



GRASS VALLEY

Development Review Committee Meeting

Tuesday, May 27, 2025 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 demolish a Priority 2 category structure (**25BLD-202**) Location/APNs: 603 West Main St / APN 008-331-003

Environmental Status: Categorical Exemption

Recommendation: 1. That the Historical Commission recommend that the Development Review Committee approve the proposed demolition to the historic barn as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Plan Revision as presented in the Staff Report; and c. Approve the demolition of the barn at 603 West Main Street in accordance with the Conditions of Approval, as presented in this Staff Report.

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

Environmental Status: Categorical Exemption

Recommendation: 1. That the Development Review Committee approve the proposed exterior modification to the shingled siding as may be modified at the public meeting, and which includes the following actions: a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report; b. Adopt Findings of Fact for approval of the Window Replacement Plan Revision as presented in the Staff Report; and, c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of the Development Review Committee, scheduled for Tuesday, May 27, 2025, at 9:00 a.m., was posted at City Hall, easily accessible to the public, as of 5:00 p.m. Friday, May 23, 2025.

Taylor Whittingslow, City Clerk



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
MAY 27, 2025**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

Application Number: 25BLD-202
Subject: Plan Revision to demolish a Priority 2 category structure
Location/APNs: 603 West Main St / APN 008-331-003
Applicant: Erin Humphrey with Atmospheric Design Build
on behalf of Arthur Fellows, property owner
Zoning/General Plan: Neighborhood General 2 (NG2) / Urban Low Density (ULD)
Entitlement: Demolition
Environmental Status: Categorical Exemption

RECOMMENDATION:

1. That the Historical Commission recommend that the Development Review Committee approve the proposed demolition to the historic barn as may be modified at the public meeting, and which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Plan Revision as presented in the Staff Report; and
 - c. Approve the demolition of the barn at 603 West Main Street in accordance with the Conditions of Approval, as presented in this Staff Report.

BACKGROUND:

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

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



Existing barn behind residence at 603 West Main Street

PROJECT PROPOSAL:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Historical Commission: The Historical Commission reviewed the demolition application at their regular meeting on May 13, 2025 and approved it as presented. Commissioners were appreciative of the applicant’s intent to construct a similarly-designed project.

GENERAL PLAN AND ZONING:

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

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

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

SITE DESCRIPTION AND ENVIRONMENTAL SETTING:

The barn, originally recorded as 604 West Main Street on the 2009 Historic Resource Inventory, is associated with a wood-frame Victorian residence both of which are located at

603 West Main Street. The Victorian house is located on the front of the parcel facing West Main Street, while the barn or former carriage house, occupies the far southern end of the parcel at the western terminus of Pleasant Street.

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves demolition of an existing barn, and will therefore, not expand the existing use. As prepared by architectural historian, Dana Supernowicz, the barn was evaluated under the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. and determined not to be a historic resource pursuant to section 15064.5 of CEQA Guidelines and therefore eligible for the Class 1 exemption.

FINDINGS:

1. The Grass Valley Community Development Department received a complete application for Plan Revision 25BLD-202.
2. The Grass Valley Historical Commission reviewed Plan Revision application 24PLN-41 at their regular meeting May 13, 2025.
3. The Development Review Committee reviewed the project in compliance with the California Environmental Quality Act and concluded that the project qualifies for a Class 1, Categorical Exemption in accordance with the California Environmental Quality Act and CEQA Guidelines.
4. Demolition of a barn is not inconsistent with the City's General Plan because it is not considered a significant historic resource.
5. Based on the criteria outlined in section 15.60.070 of the City Municipal Code, and the historic resource report prepared by Dana Supernowicz, M.A., RPA, dated, April 6, 2025, the barn located at 603 West Main Street is not considered a significant historic resource, and therefore, demolition of the barn does not compromise the historic integrity of the structure and complies with the City of Grass Valley Community Design Guidelines.

B. RECOMMENDED CONDITIONS:

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

2. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
3. An approved Encroachment Permit shall be obtained from the Engineering Division prior to any work being done within the City right-of-way.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

1. Vicinity /Aerial Map
2. Updated Historical Resource Assessment of the 603 West Main Street Barn
3. DPR 523 Site Records
4. Renderings of Proposed Replacement Structure

603 West Main Street
Demolition of Existing Barn 25BLD-202
Attachment List

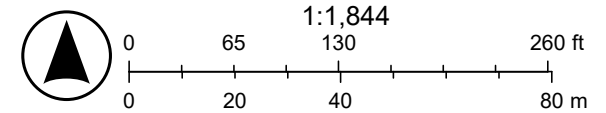
1. Aerial/Vicinity Map
2. Updated Historical Resource Assessment
of the 603 West Main Street Barn
3. DPR 523 Site Records
4. Existing Historical Record Inventory
5. Proposed Replacement Structure

603 West Main - Aerial

Item # 1.

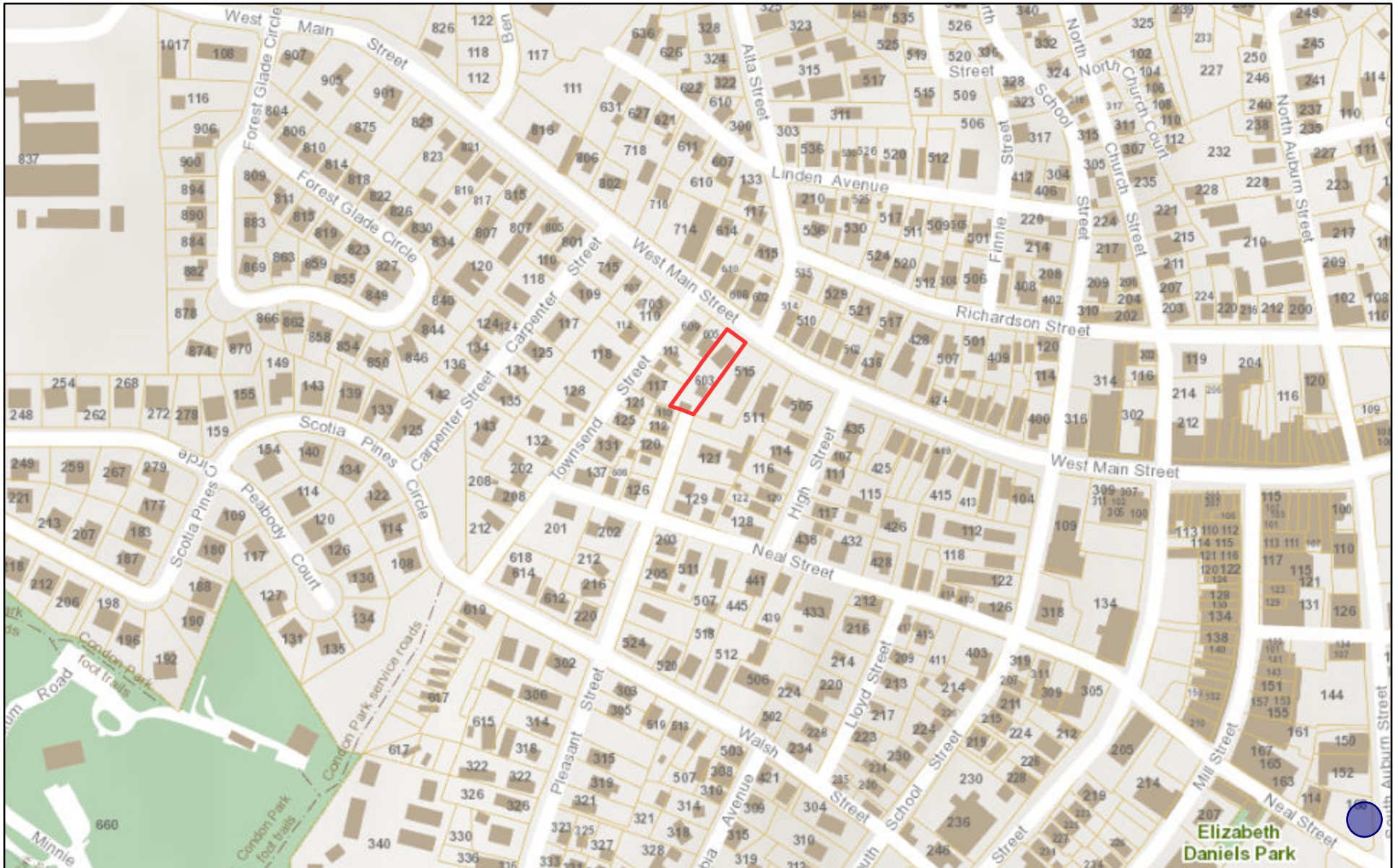


5/7/2025, 12:47:32 PM

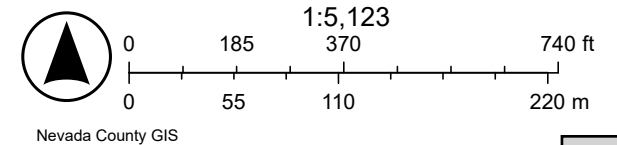


Nevada County Parcels

Item # 1.



