result	Result
1	Mg	%	0.45-0.9	0.46	Qualified
2	Si	%	0.20-0.6	0.38	Qualified
3	Fe	%	≤0.35	0.16	Qualified
4	Cu	%	≤0.10	0.03	Qualified
5	Zn	%	≤0.10	0.03	Qualified
6	Mn	%	≤0.10	0.03	Qualified
7	Cr	%	≤0.10	0.02	Qualified
8	Ti	%	≤0.10	0.03	Qualified

Glass Options

Standard

DUAL-PANE INSULATED GLASS (1/4" - 5mm/pane)

This high-performance double glazing system features two glass panes separated by an argon-filled gap, significantly reducing heat transfer. This advanced insulation enhances energy efficiency, indoor comfort, and lowers energy costs, making it a smart choice for any building.

Custom

TRIPLE-PANE INSULATED GLASS (1/4" - 5mm/pane)

TEZA's TRIPLE-PANE GLASS features an advanced multi-pane design, offering exceptional thermal insulation that significantly outperforms standard glass. The additional layers of glass, separated by argon-filled air gaps, minimize heat and cold transfer, helping maintain indoor temperatures for greater comfort and long-term energy savings. This system also enhances noise reduction, while providing increased security and durability against impacts and harsh weather conditions.

Standard

LOW-E2 GLASS (OFFLINE) (1/4" - 5mm/pane)

TEZA's LOW-E2 GLASS is designed to minimize heat loss in winter and reduce heat gain in summer while maintaining excellent visibility and year-round energy efficiency. It adapts to various climates, blocking 85% of harmful UV rays and 65% of re-radiated solar heat, ensuring a comfortable and energy-efficient indoor environment.

Custom

LOW-E4 GLASS (OFFLINE) (1/4" - 5mm/pane)

TEZA's LOW-E4 GLASS delivers exceptional energy efficiency by reflecting heat back into the home while blocking 90% of harmful UV rays and 72% of solar heat. Designed for superior insulation and solar control, it also provides better insulation than standard glass and enhances soundproofing, making it an ideal choice for various climates.

Custom

HIGH-ALTITUDE INSULATED GLASS (1/4" - 5mm/pane)

TEZA's HIGH-ALTITUDE GLASS is specifically engineered for use in elevated areas above 2,000 feet. Instead of argon gas, it features integrated capillary tubes that equalize pressure between the glass panes, preventing issues like bowing and breakage caused by lower atmospheric pressure. This specialized design ensures durability, longevity, and optimal performance in high-altitude environments.

Custom

LAMINATED GLASS (1/4" - 5mm/pane)

Teza Laminated Glass is a safety glass designed specifically for windows and doors, featuring two or more panes bonded with a durable interlayer, typically polyvinyl butyral (PVB). This construction ensures that the glass remains intact when shattered, enhancing safety and preventing injury. Ideal for residential and commercial applications, Teza Laminated Glass also offers improved noise reduction and weather resistance, making it a reliable choice for any window or door setting.

Standard

Double Tempered Glass (1/4" - 5mm/pane)

Teza Double Tempered Glass features two panes of heat-treated glass separated by a sealed airspace, enhancing strength and safety. It shatters into small, blunt pieces if broken, reducing injury risk. The sealed airspace improves thermal insulation and energy efficiency, making it ideal for windows and doors in any area, including fire zones, where safety and durability are paramount.

Glass Type	U-Factor Reduces heat loss.	Solar Heat Gain Coefficient Limits solar heat	Visible Light Transmittance Controls light passage.	UV Protection Blocks UV rays.
DUAL-PANE	★★★★	★★	★★★★★★	★★★★
TRIPLE-PANE GLASS	★★★★★★	★★★★★★	★★★★	★★★★★★
LOW-E 2 GLASS	★★★★	★★★★	★★★★	★★★★
LOW-E 4 GLASS	★★★★	★★★★	★★★	★★★★★★
HIGH-ALTITUDE	★★★★	★★★★	★★★★	★★★★
LAMINATED GLASS	★★★★	★★★★	★★★	★★★★★★

