



GRASS VALLEY

Historical Commission Meeting

Tuesday, January 13, 2026 at 3:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: info@cityofgrassvalley.com

Web Site: www.cityofgrassvalley.com

AGENDA

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

MEETING NOTICE

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

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

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

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

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) Approval of the November 2025
- [2.](#) Review of the notes from the meeting between Commissioner McAteer and Commissioner Poston in December

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

ANNOUNCEMENTS

STAFF AGENDA ITEMS

- [3.](#) Request for the removal of existing terracotta/adobe tiles at the store entrance and replace with a black and gold penny-tile design (**26PLN-0001**) Location: 126 Mill St / APN: 008-345-014

CEQA: Categorical Exemption, Section 15301, Class 1

Recommendation: 1. That the Historical Commission recommend that the Development Review Committee approve the replacement of the existing terracotta tile at the entrance and replace with the proposed penny-tile design as presented, or as modified at the public meeting, which includes the following actions: a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report; b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and, c. Approve the Minor Development Review Application, requesting the replacement of existing terracotta entry tile with period-appropriate penny-tile as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

COMMISSION AGENDA ITEMS

4. City Council Presentation on Jan 27th
5. Historic Award Presentation on Jan 27th
6. Historical Plaque Production
7. Drafting Commission Members
- [8.](#) History Day-- May 9th
- [9.](#) Draft Type Styles for Banners and photo update
- [10.](#) Walking/Audio Tour outline

11. Lake Olympia

[12.](#) Mills Act Presentation

13. Mark Reilly's walking tour

14. Walking tour dates-- May 9, June 13, July 11, Aug 8 and Sept 12th

ADJOURN

POSTING NOTICE

This is to certify that the above notice of a meeting of a Historical Commission, scheduled for Tuesday, January 13, 2026, at 3:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Friday, January 9, 2026.

Taylor Whittingslow, City Clerk

Grass Valley Historical Commission

Minutes of Tuesday, November 18, 2025

Commissioners Present: Savelli, McAteer, and Poston

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

Approval of the August 12th minutes: Poston moved and Savelli seconded. Unanimously adopted.

Public Comment: Mr. Coulter addressed the mission of the Historical Commission

Discussion portion of the agenda:

1. The Commission agreed to move the nomination of Teresa Poston for the 2025 Historical Legacy Nomination the City Council for recognition.
2. The Commission agreed to recommend to the replacement of a composition shingle roof awning to the three structure on Mill Street was consistent with the historical character.
3. The Commission agreed to move the beginning of their Dec 9th meeting to 2 pm.
4. Comm. Poston is waiting on the cost estimate for the two plaques on the Walsh Mill and Firehouse
5. Comm. McAteer will work with GV staff to finalize the QR code for the Citizen Star area.
6. Comm. McAteer will report back next month on an update of History Day
7. City staff noted the City will be advertising to fill the current vacancy on the Commission.
8. No news news on the Lake Olympia property transfer
9. Comm. McAteer noted that two new filming projects about GV History are underway— one of the murals by the team of Redfern and Murphy and the other a walking tour funded by the Nevada County Arts Council.
10. Comm. McAteer gave a short presentation on the Mills Act with more information to come.
11. Comm. Poston is taking on the project on matching high quality photos for the banner project.

The meeting was adjourned at 4:00 pm

Next scheduled meeting is Tuesday, Dec 9th at 2 pm.

Grass Valley Historical Commission

Notes of Tuesday, December 9, 2025

Commissioners Present: McAteer, and Poston

The meeting started at 2 pm; however, it did not have a quorum, so discussion was only had on informational items.

Public Comment: none

1. Poston continues to work on the photos for the banners and video tour
2. The wording was selected for the blank banners and McAteer will seek a quote on the banners
3. The plaque for the Citizen Star Award was completed and will be placed any the city.
4. McAteer will seek quotes for the 2 historical plaques with an aluminum as the metal.
5. History Day will be discussed in January
6. McAteer will present the Mills Act in January
7. Poston will bring forth Commissioner Reilly work on the walking tour
8. The Commission is seeking two new members
9. McAteer will contact Kiser about a Lake Olympia update.

The meeting was over at 2:20 pm

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



**HISTORICAL COMMISSION
STAFF REPORT
JANUARY 13, 2025**

PROJECT SUMMARY

Application Number: 26PLN-0001

Subject: Request for the removal of existing terracotta/adobe tiles at the store entrance and replace with a black and gold penny-tile design..

Location/APN: 126, Mill St / APN: 008-345-014

Applicant: Amber Jo Manuel (Property Owner)

Zoning/General Plan: Town Core (TC) – Historic Combining District (H) / Commercial (C)

Entitlement: Minor Development Review

Environmental Status: Categorical Exemption, Section 15301, Class 1.

Prepared by: Amy Wolfson, City Planner

RECOMMENDATION:

1. That the Historical Commission recommend that the Development Review Committee approve the replacement of the existing terracotta tile at the entrance and replace with the proposed penny-tile design as presented, or as modified at the public meeting, which includes the following actions:
 - a. Determine the project Categorical Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines, as detailed in the staff report;
 - b. Adopt Findings of Fact for approval of the Minor Development Review as presented in the Staff Report; and,
 - c. Approve the Minor Development Review Application, requesting the replacement of existing terracotta entry tile with period-appropriate penny-tile as presented, or as modified at the public meeting, in accordance with the Conditions of Approval, attached to this Staff Report.

GENERAL PLAN AND ZONING:

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

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

BACKGROUND:

The existing single-story, exposed brick structure was built circa 1860, according to the City of Grass Valley Historical Inventory. Today, the structure is considered to have a Priority 2 Rating in the Grass Valley Historical Inventory. A Priority 2 Rating is defined as a property that, despite some loss of historic fabric, has retained historic integrity and continue to convey period significance, per City of Grass Valley Historic Design Review Guidelines.

PROJECT PROPOSAL:

The applicant requests to replace the existing terracotta tile entryway with a penny-tile in a black and gold design. The applicant suggests this tile as more period appropriate and has provided an example of its use in the Town Core area.

Regulatory Authority: The request to replace the entry tile is considered a Minor Development Review. Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes within the Historic District, may be approved by the Development Review Committee (DRC) with a recommendation by the Historical Commission.

The standards for Storefronts are outlined in the City of Grass Valley Historic Design Guidelines, Section 6.3 – Commercial Storefronts and Public Buildings. There are no specific recommendations for the entryway floor, but the general recommendation for storefronts are as follows

- Recommendation 1: If no evidence exists regarding the design and fabric applied to a particular commercial storefront, adopt a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.
- Recommendation 2: Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate. The design, however, should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building. An alternative storefront design should convey the characteristics of typical storefronts, including the transparent character of the display windows, recessed entries, cornices, friezes, dentils, and other architectural details.