5/7/2025, 12:45:50 PM





HISTORIC RESOURCE ASSOCIATES

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

April 6, 2025

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

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

Dear Ms. Humphrey:

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

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

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

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



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

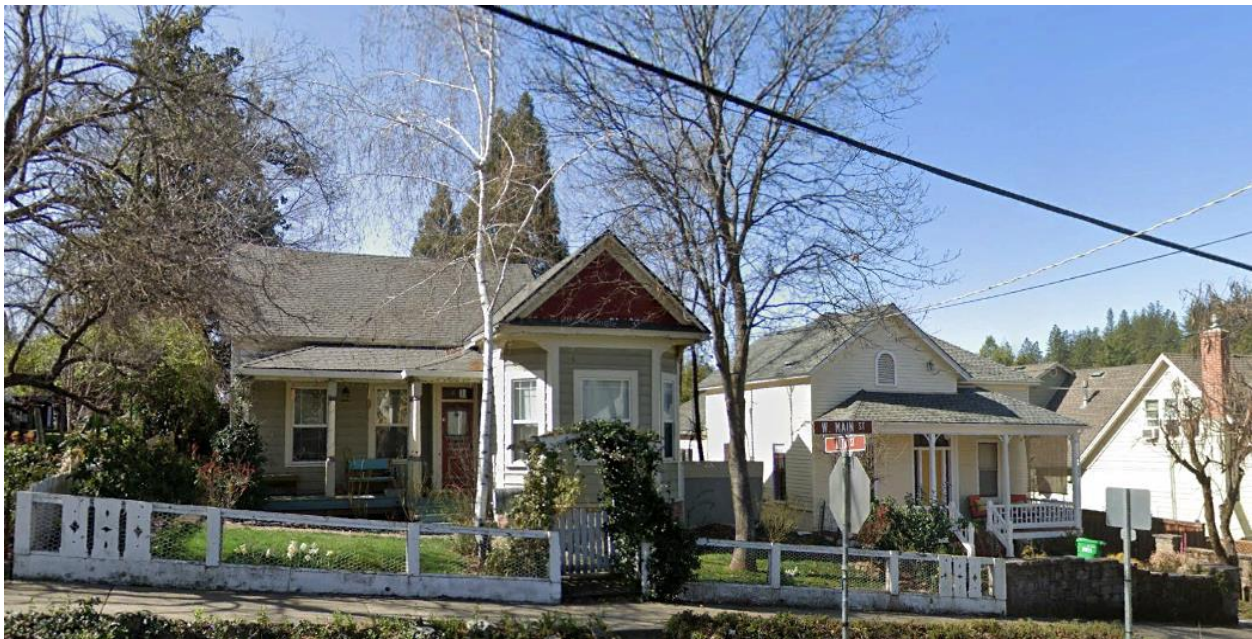


Figure 2: Photograph of the house located at 603 West Main Street looking south.

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

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

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

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

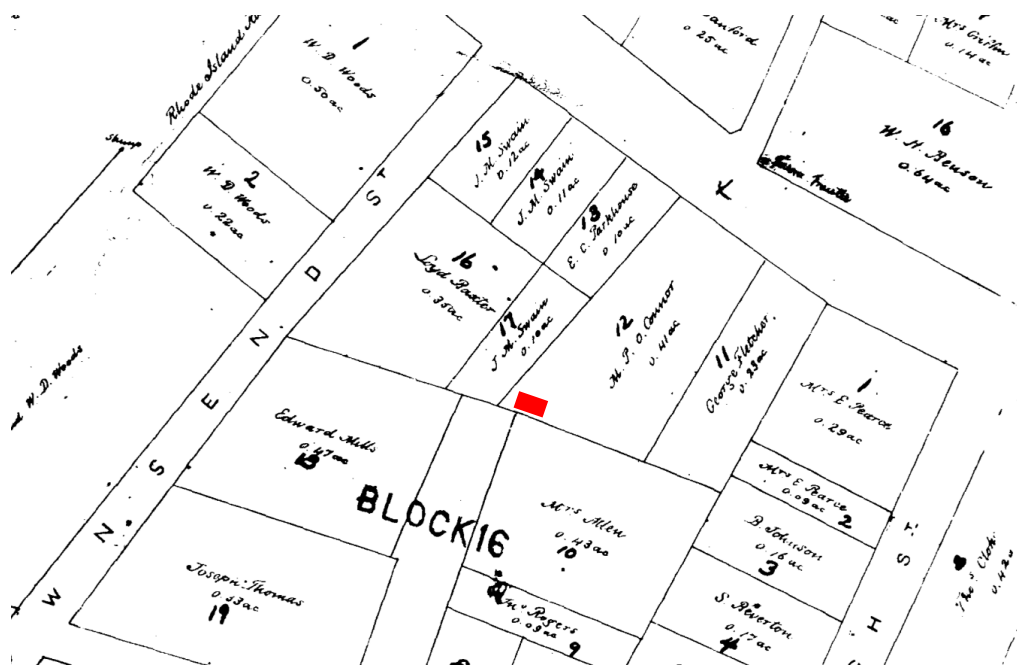


Figure 3: 1872 Townsite Map of Grass Valley. Note that 603 West Main Street included parcels 13 and 17 with the barn (red box) located in the easement of Pleasant Street.

NOTICE TO CREDITORS.

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

CHARLES W. KITTS,
 Public Administrator.

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

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

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

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

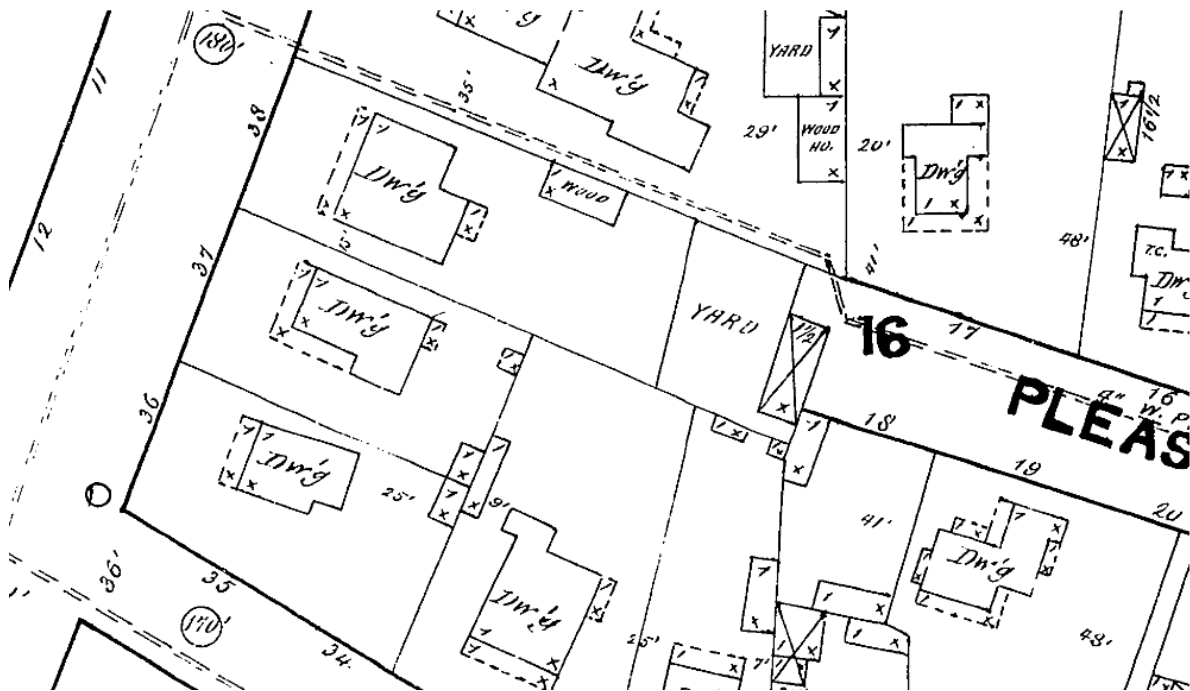


Figure 5: Sanborn Fire Insurance Map, Grass Valley, California, 1891 (Sheet 2).

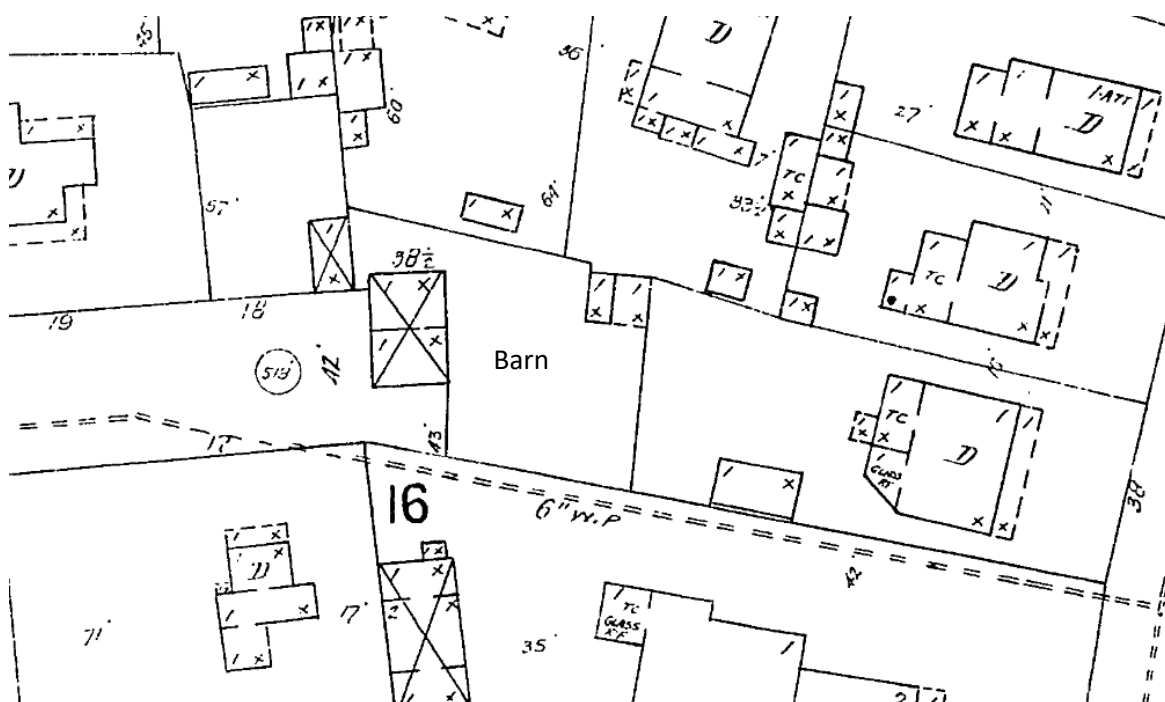


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898, illustrating the barn in relationship to other nearby houses.