Dual Insulating Glass Construction	STC	OITC*	Frequency (Hz)																	
			100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
			Sound Transmission Loss (dB)																	
1" overall- ¼", glass, ½", airspace, ¼" glass	35	30	27	24	29	22	22	25	30	33	35	35	38	40	42	37	37	43	46	49
1" overall- ¼", glass, ½", airspace, ¼" glass	38	31	27	23	28	21	27	29	34	35	37	37	41	43	45	44	39	46	49	52
Triple Insulating Glass Construction	STC	OITC*	Frequency (Hz)																	
			100	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
			Sound Transmission Loss (dB)																	
1- ¾" overall - ¼" glass, ½" airspace, ¼" glass, ½" airspace, ¼" glass	39	31	25	22	29	24	25	29	34	37	40	40	43	46	48	47	41	47	52	58
2- ¾" overall - 3/8" glass, ¾" airspace, 5/16", glass ¾" airspace, 1/4" glass, 0.60" PVB, ¼" glass	45	35	33	30	34	37	39	43	44	45	46	46	43	41	43	49	55	57	61	65

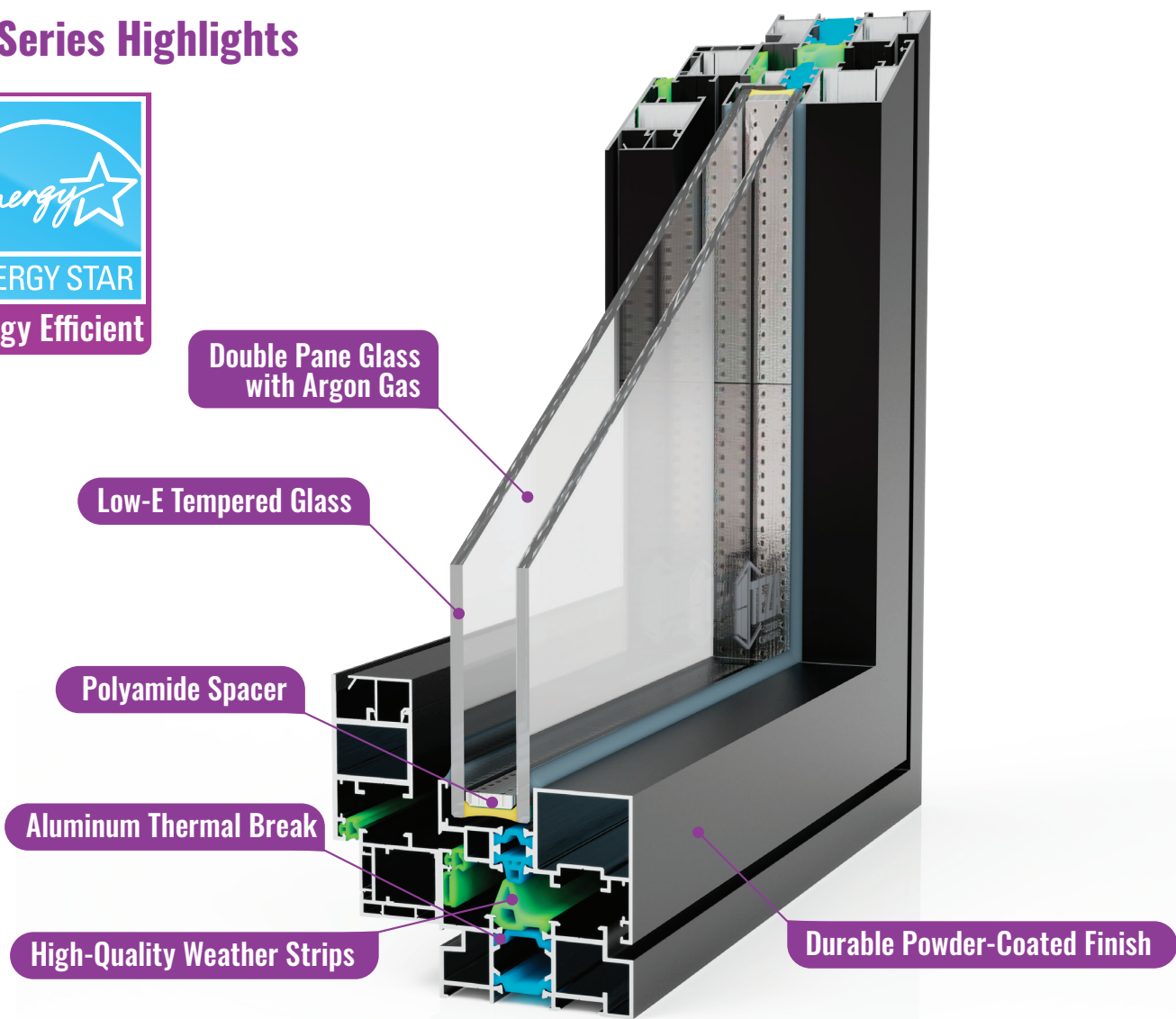
Finishes and Colors

TEZA finishes include in-stock and designer selections, customizable to match nearly any color. Standard finishes feature powder-coated Cartier Black and Cartier White. TEZA's durable powder coating provides exceptional resistance to wear, scratches, and corrosion, ensuring long-lasting performance and aesthetic appeal.

Color Choice



60 Series Highlights



TEZA 60 Series Folding Window Features

Feature	TEZA 60 Series Folding Window
Design	Foldable, Adjustable Opening for Enhanced Ventilation
Material	High-Quality Aluminum Frame with Thermal Break
Glass Options	Customizable (Smart Glass, Frosted Glass, Clear Glass)
Insulation	High Performance Thermal Break
Ventilation	Customizable Opening Height and Width
Minimum Width	30"
Maximum Width	59"
Minimum Height	31"
Maximum Height	51"



Historical Paint Color Review

Location: 108 E Main St Grass Valley CA 95945

Historic Color Palette Used: Benjamin Moore Historic Collection

Primary Building Color: Chippendale Rosetone HC-58

Primary Trim Color: Elmira White HC-84

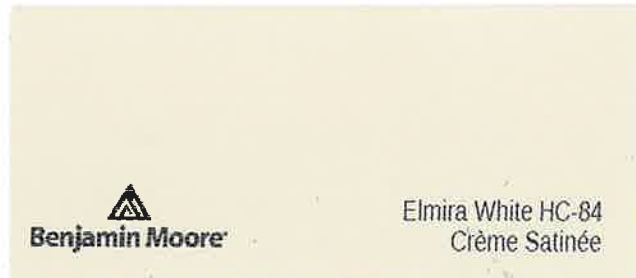