The Historic Design Guidelines do refer to a the IOOF Hall’s “ornate tile entry” as being appropriate for the Historic District.

Per Section 17.72.030 – Development Review Permits, Table 7-2, Development Review Permit Authority, minor façade changes within the Historic District, may be approved by the Development Review Committee (DRC) with a recommendation by the Historical Commission.



Existing tile at 126 Mill



Proposed Tile at 126 Mill



Existing Tile at 124 Mill

ENVIRONMENTAL DETERMINATION:

The proposed project qualifies for a Categorical Exemption pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) and Guidelines. A Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The replacement of the tile entry is considered a repair and/or general maintenance.

FINDINGS:

1. The City received a complete application for Plan Revision 26PLN-0001.
2. The Historical Commission reviewed the Minor Development Review Application 26PLN-0001 at their regular meeting on _____ and provided a recommendation to approve the application as-is, with no modifications.
3. The Development Review Committee reviewed the Minor Development Review Application 26PLN-0001 at their regular meeting on _____ and provided a recommendation to approve the application, or as modified during the hearing.
4. This project is consistent with City’s General Plan.
5. The project is consistent with the applicable sections and development standards in the Development Code.
6. The project complies with the City of Grass Valley Historic Design Review Guidelines.

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

RECOMMENDED CONDITIONS:

1. The approval date for Development Review Committee review of the proposed application is _____, with an effective date of _____, pursuant to Section 17.74.020 GVMC. This project is approved for a period of one year and shall expire on _____, unless the project has been effectuated or the applicant requests a time extension that is approved by the Development Review Committee pursuant to the Development Code.
2. The final design shall be consistent with the Development Review application, plans provided by the applicant, or as modified at time of hearing. The project is approved subject to plans on file with the Community Development Department. The Community Development Director may approve minor changes as determined appropriate.
3. The applicant agrees to defend, indemnify, and hold harmless the City of Grass Valley in any action or proceeding brought against the City of Grass Valley to void or annul this discretionary land use approval.
4. Prior to any work occurring, building permits shall be obtained from the Community Development Department, Building Division.
5. If work will take place within the City Right-of-Way, an encroachment permit will be required for work being done in the City right of way.

ATTACHMENTS:

1. Aerial Map
2. Vicinity Map
3. Universal /Development Review Application
4. Section 6.3 – Commercial Storefronts

**Storefront Entry Tile Development Review, 126 Mill Street
26PLN-0001**

Attachment List

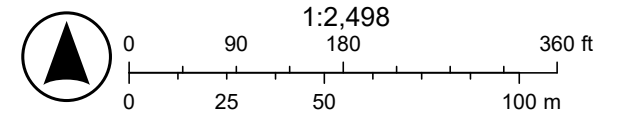
1. Aerial Map
2. Vicinity Map
3. Universal /Development Review Application
4. Applicant Pictures
5. Section 6.3 – Commercial Storefronts

126 Mill St. Aerial

Item # 3.

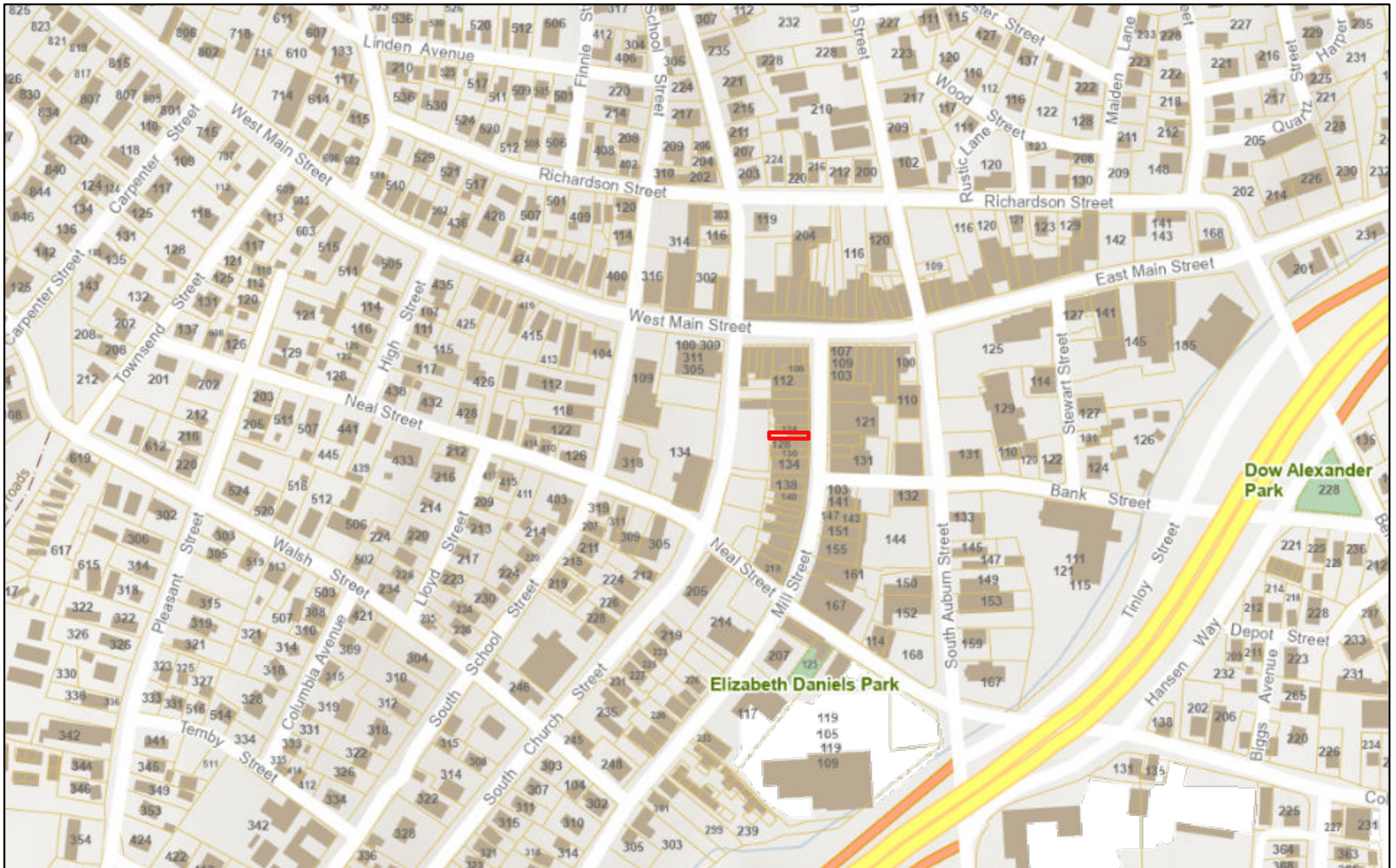


1/8/2026, 1:41:08 PM

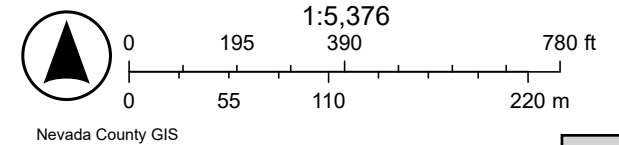


126 Mill St. Vicinity

Item # 3.