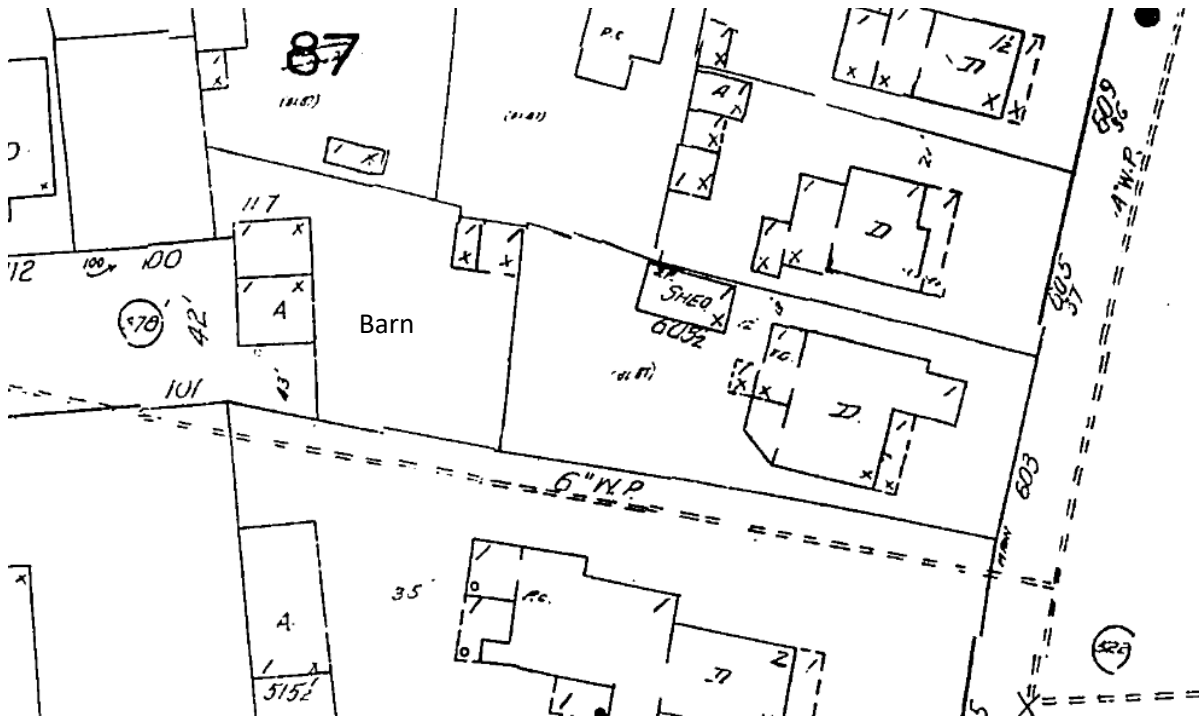


Figure 7: Sanborn Fire Insurance Map, Grass Valley, California, 1912, updated July 1948.

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

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

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

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

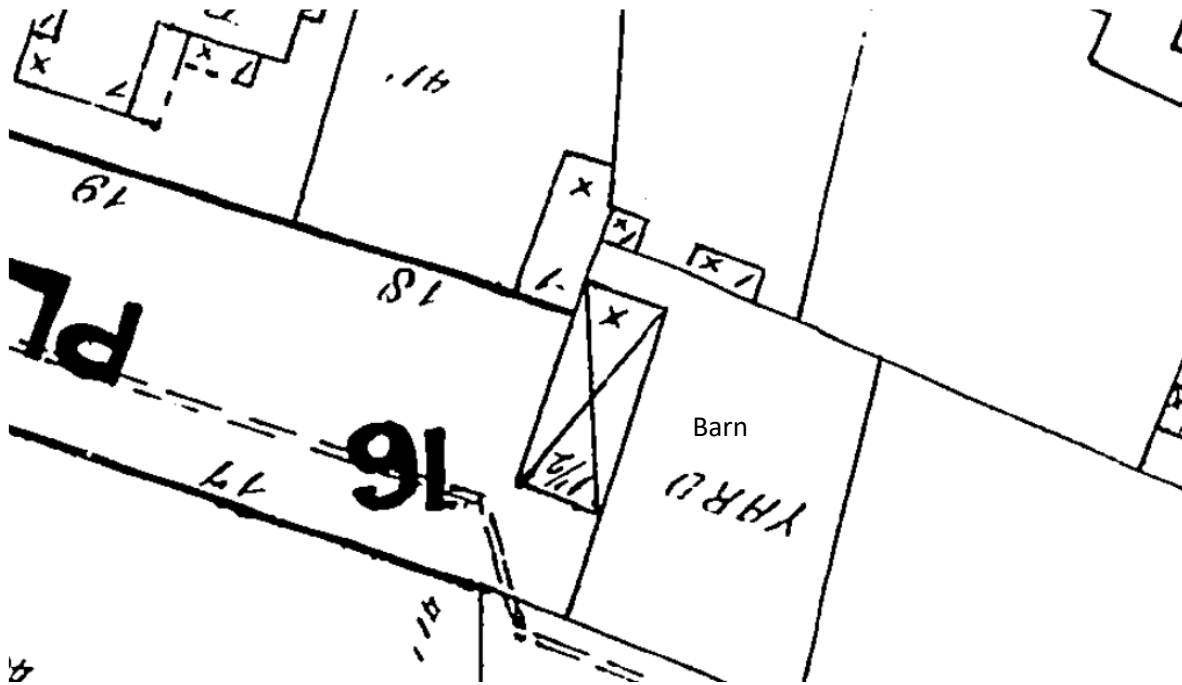


Figure 8: Sanborn Fire Insurance Map,
Grass Valley, California, 1891.

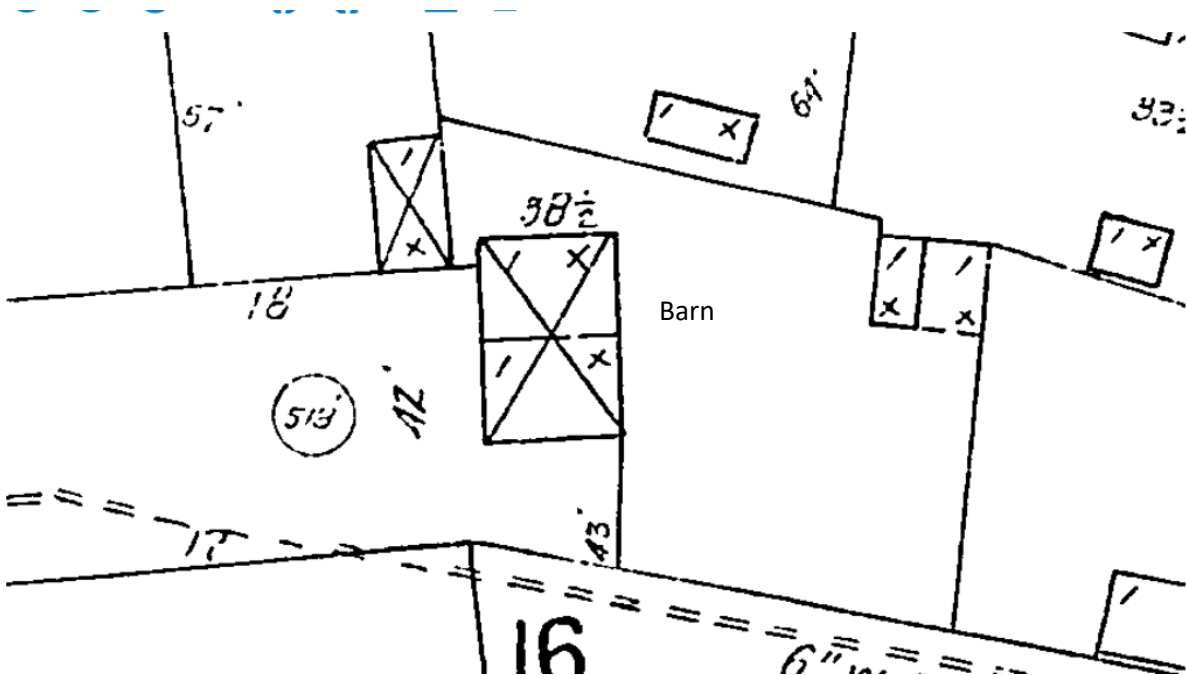


Figure 9: Sanborn Fire Insurance Map,
Grass Valley, California, 1898.

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

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

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

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

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

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



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

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

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

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

HISTORIC SIGNIFICANCE ASSESSMENT

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

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley; or
2. The location of the building or structure is the site of a significant historic event; or
3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley; or
4. The building or structure exemplifies a particular architectural style or way of life important to the city; or
5. The building or structure exemplifies the best remaining architectural type in a neighborhood; or
6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States; or
7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship; or
8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district; or
9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood; or
10. The building, structure or site has the potential to yield historical or archaeological information.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

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

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

City Directory of Grass Valley and Nevada City. Published by C.W. Jenkin Stationer. 1910-1911.

City of Grass Valley Website. Historic District and Design Guidelines: Historic Homes. <https://www.cityofgrassvalley.com/post/historic-district-design-guidelines>. Accessed, April 3, 2025.

Historic Resource Associates. City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. June 2009.

Langley's Pacific Coast Directory. H.G. Langley, San Francisco, California, 1867.

Lopes, Frank Albert. "A History of Grass Valley 1849-1855." M.A. Thesis, California State University Sacramento. 2015.

Morning Union. Newspaper, Grass Valley, California. 1876.

Nevada County Historical Society. 161 Nevada City Highway, Nevada City, California. Accessed April 2025.

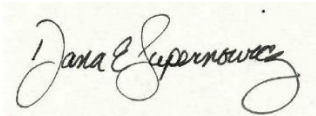
Sanborn Fire Insurance Maps. Grass Valley, Nevada County, California. 1891-1948.

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

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

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

Regards,

A handwritten signature in black ink on a light-colored rectangular background. The signature is written in a cursive style and reads "Dana E. Supernowicz".