Accent Color: _____

Window Trim Color: Elmira White HC-84

Additional Colors: Black color for hardware and window frame

Specific Details or Highlights: _____

Samples and pictures:



FOR CITY USE ONLY

Reviewed and approved by: _____ Date: _____

Existing



Proposed

ATTACHMENT 8

Raise height of 2 front windows to return to old existing design that was blocked.

Item # 4.



Recommendations:

(1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.

(2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

6.3.4 Windows and Doors

Windows and doors are some of the most important character-defining features of any property. They give scale to a building and provide visual interest to the composition of individual facades.



Window and door designs help define the commercial storefront or public building.

ATTACHMENT 9

Windows and doors in downtown Grass Valley reflect styles that span nearly 100 years from the 1850s through the 1940s. Most windows are set vertically in deeply recessed openings and at one time many if not all of the downtown commercial brick buildings features iron shutters, as was the case with the Holbrooke Hotel shown in the photograph below.



Storefront windows were originally set in decorative wood frames, and later steel or aluminum frames by the 1930s. Angled and recessed entries with divided display windows defines the city's storefronts, together with transom and clerestory windows set individually or in rows.



Another important feature is the number of lights or panes into which a window is divided. The design of surrounding window casings, the depth and profile of window sash elements and the materials of which they were constructed are also important features. The manner in which windows and doors are combined or arranged on a building face also may be distinctly associated with a specific

ATTACHMENT 9

building style. All of these features are examples of elements in historic window and door designs that should be preserved.