1/8/2026, 1:43:40 PM



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

DEVELOPMENT REVIEW



SUPPLEMENTAL APPLICATION INFORMATION

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

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

I. Project Characteristics:

A. Describe all existing buildings and uses of the property: 126 Mill Street is a historic building with brick walls and wood floors. It is our intent to restore its historical heritage by replacing the representation of our area with classic vintage penny tile in the approximate 3ft x 4ft tile

B. Describe surrounding land uses:

North: n/a

South: n/a

East: n/a

West: n/a

C. Describe existing public or private utilities on the property: _____

n/a

D. Proposed building size (if multiple stories, list the square footage for each floor): _____

n/a

E. Proposed building height (measured from average finished grade to highest point): _____

n/a

F. Proposed building site plan:

(1)	Building coverage	_____	Sq. Ft.	_____	% of site
(2)	Surfaced area	<u>7</u>	Sq. Ft.	_____	% of site
(3)	Landscaped area	_____	Sq. Ft.	_____	% of site
(4)	Left in open space	_____	Sq. Ft.	_____	% of site
	Total	<u>7</u>	Sq. Ft.	_____	100 %

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

H. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project. n/a

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. n/a

I. Total number of parking spaces required (per Development Code): n/a

J. Total number of parking spaces provided: n/a

K. Will the project generate new sources of noise or expose the project to adjacent noise sources? No

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

M. Will the project generate new sources of dust, smoke, odors, or fumes? If so, please explain. There may be some dust when replacing the small section of tile.

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

A. Type of use:

Sales Retail Wine Shop Processing Storage
Manufacturing Other

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

Square feet/acres Percentage of site

C. Describe the proposed outdoor use: n/a

SITE PLAN REQUIREMENTS DEVELOPMENT REVIEW CHECKLIST

The following list includes all the items you must submit for a complete application. Some specific types of information may not apply to your project and, as noted, some items are not normally required. If you are not sure, ask Planning Division Staff. Planning Staff will use a copy of this list to check your application for completeness after it is submitted. If your application is not complete, a copy of the list will be returned to you marked according to the legend.

A. Application Checklist:

- ☒ One completed copy of Universal Application form.
- ☒ One completed copy of the Environmental Review Checklist (if applicable).
- ☐ Preliminary Title Report dated no later than 6 months prior to the application filing date.
- ☒ The appropriate non-refundable filing fee.

B. Site Plan

- ☐ One electronic copy of Plan Sets which includes the following information:
 - ☐ Neighborhood Site Plan showing surrounding development improvements and natural features within 200 feet of the project site.
 - ☐ Project Site Plan drawn to scale and indicating:
 - ☐ Dimensioned property lines, north arrow, and any easements on the site
 - ☐ Points of access, vehicular circulation, location and dimension of parking areas and spaces
 - ☐ Location and any existing structures (specifying building setbacks), including the location and use of the nearest structures on adjacent property, and an indication of structures to be removed
 - ☐ Location of any existing or proposed utilities such as water, wastewater and storm drainage
 - ☐ Location of any proposed structures and uses (including building setbacks)
 - ☐ Open space and buffer areas
 - ☐ Walkways, bicycle facilities (bike lanes, parking racks, etc), and ADA compliance facilities on the project site and providing connections to existing off site facilities
 - ☐ Pedestrian and bicycle connections to adjacent development (pursuant to the City's Community Design Guidelines)
 - ☐ Mailbox locations and trash enclosures
 - ☐ Other site features such as outdoor seating areas
 - ☐ Preliminary Grading and Drainage Plan showing:
 - ☐ Existing and proposed contours using City datum (cut and fill slopes)

- ☐ Existing drainage characteristics of the site and a proposed preliminary drainage improvements (including drop inlets, detention basins, etc).
- ☐ Creek flow lines and flow directions
- ☐ Retaining wall locations, materials, and heights.
- ☐ Locations of existing trees (over 8" in trunk diameter at breast height) and their status (species and to be removed or retained as part of the development (including preservation measures, such as fencing, pavers blocks, etc)
- ☐ Rock outcroppings and other major natural site features
- ☐ Location and construction of temporary and permanent erosion and sedimentation control measures

- ☐ Architectural Plans, including elevations of all sides of the building indicating the form and exterior treatment, overall height, roof materials, proposed exterior mechanical equipment, building lighting, building materials and colors.

- ☐ Conceptual Landscape Plans indicating general locations of landscaping improvements, including locations of retained trees, newly planted trees, landscape buffers and berms, retaining and/or garden walls and any hardscape areas.

- ☐ Cross sections: (If the project site has an average cross slope of greater than ten (10) percent). Two or more sectional views of the project, approximately through the middle and at right angles to each other, showing existing and proposed grades and relationship of buildings, parking and landscaping at maturity, including major features and structures on adjacent properties at the most severe grades at two foot intervals.

- ☐ Exterior Lighting Plan including locations of all light standards and placement of building lighting. This plan shall include power rating details, heights, shielding design and cut sheets lighting designs. Include a photo-metric lighting plan, overlaid onto the project site plan, showing lighting levels across the entire site and at property lines.

- ☐ Schematic Floor Plan showing interior building layouts, rooms or use areas, square footages of bedrooms, entrances and relationship to exterior use areas.

- ☐ Signs: Note if to be submitted under separate permit or include general locations of contemplated signage on building or grounds should be included. Additional details, such as sign construction and materials should also be included, if available. If a major feature of the project involves signage, then the following additional information should be included in the package:
 - ☐ Dimensions and square footage of all signs.
 - ☐ Dimensions and square footage of building walls on which signs are located.
 - ☐ Means of lighting.
 - ☐ Heights of all signs.
 - ☐ Message that will appear on each sign.
 - ☐ Description of materials and colors for letters and background.
 - ☐ A scaled drawing of each sign showing typeface and design details.