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

Attachment: DPR 523 site records

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

Primary # _____

HRI # _____

Trinomial # _____

Page 1 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 2 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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



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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

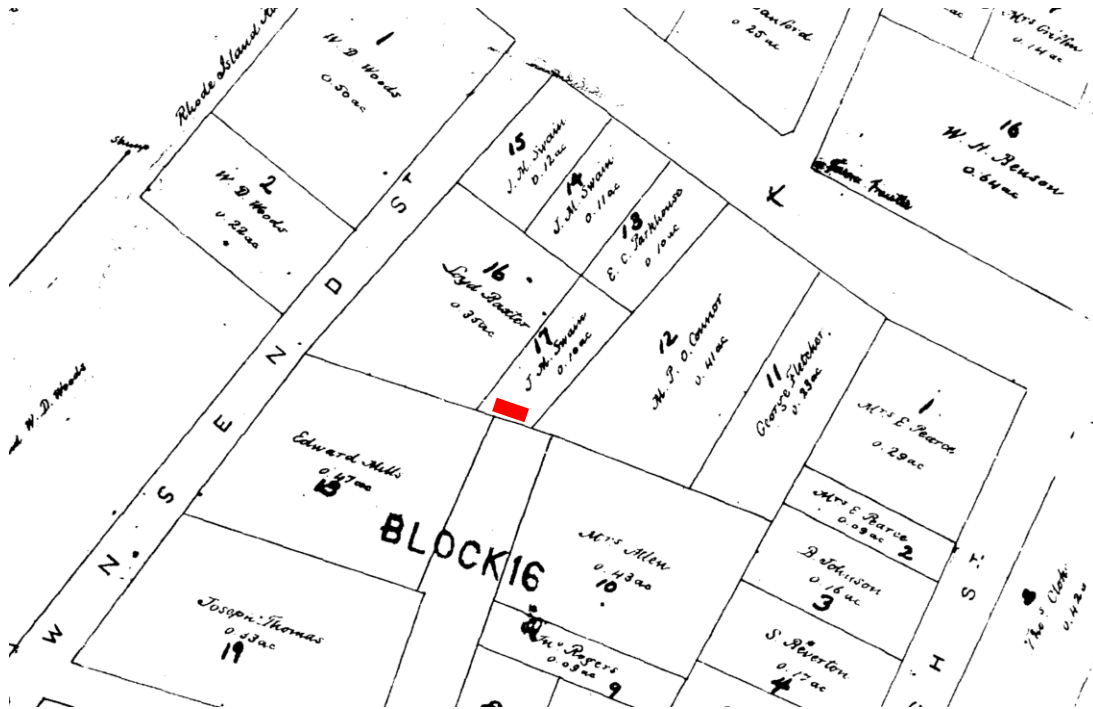
Page 3 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

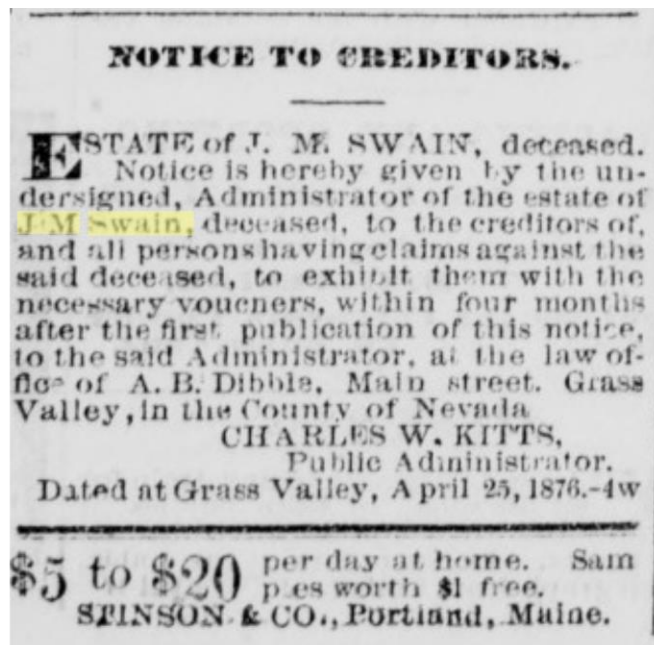


Figure 4: *Morning Union*, newspaper, May 27, 1876.

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

Primary # _____

HRI # _____

Trinomial # _____

Page 4 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

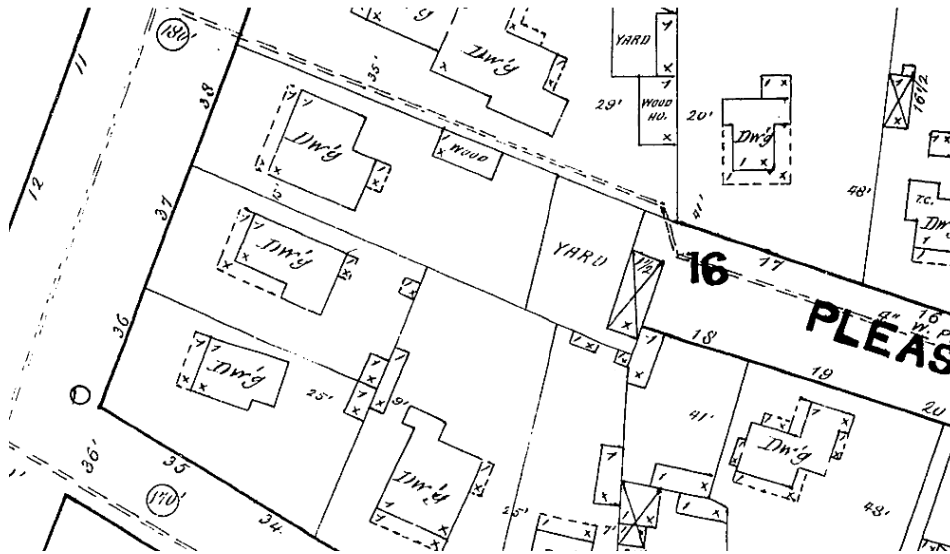


Figure 5: Sanborn Fire Insurance Map,
Grass Valley, California, 1891 (Sheet 2).

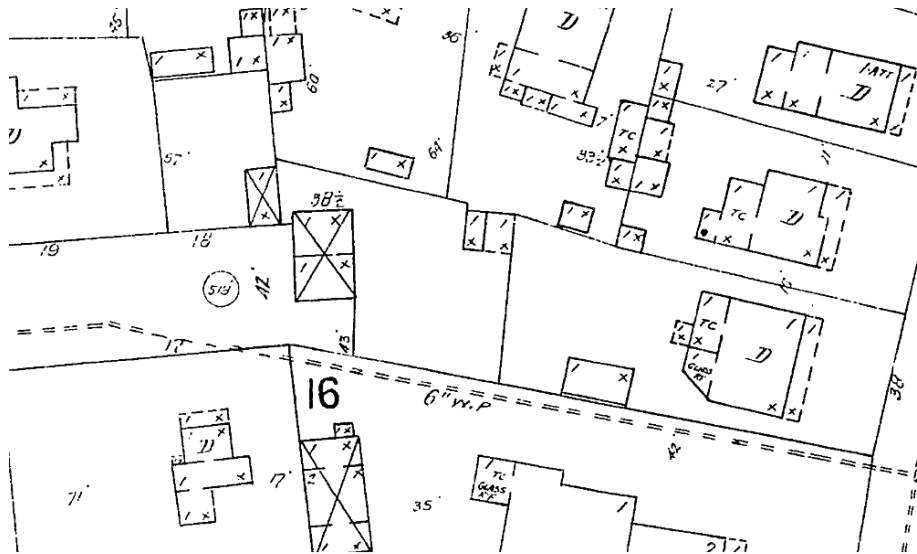


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898,
illustrating the barn in relationship to other nearby houses.

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

Primary # _____

HRI # _____

Trinomial # _____

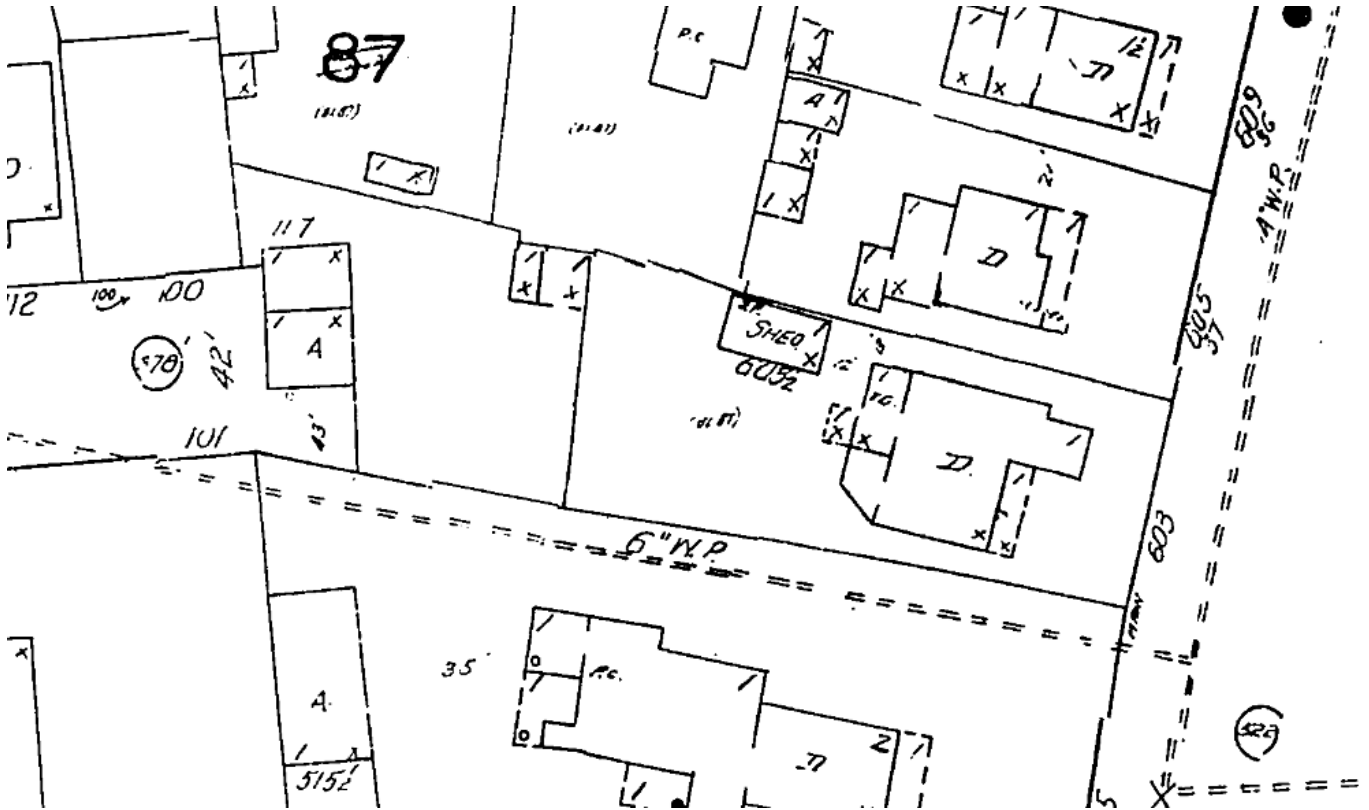
Page 5 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 6 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