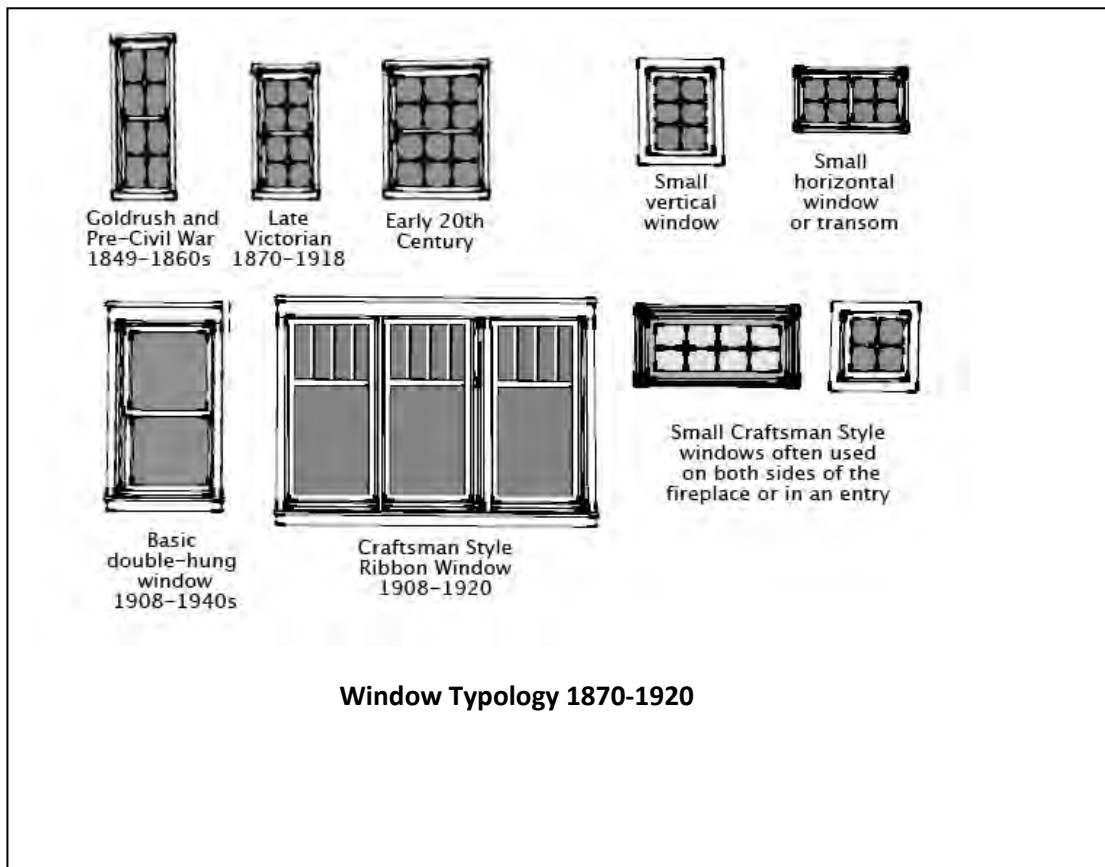
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



Commercial window detail Grass Valley

Typical wood-sash, double-hung window components:

- Wall Head (the framing for the window)
- Glazing (putty that holds the glass in)
- Sill (base of window usually made of wood)
- Muntin (bars between glass made of wood or steel)
- Stile (framing)
- Stops (stop molding to prevent glass from falling out)
- Casing (wood that surrounds the outside of the window)
- Sash (wood frame that runs vertically to secure the glass)
- Sash pulley (the rope rides on the pulley)
- Sash weights (counterbalance the window)
- Sash locks/lifts (to open and close windows)