- ☐ Color Architectural Elevations: One copy reduced to 8 1/2" x 11" colored architectural elevations.

- ☐ Reduced Site Plan and Architectural Elevations: One copy each reduced 8 ½" x 11".
- ☐ Materials Sample Board with colors and textures of exterior architectural materials securely mounted on a maximum 8 ½" x 14" size illustration or poster board.

C. Optional Items

- ☒ Site Photographs of the project site, including neighboring development and including a key map of where each photo has been taken.
- ☐ Perspective rendering as required by staff, the Development Review Committee, or the Planning Commission.
- ☐ Photo Articulation of proposed physical improvements overlaid onto photos of site.
- ☐ Scaled Model upon request of the Development Review Committee or Planning Commission.



DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
**PUBLIC NOTICE OF APPLICATION
TO SELL ALCOHOLIC BEVERAGES**

APPLICANT **NEW WEST WINE COMPANY LLC**
TYPE OF LICENSE **42-ON-SALE BEER AND WINE - PUBLIC PREMISE**
BUSINESS NAME **NEW WEST WINE CO**
ADDRESS OF PREMISES **1216 MILL ST, GRASS VALLEY, CA 95945**
APPLICANT HAS FILED FOR: **PREMISES TO BE TRANSFERRED**

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 2017 LEHMAN BLVD, SUITE 100, SACRAMENTO 95811, WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT:

SACRAMENTO O&B C OFFICE:
2000 DEL PASO RD, STE 100
SACRAMENTO, CA 95834
TEL: 916-415-6000

WARNING
Do not serve alcohol to minors. Selling alcoholic beverages to minors is a criminal offense. Do not serve alcohol to anyone who is visibly intoxicated. Do not allow anyone to drink and drive. Do not allow anyone to use a vehicle while under the influence of alcohol. Do not allow anyone to use a vehicle while under the influence of alcohol.

PREMISES ARE **NOT NOW** LICENSED TO SELL ALCOHOLIC BEVERAGES.

**GOURMET
SALTS & SPICES**

Store Hours



ELEVATE
ATHLEISURE

Hours of Operation:
11 am-6pm

1
2
4

HARTUNG
& SON



6.3 COMMERCIAL STOREFRONTS AND PUBLIC BUILDINGS

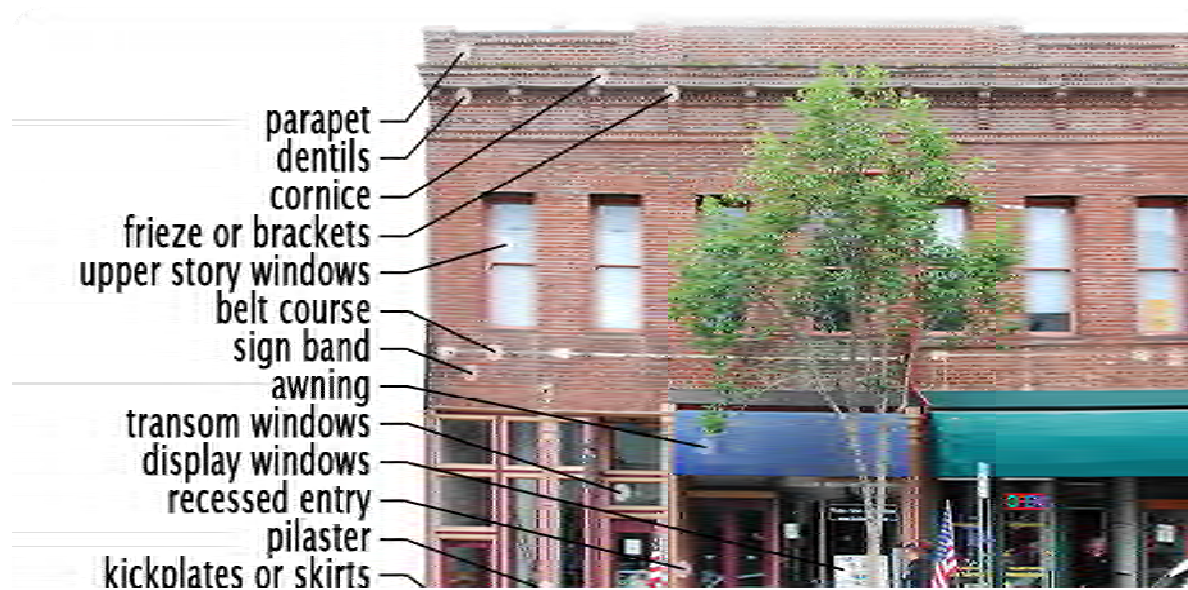
Commercial buildings typically have a clearly defined primary entrance and large display windows that visually portray the goods or services being offered by the merchant. The scale and symmetry of window arrangements found on commercial storefronts helps create visual continuity on the streetscape. Public buildings also share common features that are identifiable in form and function. A good example is the Carnegie Library (Royce Library) located on Mill Street in downtown Grass Valley.



Typical Architectural Details for a Public Building (Grass Valley Carnegie Library)

While Grass Valley's public buildings are much fewer in numbers, those that still exist convey some of the city's most important architectural designs, such as the Grass Valley Carnegie Library depicted in the photograph above.

The majority of Grass Valley's downtown commercial storefronts have undergone some degree of alteration since their original construction. Storefronts exhibit architectural details that reflect Gold Rush Era design elements through the 1940s, with alterations dating to the last two decades.



Architectural detail for a typical brick masonry commercial building



Row of circa 1850s-1860s storefronts with parapets or false fronts facing W. Main Street

All historic commercial storefront and public building architectural components should be maintained and preserved if practical. The main goal is to preserve the historic character of a storefront, when it is intact. If a storefront is altered, restoring it to its original design is encouraged.

Large plate glass display windows, set in wood or metal frames, are typically supported on a bulkhead, with a kick plate or skirt below. In many cases clerestory windows or transoms have been set above the primary display windows. The shape of the windows and the framing of the windows, as well as window dressing, are an essential part of the building's historic fabric.

Historic photographs are an important tool in discerning the original fabric and design of historic storefronts, such as those on Mill and Main Streets. Original fabric is often covered or concealed by later additions.



Rehabilitated commercial storefront facing E. Main Street.



Storefront recessed entrances of various ages facing W. Main and Mill Street



Architectural detail of Grass Valley commercial storefronts: (Top left) Below grade entrance; (Top right) Below grade window detail (Middle left) Ornate tile entry IOOF Hall; (Middle center) Iron pilaster manufactured by Taylor Bros. Machine Works, Grass Valley (Middle right) Cast iron frieze made by Taylor Bros at the base of a pilaster; and (Bottom center) Restored Art Deco Del Oro theater entrance and ticket booth.