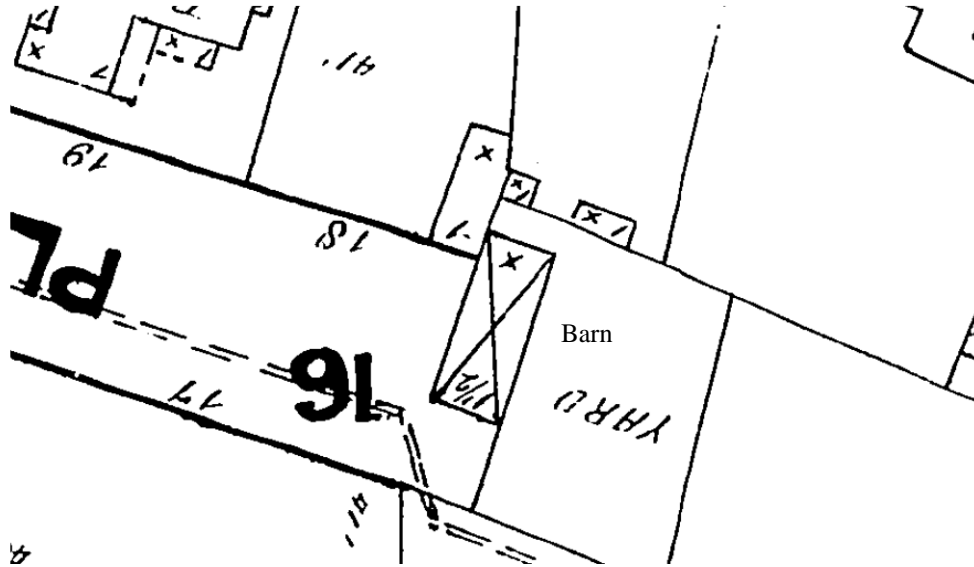


Figure 8: Sanborn Fire Insurance Map,
Grass Valley, California, 1891.

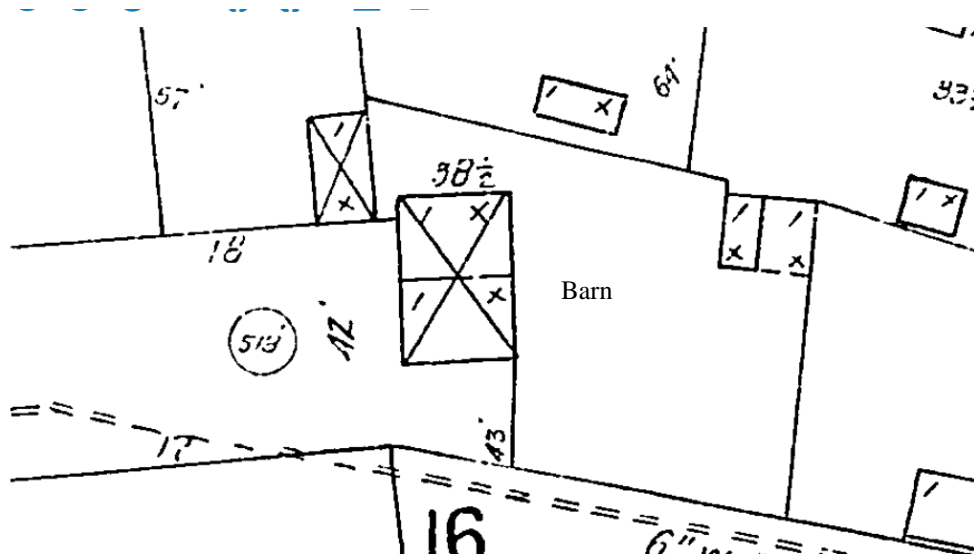


Figure 9: Sanborn Fire Insurance Map,
Grass Valley, California, 1898.

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

Primary # _____

HRI # _____

Trinomial # _____

Page 7 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 8 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 9 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update**HISTORIC SIGNIFICANCE ASSESSMENT**

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

1. The building or structure has character, interest or value as a part of the heritage of the City of Grass Valley; or
2. The location of the building or structure is the site of a significant historic event; or
3. The building or structure is identified with a person(s) or group(s) who significantly contributed to the culture and development of the City of Grass Valley; or
4. The building or structure exemplifies a particular architectural style or way of life important to the city; or
5. The building or structure exemplifies the best remaining architectural type in a neighborhood; or
6. The building or structure is identified as the work of a person whose work has influenced the heritage of the city, the state or the United States; or
7. The building or structure reflects outstanding attention to architectural design, detail, materials or craftsmanship; or
8. The building or structure is related to landmarks or historic districts and its preservation is essential to the integrity of the landmark or historic district; or
9. The unique location or singular physical characteristics of the building or structure represent an established and familiar feature of a neighborhood; or
10. The building, structure or site has the potential to yield historical or archaeological information.

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 10 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 11 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

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

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

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

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

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

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

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

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 12 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update**REFERENCES**

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

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

City Directory of Grass Valley and Nevada City. Published by C.W. Jenkin Stationer. 1910-1911.

City of Grass Valley Website. Historic District and Design Guidelines: Historic Homes. <https://www.cityofgrassvalley.com/post/historic-district-design-guidelines>. Accessed, April 3, 2025.

Historic Resource Associates. City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. June 2009.

Langley's Pacific Coast Directory. H.G. Langley, San Francisco, California, 1867.

Lopes, Frank Albert. "A History of Grass Valley 1849-1855." M.A. Thesis, California State University Sacramento. 2015.

Morning Union. Newspaper, Grass Valley, California. 1876.

Nevada County Historical Society. 161 Nevada City Highway, Nevada City, California. Accessed April 2025.

Sanborn Fire Insurance Maps. Grass Valley, Nevada County, California. 1891-1948.

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

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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 13 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update**PHOTOGRAPHS**

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 14 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 15 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 16 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 17 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



Photograph 10: View of the attic looking north.

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

Primary # _____

HRI # _____

Trinomial # _____

Page 18 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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



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

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

Primary # _____

HRI # _____

Trinomial # _____

Page 19 of 19*Resource Name or # (Assigned by recorder) 603 West Main Street Barn*Recorded by: Dana E. Supernowicz*Date April 5, 2025☐ Continuation ☒ Update

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

State of California — The Resources Agency
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 #: 604 West Main Street

- P1. Other Identifier:** West Grass Valley/APN 08-331-03
- *P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 604 West Main Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located at the northern terminus of Pleasant Street.
- *P3a. Description:**

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

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

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

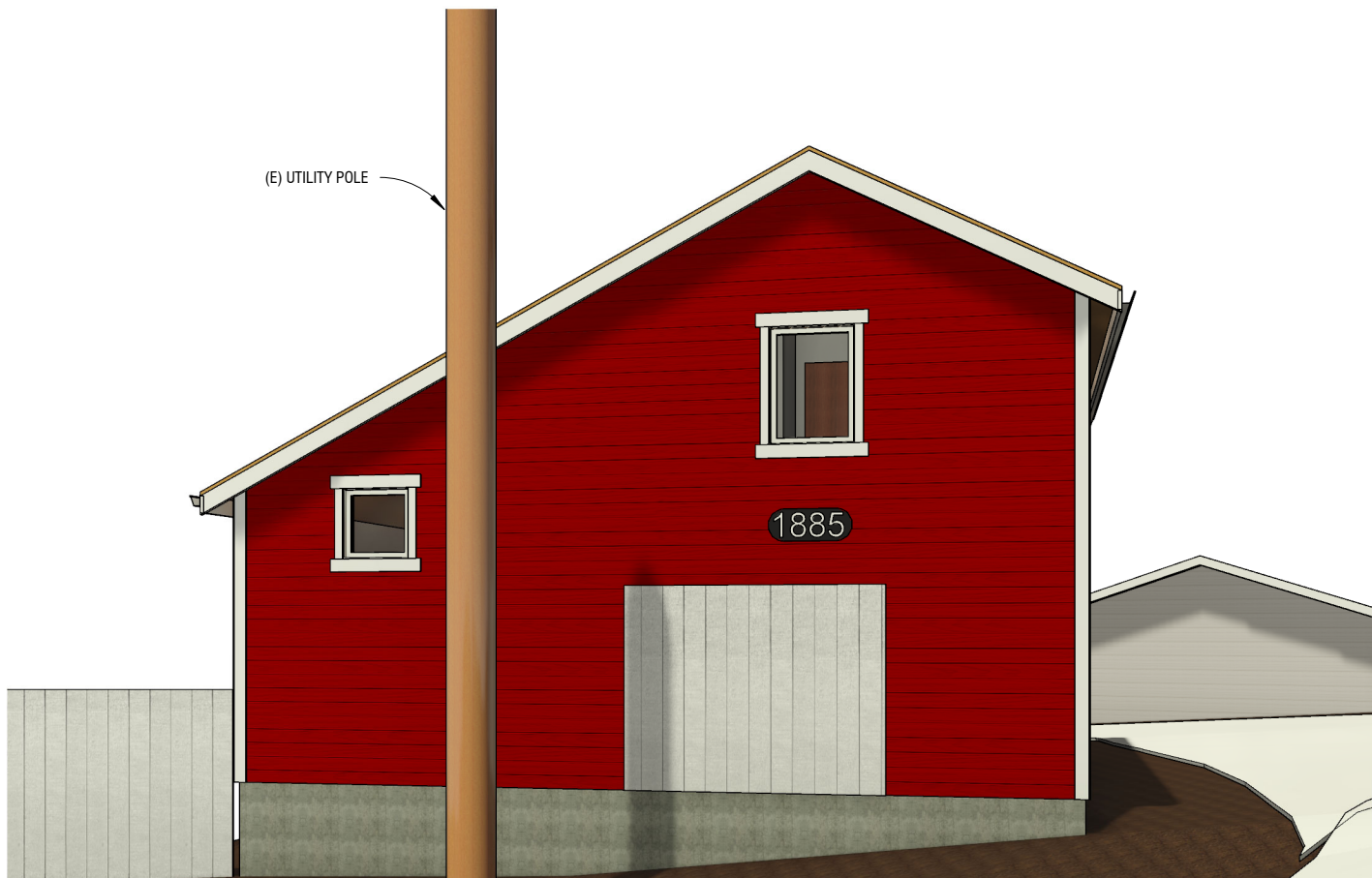


- P5b. Description of Photo:** View looking north at the barn from the end of Pleasant Street.
- *P6. Date Constructed/Age and Sources:** ☒ Historic Circa 1885; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Arthur G. and Helene J. Fellows, 603 West Main Street, Grass Valley, CA 95945.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** June 20, 2009
- *P10. Type of Survey:** ☒ Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