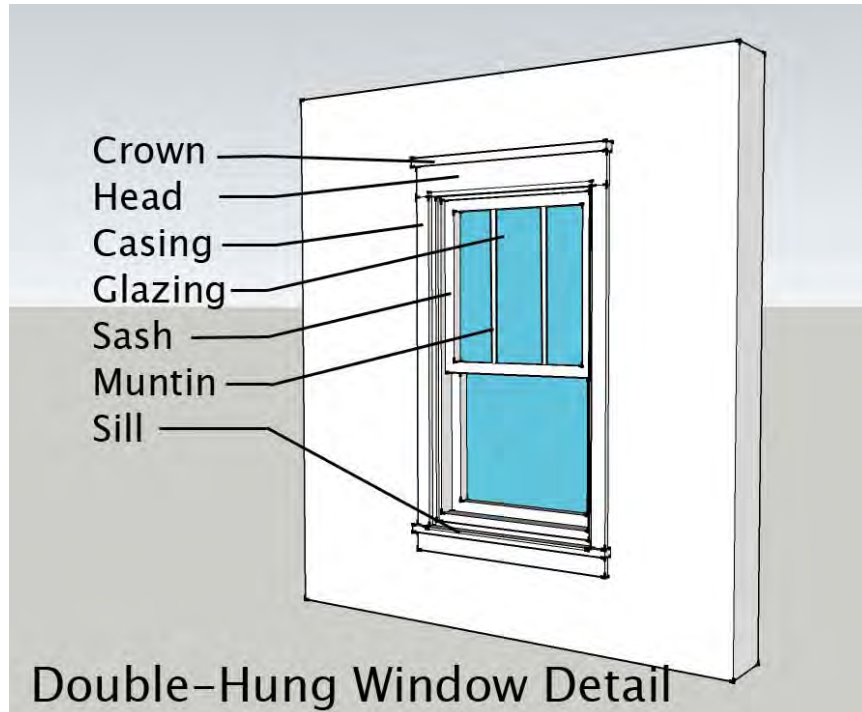




Use of a repeating ribbon type window in a Grass Valley school building.



Replacement windows in a circa 1850s historic brick commercial building.



Recommendations:

(1) It is essential to 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.

(2) 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.

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.

(3) Restoring an original opening which has been altered over time is encouraged. Consider reconstructing windows and doors that no longer exist in a primary facade. Such reconstruction should occur only if it can be substantiated by physical or pictorial evidence.

- (4) Preserve the functional and decorative features of original windows and doors. Maintain original window and door proportions. Maintain the historic subdivisions of window lights.
- (5) Replacing multiple panes with single pane or operable window with a fixed one is inappropriate. Replacing true divided lights with snap-in muntins is also inappropriate. Maintain original window and door proportions.
- (6) Preserve the historic ratio of window openings to solid wall. Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- (7) When replacing a window or door is necessary on an historic structure, match the original design as closely as possible. Preserve the original casing, and use it with the replacement.
- (8) Use the same material (wood) as that used historically. Vinyl clad and aluminum windows are generally inappropriate.
- (9) Match the number and size of divided lights and panels. Glass in a window or door should be clear. Any type of tinting is inappropriate.
- (10) A new window or door opening, if needed, should be placed on a secondary facade and not the primary facade. A new opening should be similar in location, size and type to those seen traditionally. A general rule for a window opening is that the height should be twice the dimension of the width. Windows should be simple in shape, arrangement and detail.
- (11) Windows and doors should be finished with trim elements similar to those used traditionally. This trim should have a dimension similar to that was used historically.
- (12) Divided lights should be formed from smaller mullions integral to the window. Pop-in muntins and mullions are inappropriate.

6.3.5 Signs

Grass Valley's historic commercial district has always been defined by its eclectic signs. From the 1850s through the 1880s, virtually all of Grass Valley signs were manufactured of wood and hand painted by skilled artisans. Often signs were hand-



DRAFT CONDITIONS OF APPROVAL

Application Number: 26PLN-0014
Location/APN: 108 East Main Street (APN: 008-343-015)
Applicant: Noam Halpert (Authorized Representative) & Sharon Margulis (Owner)
Prepared by: Vanessa Franken, Associate Planner

STANDARD CONDITIONS

1. The approval date for Development Review Committee review of the proposed application is 5/26/26, with an effective date of 6/10/26, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on 5/26/27, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, or as modified at time of hearing. 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.
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.

BUILDING DIVISION

1. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.

PLANNING DIVISION:

1. An inspection prior to building final inspection of the building permit is required. The inspection is to ensure compliance with approved plans.

ENGINEERING DIVISION:

1. An encroachment permit will be required for work being done that creates closure or interruption of pedestrian traffic on sidewalk. The sidewalk is within the City's right of way.