Recommendations:

- (1) If no evidence exists regarding the design and fabric applied to a particular commercial storefront, adopt a compatible design borrowed from storefronts of a similar age. If a storefront is altered, restoring it to the original design is preferred.
- (2) Where an original storefront is missing, and no evidence of its character exists, an alternative design is appropriate. The design, however, should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building. An alternative storefront design should convey the characteristics of typical storefronts, including the transparent character of the display windows, recessed entries, cornices, friezes, dentils, and other architectural details.

6.3.1 Recessed Entries



Many primary entrances to commercial and public buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. The repetition of recessed entries also provides a rhythm of shadows along the streetscape, which helps establish a sense of scale and symmetry to the facades.

Deeply recessed entry on the Union Building on Mill Street. Note the curved glass display windows.

Entrance doors were also traditionally topped with transom or clerestory windows that provide light and extend the vertical emphasis of these openings.



Row of circa 1850s-1860s commercial storefronts with varying recessed entries facing E. Main Street.



Pair of circa 1850s commercial storefronts with altered door entrances.

In some cases the historic door was not recessed. While retaining this position is preferred, it may be necessary to relocate the door to an inset position in order to comply with building codes.

Recommendations:

Maintain recessed entryways. Avoid adding a door or facade that is flush with the sidewalk, especially those that swing outward. Restore an historic recessed entry if it has been altered.

6.3.2 Verandas and Awnings

Historically, verandas and awnings are character defining features in downtown Grass Valley. Originally, most verandas in Grass Valley were wood and later sheathed with corrugated metal roofs.



Today, Grass Valley has three predominant types of verandas or awnings: a free-hanging style that is flat or slightly sloped; a free-hanging but flat design; and a style supported by steel columns. Most of the existing verandas in Grass Valley have metal roofs, while those that have been replaced are often replaced with awnings of various shapes.

The original height of most Grass Valley verandas was just below the second-story row of windows, and above the first story clerestory or transom windows. Generally the clerestory or transom windows were visible from the street because of the elevation in which they were secured to the outer wall, mainly by "L-shaped" brackets or hooks.



Row of circa 1890s wood and metal roof, and steel column verandas along the west side of Mill Street.

Recommendations:

(1) Original verandas should be preserved intact. Both a metal-roof or cloth awning is appropriate in many historic style buildings in Grass Valley, supported by wood or steel columns. If an awning or veranda is altered, consider restoring it to the original design. Historic photographs of Grass Valley should be used when determining the original character of awning designs and placement. If evidence of the original design is missing, use a simplified interpretation of similar canopies.

(2) Where an original awning is missing, reconstruct it to match the original design. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's original design. Where an original awning or veranda is missing, and no evidence of its character exists, an alternative design may be appropriate. An alternative veranda or awning design should continue to convey the characteristics of typical verandas or awnings seen on buildings in the area. The veranda or awning should reflect the scale and dimensions of the facade width.

6.3.3 Cornices

Cornices are projecting ornamental moldings at the upper portion of a building wall or storefront. They are most apparent on late 19th and early 20th century commercial structures in Grass Valley, such as the Union Building, displayed in the photograph to the right.



Mid-20th century commercial and public buildings were, as a rule, less ornamented. In either case, the character of the cornice is an important feature that should be preserved. Preserve the original cornice, otherwise, reconstruct a missing cornice when historic evidence is available.

Recommendations:

- (1) Replacement elements should match the original details, especially in overall size and profile. Use historic photographs to determine design details of the original cornice. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing. Appropriate materials include stone, brick and stamped metal and fiberglass.
- (2) Reconstruct a missing cornice when historic evidence is available. When a building is missing its cornice, consider reconstruction or replacement with a new design. A simplified interpretation may be considered for a replacement cornice if evidence of the original is missing.

6.3.4 Windows and Doors

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



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



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



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



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

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



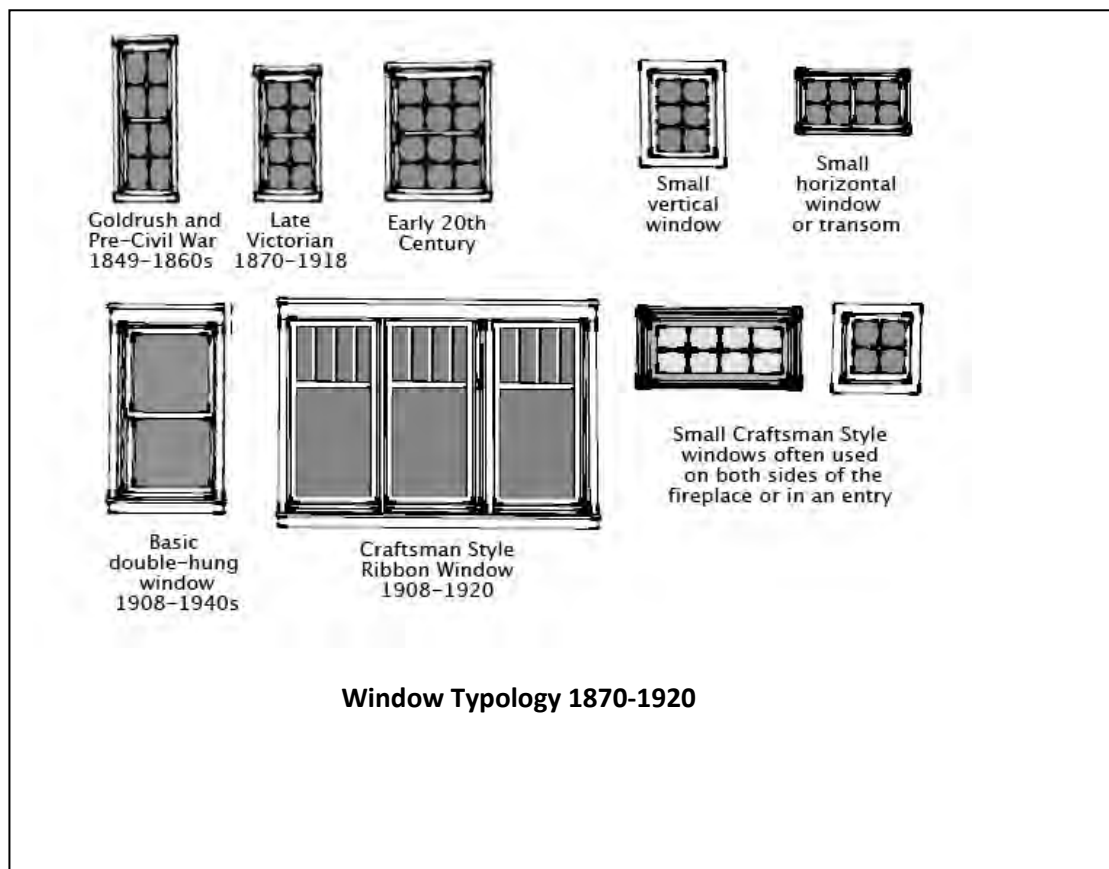
Note the second-story double-hung wood windows and arched brick lintels above each window along with flanking shutters. The only distraction is the addition of exterior mounted air conditioning units.