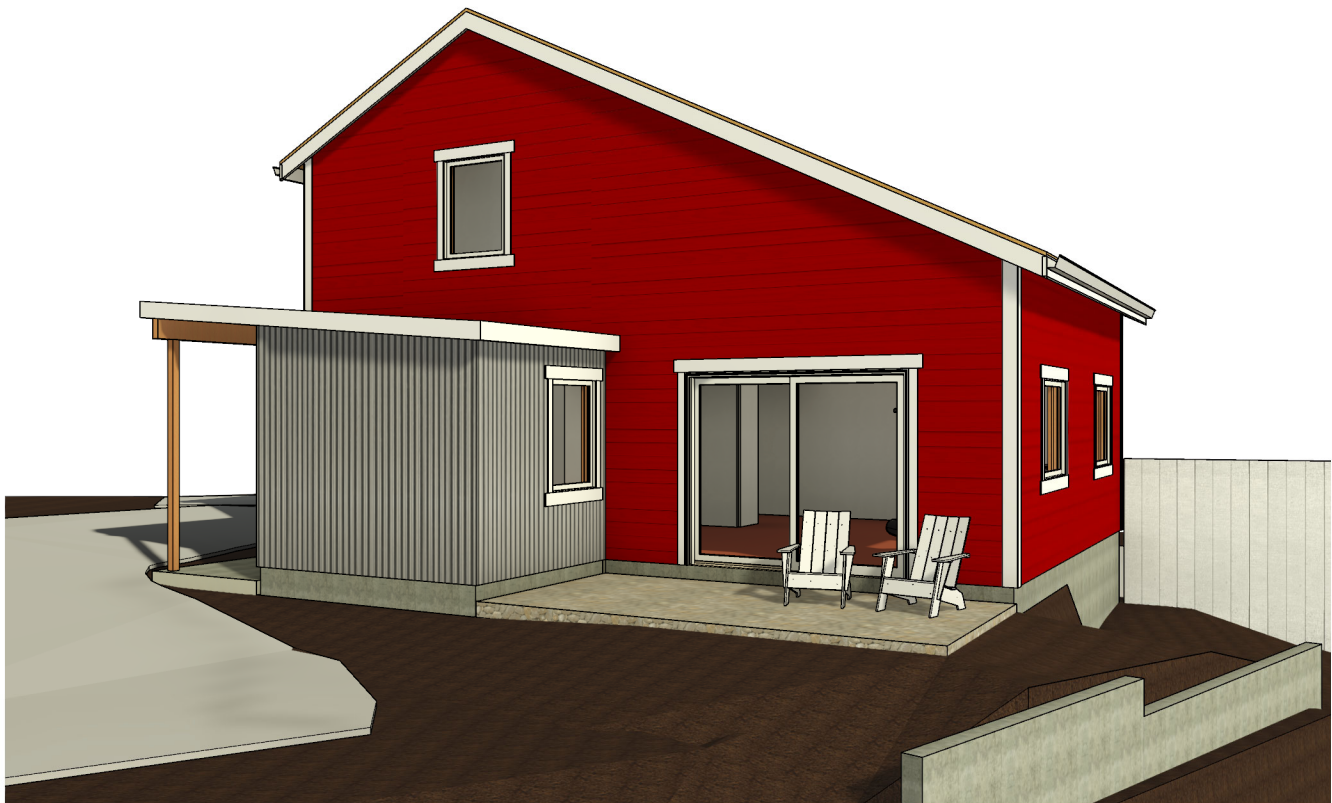
*Attachments: Property Location Map



Item # 1.



VIEW OF SOUTH SIDE OF ADU - FROM PLEASANT STREET



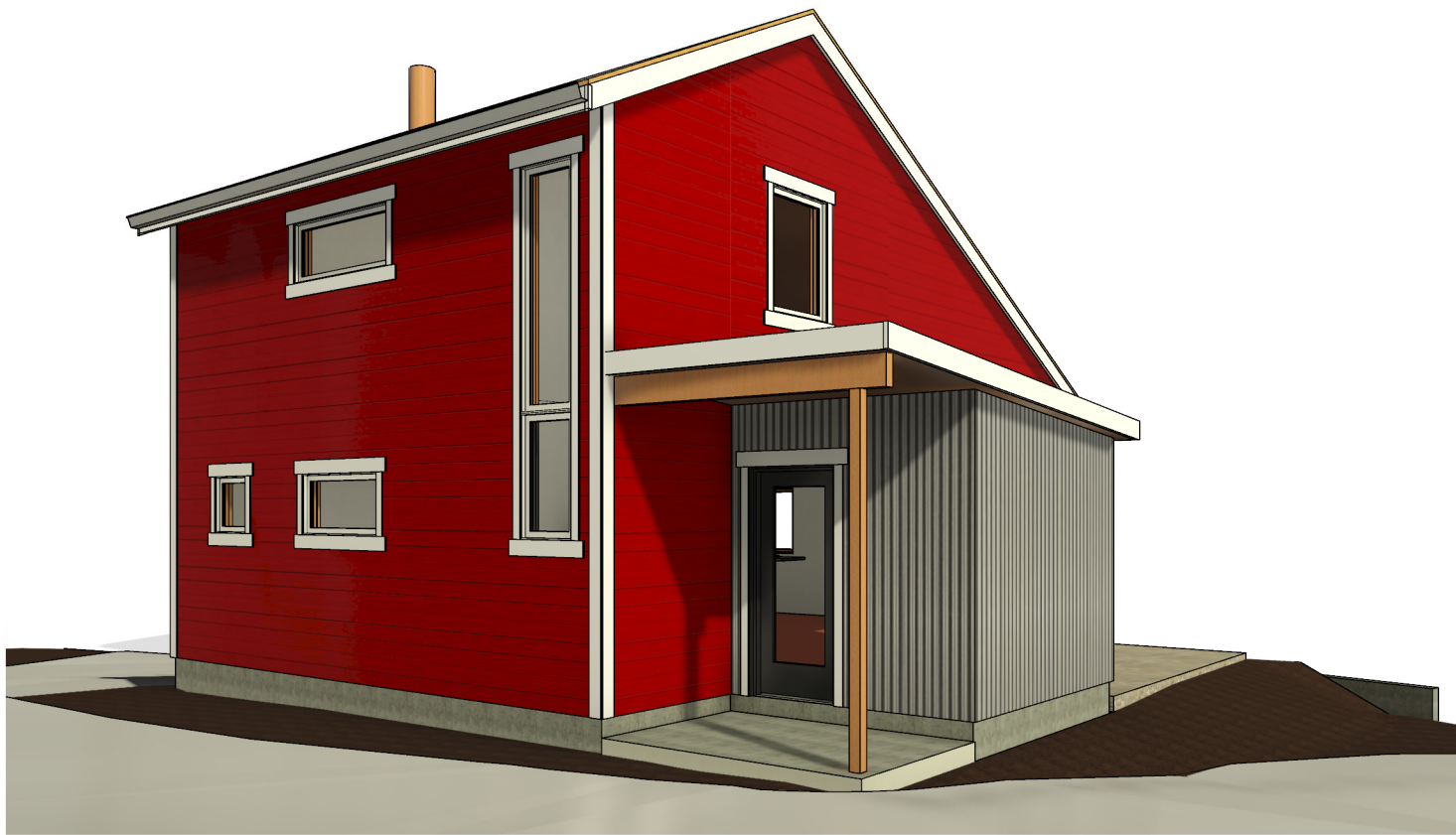
VIEW OF NORTH SIDE OF ADU



ATMOSPHERE DESIGN BUILD
 PO BOX 1344 • NEVADA CITY • CA, 95959
www.atmospheredesignbuild.com
 ph: 530.615.7701

FELLOWS
BARN ADU CONVERSION
 Schematic Design 4/28/25 - REV 2

SD4.1
Exterior Perspectives
 Scale:



VIEW OF EAST SIDE OF ADU - FROM DRIVEWAY



ATMOSPHERE DESIGN BUILD
PO BOX 1344 ● NEVADA CITY ● CA, 95959
www.atmospheredesignbuild.com
ph: 530.615.7701

FELLOWS
BARN ADU CONVERSION

Schematic Design 4/28/25 - REV 2

SD4.2
Exterior Perspectives

Scale:



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
MAY 27, 2025**

Prepared by: Amy Wolfson, City Planner

DATA SUMMARY

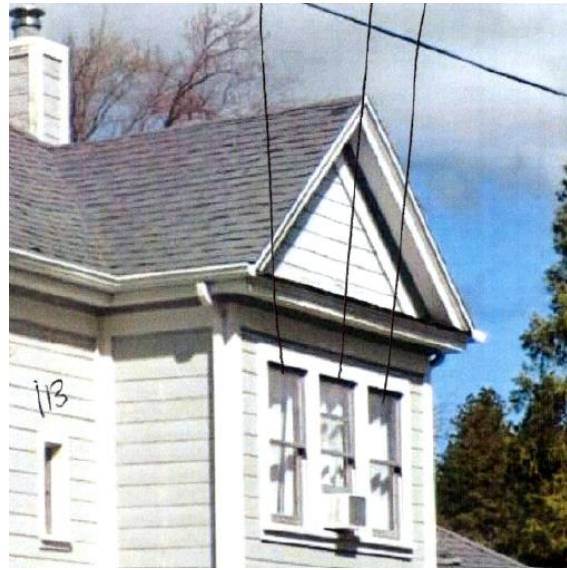
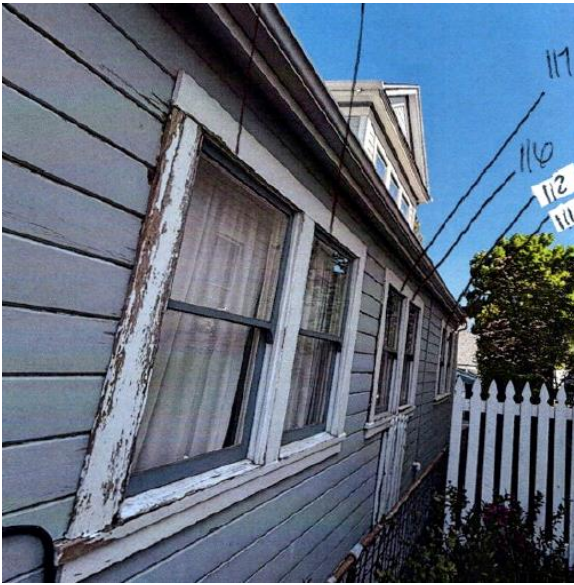
Application Number: 25BLD-0233
Subject: Plan Revision to replace windows on a Priority 2 structure
Location/APNs: 514 West Main St / APN 008-300-040
Applicant: Sacramento Window and Door, LLC . on behalf of Cheryl Noack
Zoning/General Plan: Single Family (R-1)/Urban Low Density (ULD)
Entitlement: Plan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

RECOMMENDATION:

1. That the Development Review Committee approve the proposed exterior modification to the shingled siding as may be modified at the public meeting, and which includes the following actions:
 - a. Determine the project Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the Staff Report;
 - b. Adopt Findings of Fact for approval of the Window Replacement Plan Revision as presented in the Staff Report; and,
 - c. Approve the Window Replacement in accordance with the Conditions of Approval, as presented in this Staff Report.

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

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



Existing windows at 514 West Main Street

PROJECT PROPOSAL:

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

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

Section 17.52.070 of the GVMC establishes that minor projects to historic resources include “exterior modifications or alterations that maintain the historic integrity of the building and that comply with the Guidelines”, while major projects are defined as those that include “exterior modifications that alter the character defining features, such as its shape, elevation, massing, and scale and do not comply with the guidelines.” In this case, the proposed exterior modification is to alter some of the window function from double-hung style to casement-style windows.

Historic Design Guidelines: Section 6.4.2 of the Grass Valley Historic Design Review Guidelines provides guidance for alterations of windows and doors on historic homes, noting that these features “give scale to a home and provide visual interest to the composition of the individual facades.” This section of the guidelines go on to make the following recommendations with respect to windows and the proposed window replacement:

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

- Repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.
- Maintain the historic subdivisions of window lights. Maintain original window and door proportions. Altering the original size and shape is inappropriate. Do not close down an original opening to accommodate a smaller window.

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

Historical Commission: The Grass Valley historical Commission reviewed the proposed window replacement at their regular meeting on May 13, 2025 and recommended that the replacement windows be approved as proposed, with the exception of the casement-style windows, which shall include dividing mullions so that they appear as double-hung. The commission also wanted to clarify that those windows situated in pairs may be either double-hung or casement simulated to look like double hung, as long as each of the pairs are of the same style. Condition no. 2 represents the historical commission's recommendation.

GENERAL PLAN AND ZONING:

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

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

ENVIRONMENTAL DETERMINATION:

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

FINDINGS:

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

2. The Grass Valley Historical Commission reviewed Plan Revision application 25BLD-0233 at their regular meeting on May 13, 2025.
3. The Grass Valley Development Review Committee reviewed Plan Revision application 25BLD-0233 at their regular meeting on May 27th, 2025.
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.

RECOMMENDED CONDITIONS:

1. The final design shall be consistent with Plan Revision application and plans provided by the applicant and approved by the Development Review Committee (25BLD-233). The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
2. The proposed casement-style windows that are in pairs shall be either double-hung in function or may be casement-style function with a simulated divided mullion to mimic the look of double-hung, so long as both windows in each pair are the same.
3. Prior to any work occurring, a building permit shall be obtained from the Community Development Department, Building Division.
4. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.

ATTACHMENTS:

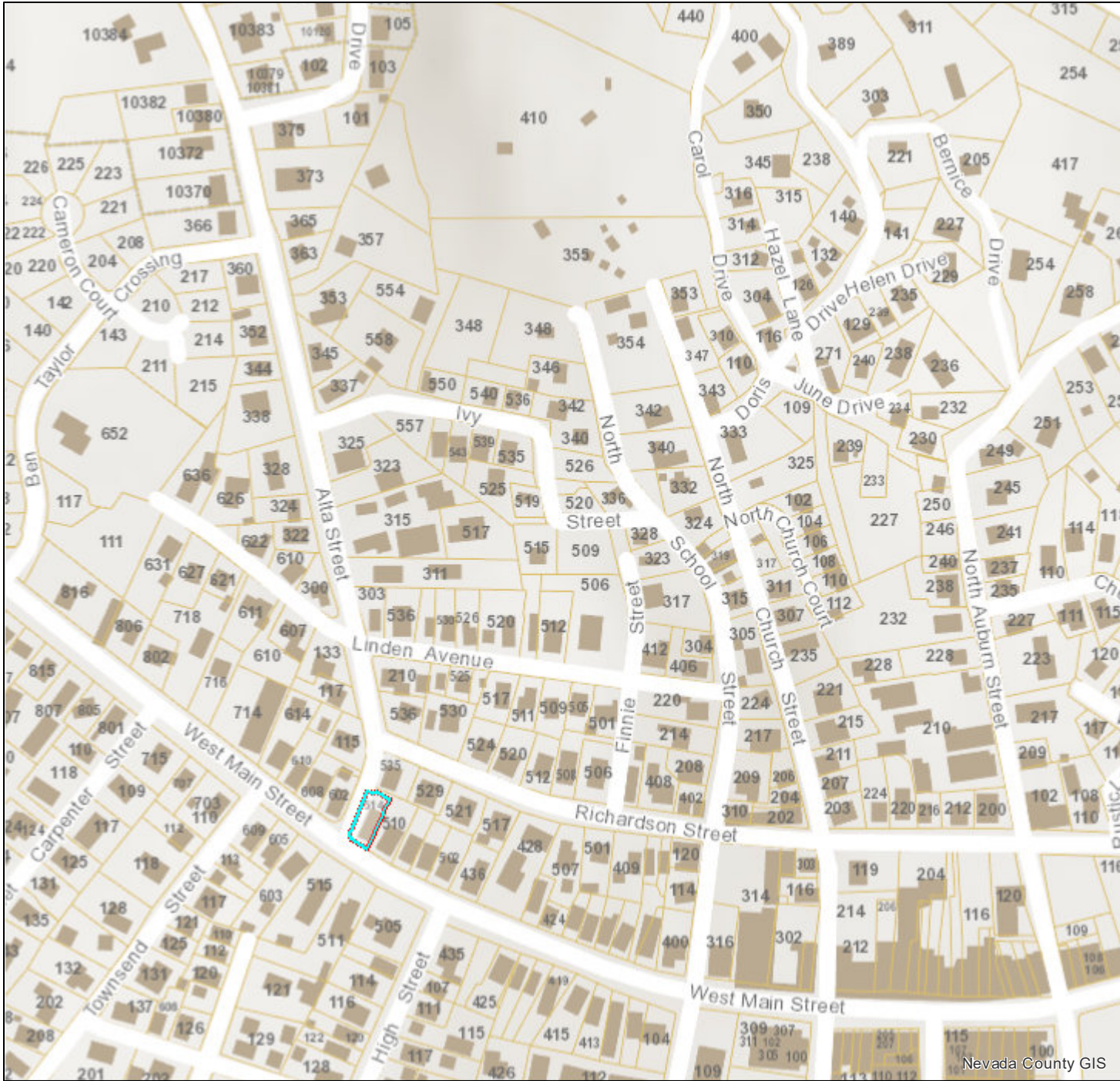
1. Vicinity Map
2. Aerial Map
3. Photos of Existing Windows
4. Floor Plan/Photo key
5. Proposed Window Brochure

514 West Main Street
Historical Residential Window Replacement 25BLD-233
Attachment List

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

514 WMain Vicinity

Item # 2.



Parcel APN:	008-300-040
	514 WEST MAIN STREET
Land Value:	\$75,200.00
Improvement Value:	\$446,500.00
Acreage:	Unknown
Zoning:	R-1 GVCity
General Plan:	ULD GVCity
Fire District:	Grass Valley
Elementary Sch. Dist:	Grass Valley
Water District:	
Nevada Irrigation Dist:	
Public Utility:	
Park District:	
Service Area:	Solid Waste Grass Valley - Csa 32
Snow Load:	46 lbs/sqft
Wind Exposure:	C
Climate Zone:	11
Elevation:	2,519 feet

Overview Map



514 West Main Aerial

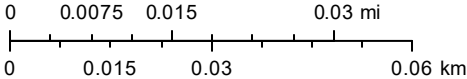
Item # 2.