Commercial window detail Grass Valley

Typical wood-sash, double-hung window components:

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

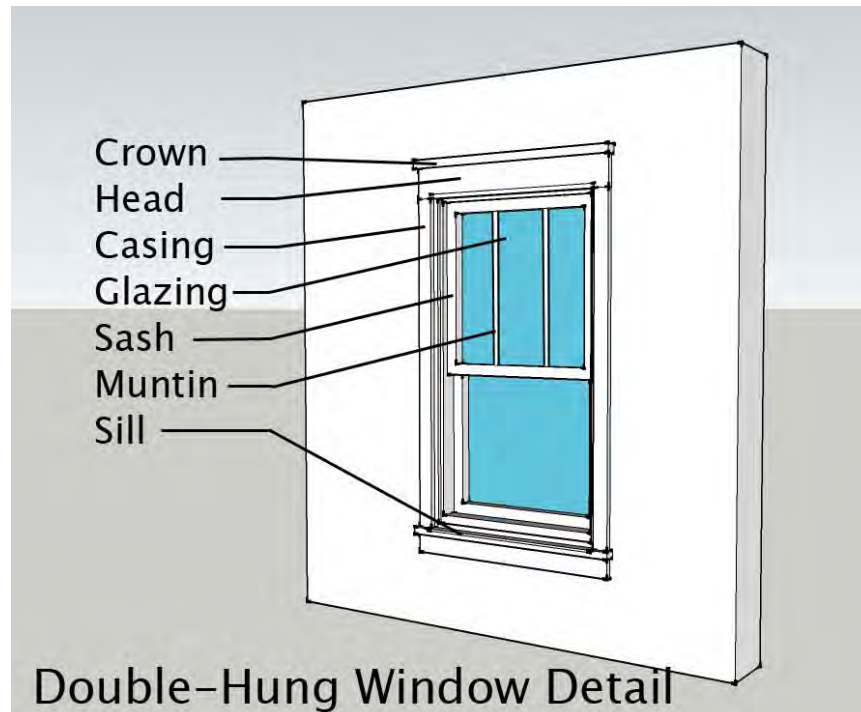




Use of a repeating ribbon type window in a Grass Valley school building.



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



Recommendations:

(1) It is essential to repair frames and sash by patching, splicing or reinforcing. Avoid the removal of historic windows and sash. If replacement is necessary, replace with a similar design, to match the original. Avoid changing the position of historic openings.

(2) Windows and doors on the fronts of ancillary buildings should be preserved as well. Avoid creating an additional opening or removing existing ones on facades that are visible from the street.

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

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

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

6.3.5 Signs

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

made to represent a specialized business, such as a clock for a watch sales and repair shop, a shoe for a cobbler, and a mortise and pestle for a drug store.

Historically signs were mounted on the exterior walls of commercial buildings using cleats or brackets made of metal. Signs were also adhered to buildings from chains or ropes. Some signs were affixed into the wall of the building itself in inset friezes identifying its owner or perhaps affiliation with a fraternal lodge. In other examples, signs were set into the sidewalk in tile mosaic, as was often the case with lodge buildings.

Today, the commercial signs of Grass Valley consist of pole mounted, exterior masonry or wood painted, applied metal, wood, or composite signs, hanging signs, and wall murals or artwork signs.



Decorative applied sign on the exterior facade of a commercial building.



Boldly lettered and attractive exterior wall sign for the "Old Post Office Building."



Another form of sign is the free-form design generally made of metal or a similar product and affixed to the exterior walls of buildings, generally by brackets set into the masonry wall itself, as is the case with the vintage sign for the "Everhart Hotel Apartments." While this Everhart Hotel sign likely dates from the 1920s, it is part of the city's historical context and an important visual feature in the historic downtown.

A common sign in the commercial downtown are those adhered to the display windows or doors of buildings, such as the "logo" style indiscreet window sign for "Mill Street Clothing Company." Note how the light lettering and black background blend with the historic glazed yellow and black tile along the skirt below the window.



Another form of sign is the hanging wood or composite material sign, as depicted in the photograph below, taken along Mill Street. Note the scale of each of the signs, consistency in height, and wide variety of designs and colors. Most of these veranda hung signs are easily viewed from both the street and along the sidewalks bordering the shops.



Signs can also be found in mix-use historic neighborhoods, as is the case with the elegant and well-proportioned hanging sign for the "A Victorian Rose" Bed & Breakfast.

Signs applied or free-standing in the interior of merchant's shops are also common. The signs should not overwhelm the window display and the colors and designs should be sympathetic to the other signs in the area, as is the case of the welcome sign for Grass Valley in the window display of a downtown merchant.



Murals, although not common in Grass Valley, if done correctly, can enhance a building's otherwise austere facade.



Recommendations:

- (1) Review Grass Valley's Historic Commercial Downtown Design Guidelines for consistency.
- (2) Wall murals and artwork of non-commercial nature shall be sympathetic to the historic context and character of Grass Valley. Murals should not become a predominating visual elements of the streetscape and should have limited use on primary facades of historic buildings.

6.4 RESIDENTIAL BUILDINGS AND STRUCTURES

Residential buildings and structures predominate most of the Historic 1872 Grass Valley Townsite. Unlike commercial and public buildings in Grass Valley, residential homes were generally constructed of wood, balloon or stick-framed, with a handful of residences built of brick, stone, and rammed-earth. The earliest residential homes had simple rectangular massing, some having modest additions that formed "L" shapes. By the late 19th century, residential homes became more complex with asymmetric fenestration, additional ornamentation.

The scale of residential homes is essential to their identification, as are the architectural details that make the home more interesting and costly to build. Unlike commercial storefronts, residential homes are almost always detached, sited further from the street, and fully landscaped. The majority of Grass Valley's residential homes and structures have undergone some degree of alteration since they were first constructed. If the alterations, such as additions, were carried out during the property's period of significance, the alteration may have become "historic" in its own right.