Parcel APN: 008-300-040
514 WEST MAIN STREET

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

Overview Map





123

122



125

124

104

103

102

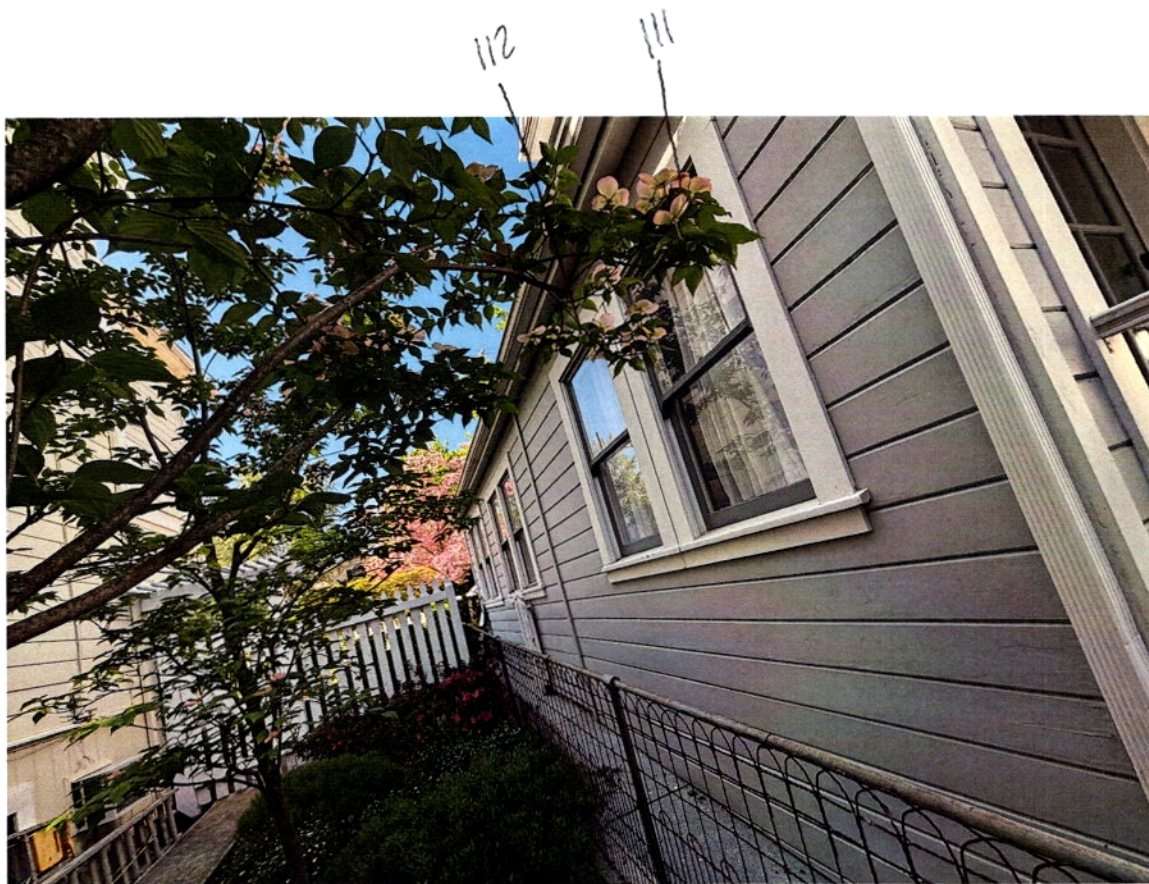


108

107

106

105





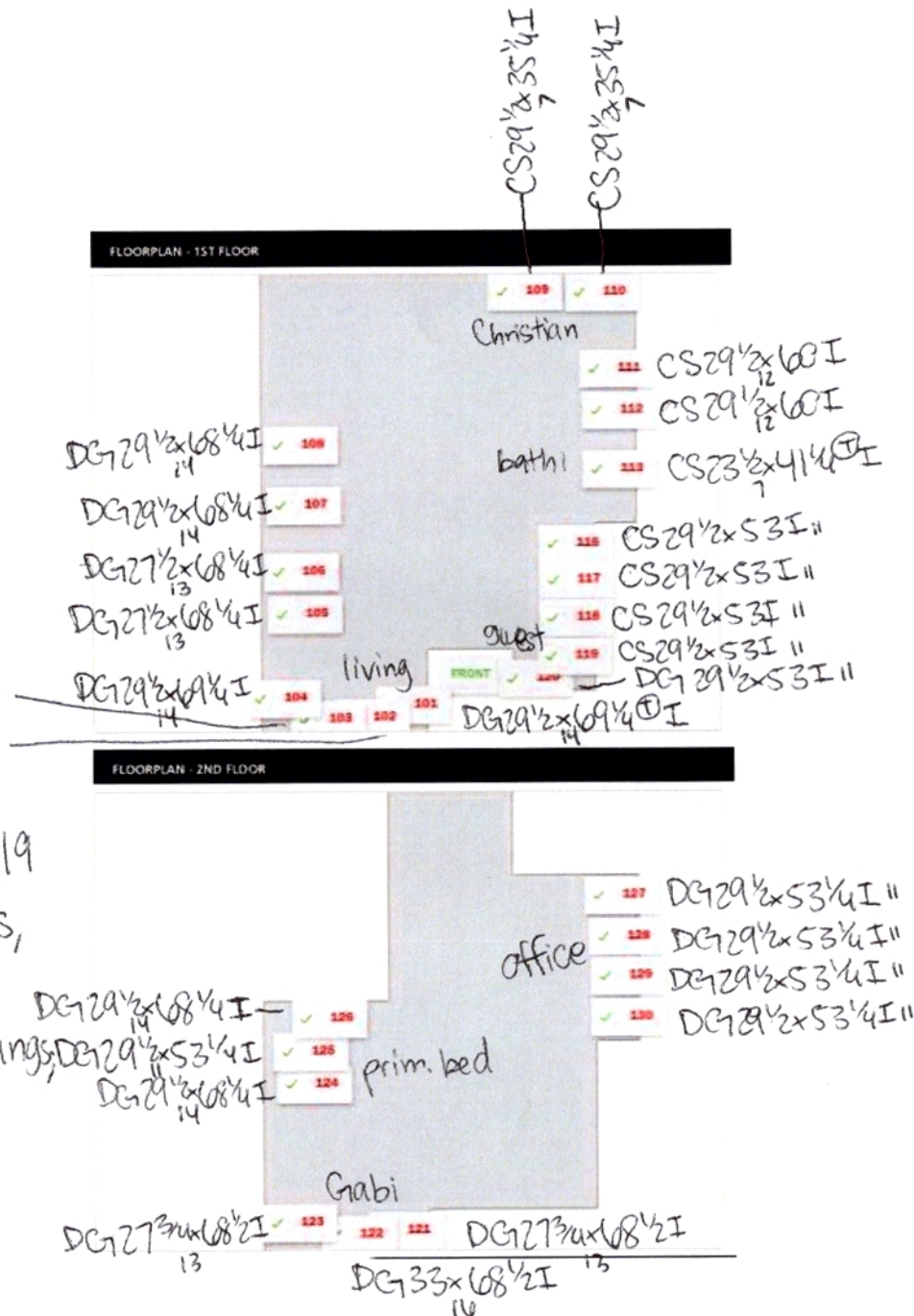
Sacramento Window & Door LLC
 CSLB #1130268
 11320 Trade Center Dr, Ste. H
 Rancho Cordova, CA 95742
 (916) 779-5802

Item # 2.

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

Sq Ft 2109 Yr Blt 1883
 APN# 008300040000
 Job Value \$ 93,807
 Scope of work:

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



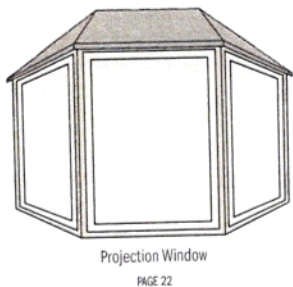
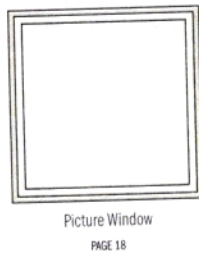
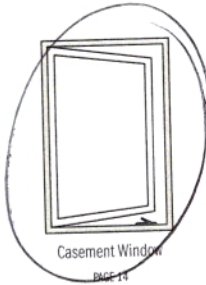
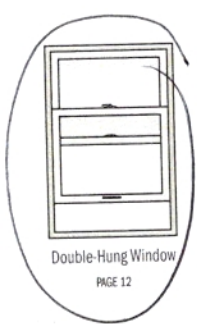
CHOOSING ACCLAIM™ REPLACEMENT WINDOWS IS EASY...

Item # 2.

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

1

Select Window Styles

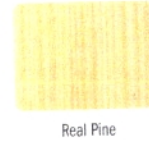


2

Select Colors⁵

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

Interior



Interior/Exterior

White

Canvas

Sandtone



Exterior



ACCLAIM™
REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

DOUBLE-HUNG WINDOWS

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

CONVENIENT

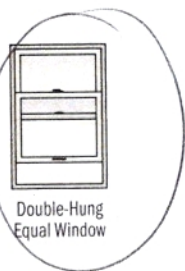
Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.

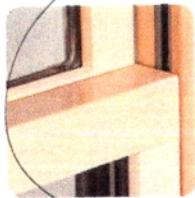


EXPRESS
YOUR
STYLE

Check Rail Options



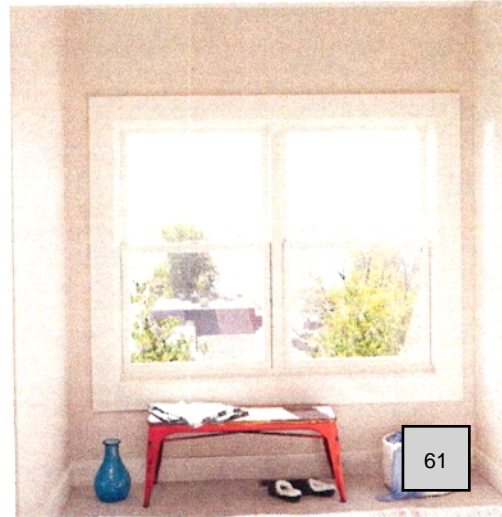
Contemporary



Traditional



Acclaim Double-Hung Windows / White Interior



CASEMENT AND AWNING WINDOWS

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

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside⁶ and can be hinged from the right or left.

SECURE

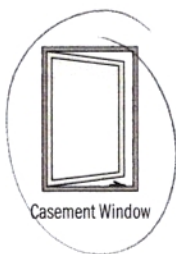
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

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

EFFICIENT

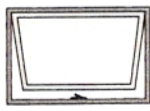
Casement and awning windows are our most energy-efficient ventilating window styles.



Casement Window



Casement Double Window



Awning Window



Combination Window

EXPRESS
YOUR
STYLE



Acclaim Casement and Picture Combination Windows / Oak Interior



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

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

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

Page 1 of 2

*Resource Name or #: 514 West Main Street

- P1. Other Identifier:** West Grass Valley/APN 08-300-40
- *P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Nevada
- *b. USGS 7.5' Quad:** Grass Valley, CA **Date:** revised 1973
- c. Address:** 514 West Main Street **City:** Grass Valley **Zip:** 95945
- d. UTM:** (Give more than one for large and/or linear resources) N/A **Zone:** N/A
- e. Other Locational Data:** The subject property is located on the north side of W. Main Street.
- *P3a. Description:**

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

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

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



- P5b. Description of Photo:** View looking north at the residence.
- *P6. Date Constructed/Age and Sources:** ☒ Historic Built 1895; Sanborn Fire Insurance Maps, Grass Valley, CA.
- *P7. Owner and Address:** Starr Truex, 514 West Main Street, Grass Valley, CA 95945.
- *P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.
- *P9. Date Recorded:** October 5, 2009
- *P10. Type of Survey:** ☒ Architectural
- Describe:** Historical Resources Inventory, Grass Valley 1872 Townsite.
- *P11. Report Citation:** City of Grass Valley Historical Resources Inventory, Grass Valley, Nevada County, California. Prepared for the City of Grass Valley, 125 East Main Street, Grass Valley, CA 95945. Prepared by Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

***Attachments:** Property Location Map

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

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

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 2 of 2

*Resource Name or #: 514 West Main Street



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