Architectural detail of a Craftsman residence

Celebrating America's 250th Birthday

**Grass Valley's Historical Commission and the
Nevada County Landmarks Commission and the
Nevada County Superintendent of Schools**

Present

History Day In Nevada County

Saturday, May 9th from 10 am to 4 pm

Visit the Following Site and Participate in Scheduled Tours at:

Miner's Foundry	Nisenan Gallery
Grass Valley Elks Lodge	Nevada Theatre
Grass Valley Odd Fellows Hall	Narrow Gauge Railroad Museum
St. Joseph's Cultural Center	Firehouse #1— Nevada City
Emmanuel Episcopal Church	Northstar Powerhouse Museum

10 am and 3 pm—Free One Hour Walking Tours of downtown Grass Valley
(Meet at the Stamp Mill— corner of Main and So. Auburn)

11:30 am and 1:00 pm— Free One Hour Walking Tours of Nevada City
(Meet at the Miners Foundry- 325 Springs St.)

Empire Mine State Park is open for History Day
10 to 5 pm \$5 Admission Charge

Malakoff State Park is open for History Day
10 am to 4 pm

South Yuba River State Park (Bridgeport) is open for History Day

New Times Roman

Helvetica

Palatino

Calibri

New Times Roman

Helvetica

Palatino

Calibri

New Times Roman

Helvetica

Palatino

Calibri

Grass Valley Smartphone-enabled Walking Tour – Tour Structure

1. Introduction at Main and Auburn Streets
 2. The colorful history of hotels in GV
 3. Supplying the miners/retail gems
 4. The Union
 5. From opera to the movies – Entertaining GV
 6. The pasty
 7. The Carnegie library
 8. Women of the West
 9. Temperance union/churches
 10. Center for the Arts
- Add-On: Heritage Homes Walking Tour

DETAIL

Stop #1 Introduction (Main and Auburn)

1. Crossroads - Old sign of Grass Valley
2. Why they called it Grass Valley
3. Maidu...before
4. Chinatown – lowest point in the valley (flooding)
5. Corden Park gold discovery
6. Mining days: The Stamp Mill and Pelton Wheel
7. The “noise” -- difference between Grass Valley and Nevada City. One day of peace per year for the miners’ picnic
8. Big mines of the area: Empire, Northstar, and Idaho Maryland
9. Texas Tommy and the Washington Brewery – Prohibition

10. In 1854, the Union Hotel was built on the South corner but was destroyed by fire in 1855. More on hotels in the next stop

Stop #2 - The colorful history of hotels in GV (Holbrooke)

1. Holbrooke Hotel
 1. Original destroyed by fire; current building is from 1862
 2. Expansion
 3. Iron doors and tunnels underneath
 4. Famous guests: Presidents Grant, Harrison, Cleveland, and Garfield
 5. Mine shafts below your feet
 6. Recent renovation
2. Temby, then the Brett Harte Inn (Harte highest paid author in America)
 1. Herbert Hoover during the depression
3. The Wisconsin (Fillmore) and the great fire of 1855
4. The hotel experience in the 1800s
5. Hotel de France and an old Sears outlet

Stop #3 – Supplying the mines/retail gems (Corner of E. Main and Mill Street, then walking down Mill to Bank)

1. Railroad to Colfax - delivering goods while shipping out gold (Sarah Kidder)
2. Mill Street was originally a trail from nearby mines
3. Incorporation of GV. 1893. Retail and services thriving: Barbers, clothing stores, bookmakers, milliners, jewelers, AJ Foster's wallpaper store, Kramm Jeweler's, 44 liquor establishments in the 1890s (tie in the WCTU)

4. Supplying the miners... GV Hardware
5. Building facades on Mill: False fronts and architectural flourishes
6. Underwriting it: Nevada County Bank – the building and its story
7. Getting around with the trolley
8. Post-mining decline and renaissance

Stop #4 - The Union newspaper (151 Mill Street)

[See attached summary]

Stop #5 - From opera to the movies – Entertaining GV (161-67 Mill Street)

1. Opera House – Biggest building in the County; Mark Twain performance
2. 1896 fire on the block; short history of fires in Gold Country towns
3. Auditorium Theater: features and role
4. Strand silent movies
5. The Del Oro: Art Deco style--from 1941; paused in the war and completed in 1946; small town movie palace
6. Mural on the backside

Stop #6: The Pasty (corner of Neal and Mill Streets – site of the Golden Pasty?)

[See attached summary]

Stop #7: The Royce (Carnegie) Library (207 Mill Street)

1. Opening in 1916; \$15k grant

2. History behind Carnegie during the Gilded Age in the US
3. Giving back for the riches: over 1,600 libraries across the country
4. Story of Josiah Royce, philosopher and local born on this site
5. Architectural design
6. Across the street: Legend of AB Snyder, excavating for a gasoline tank, the vein of gold quartz

Stop #8: Women of the West (248 Mill Street)

1. Lotta Crabtree: Highest-paid actress of her day; growing up in GV
2. Lola Montez: Her story and the replica of her home. Site of the start of governance in GV.
3. Angle of Repose -Wallace Stegner
4. Lead into the activities of the WCTU in the next stop

Stop #9: Temperance Union/churches (Church Street between Walsh and Neal)

1. Episcopal Church – Oldest Episcopal Church in CA; one of two from the Gold Rush
2. Methodist Church
3. GV Cradle of CA Women's Christian Temperance Union (Story of Dorcus Spencer)
4. Down the street
 1. WC Jones Hospital, 1907, became NC's first private hospital; Life for injured miners before hospitals
 2. Grass Valley Museum and cultural center

Stop #10: Center for the Arts (Church and Main)

1. Built in 1947 – car dealership, gym, Beauty School

2. 2001 – Jon Blinder
3. 2004 – Art Deco facelift and 2017 expansion; COVID challenge
4. Current role in the community

Add-On: Heritage Homes Walking Tour (need to get the name of the creator and permission to incorporate)

Rough drafts of developed scripts:

Stop #4 – *The Union* Newspaper

Newspapers live and die by their credibility—so imagine launching one that was founded by a guy everyone called “Lying Jim.” Bold move.

The Union got its start in 1864, when two newcomers rode into western Nevada County with a mission: start a newspaper that supported Abraham Lincoln and the Union cause during the Civil War. Those two men were “Lying Jim” Townsend and Henry Blumenthal, and they were paid by Union supporters to create Grass Valley’s first Republican newspaper.

Now, journalism in the Gold Rush era was very different from what we expect today. No one was aiming to be “fair and balanced.” In fact, newspapers proudly wore their political loyalties on their sleeves—especially during election season. Page two was often packed with fiery opinions, editorials, and not-so-subtle attacks on the opposing party.

And then there was Lying Jim.

Townsend had a real talent for storytelling... whether or not the facts cooperated. He regularly reported on city councils and mayors that didn’t exist, along with murders, trials, and railroad accidents that never actually happened. Truth was flexible, at best.

The first issue of *The Union* rolled off the press on October 28, 1864, printed inside what’s now the Holbrooke Hotel. It didn’t exactly win over Grass Valley readers, who mostly supported Democratic papers like the *Grass Valley National*, which opposed Lincoln’s re-election and had launched just three months earlier.

As Election Day approached—and Lincoln went on to decisively defeat Democrat George McClellan—things got messy.

According to the *Nevada City Gazette*, “one of the meanest swindles ever heard of” was attempted in Grass Valley. The paper accused John R. Ridge of the *Grass Valley National* and J. W. E. Townsend—yes, Lying Jim—of trying to pull it off.

Here’s what happened: Ridge, representing pro-Confederate Democratic interests, allegedly offered Townsend a large sum of money to sell out *The Union*. The plan was to destroy the real edition, replace it with a fake pro-Democratic version, and distribute 1,000 bogus copies.

Blumenthal caught wind of the scheme just in time. He called in a posse of Union supporters to guard the newspaper office. When Ridge showed up around midnight to make the switch, he was turned away—though he insisted he thought the deal was legitimate.

Townsend arrived nearly two hours later and confessed. He claimed he hadn’t meant to cheat his partner and said Blumenthal would’ve gotten his share of the money. Then Townsend skipped town... and was never heard from again.

With Lying Jim gone, Blumenthal took full control of *The Union*—and immediately found himself under relentless attack from Ridge and the *National*. The rivalry spilled into print and even into physical confrontations. Duels were threatened more than once, though none ever actually happened.

The feud finally cooled in April 1865, when the Civil War ended. Just days later, Abraham Lincoln was assassinated. Both papers reported the news with black-bordered pages in mourning.

Despite everything, Ridge reportedly expressed “profound regret” over Lincoln’s death. And in a moment that surprised many, John Ridge and Henry Blumenthal marched arm in arm in Grass Valley’s procession honoring the fallen president.

The Union has remained in daily circulation since 1864. The building in front of you was constructed in 1903 and housed the paper for 76 years before it moved to Glenbrook Basin—a few miles north of here. Remarkably, *The Union* is one of the only daily newspapers in California to survive continuously from that era. (*Confirmation pending.*)

Stop #6 – *The Pasty*

You might not recognize the word *pasty*—but once you hear the story, you won’t forget it.

A pasty is a handheld meat-and-vegetable pie, and it’s been around since 13th-century Britain. At first, it was food for the wealthy, but by the 1800s, it had become the go-to meal for miners in Cornwall, England. When Cornish miners came to California during the Gold Rush, they brought pasties with them—and Grass Valley never let them go.

That thick, crimped crust wasn't just decorative. It worked like a built-in handle, so miners could eat without getting arsenic dust—or other mining poisons—from their hands onto their food. They'd eat the filling and toss the crust away.

And according to Cornish folklore, that discarded crust wasn't wasted—it was left as an offering to the Bukas, mischievous little goblins believed to live in the mines. Keep them fed, and they'd (hopefully) keep accidents from happening.

Miners' wives usually filled pasties with beef, rutabaga, potato, and onion. Sometimes they even carved their husbands' initials into the crust so no one mixed them up. When the pasties arrived at the mine, the women would call out, "*Augie, Augie, Augie!*" The miners would shout back, "*Oy, oy, oy!*"

If you've ever been to a parade in Grass Valley or Nevada City, you may have heard the town crier keep that tradition alive by calling for the same response.

Pasties were perfect fuel for long days—miners often worked 12-hour shifts, and a pasty could keep them going. Some even had two meals baked into one: savory meat and vegetables on one end, and something sweet—like apples or jam—on the other. No utensils required.

These days, pasties are usually just savory—but the tradition lives on.

And if all this talk has made you hungry, you're in luck. Marshall's Pasties is just across the street, and you can taste a little piece of Gold Rush history for yourself.

The Mills Act

by Terry McAteer

Assessor Rolf Kleinhans and his team want to educate the public about potential tax relief available through the Mills Act. This California program provides financial incentives for property owners to restore and preserve qualified historic buildings in exchange for reduced property taxes. Enacted in 1972, the Mills Act allows cities and counties to enter contracts with historic property owners who commit to rehabilitation, restoration, and maintenance of the property.

A 10-Year Contract

Mills Act contracts have a minimum initial term of 10 years. The contract automatically renews each year on its anniversary date for an additional year, thus unless the City or owner files a notice of non-renewal, a Mills Act contract has a term of 10 years. If a contract is cancelled, the owner must pay a cancellation fee, and then the lower of the factored base year value or current market value will be enrolled for the following lien date (January 1).

How Does It Work?

After a property owner enters into a Mills Act contract, the Assessor is notified by the local contracting government agency, and the property is then valued under the rules and regulations of the Mills Act and Revenue and Taxation Code. Property valuation is determined by the “income” approach, which is based on projected income for both owner occupied and income producing properties. Then the projected income, less certain expenses, is divided by a capitalization rate determined annually by the California State Board of Equalization and *Revenue and Taxation Code section 439.2 (b) or (c)*. This value is the property’s “restricted value”. This value is then compared to both the current market value and the factored base year value of the property. The lowest of these three values is then enrolled. This valuation process occurs every year as of January 1. Properties enrolled in a Mills Act contract are notified by mail of their Mills Act values for that year as determined by the Assessor.

The restricted value can be considerably lower than the other values, creating tax savings for the property owner. For more information, please see the [State Board of Equalization Guidelines](#).



Mills Act

Mills Act property owners are an integral part of preserving Truckee's unique historic past. The purpose of Mills Act contracts is to provide tax incentives to property owners in exchange for preserving and/or restoring qualified historic buildings.

Mills Act Applications

Applications for the Mills Act program are made through [Mills Act Application Form \(PDF\)](#). Photos of the interior and exterior of the structure must be submitted as part of the application package.

A complete application must be filed prior to September 1, with a signed and executed agreement provided to the Community Development Directory by December 1, in order for the contract to be in effect for the following year. Contracts not signed and executed by December 1 will be carried over for recordation to the following year.

Annual Reporting

Owners of Mills Act properties are required to submit an annual self-reporting form to document ongoing eligibility for the Mills Act program. The [Mills Act Self Reporting Form](#) can be submitted online.

For more information, please [email Laura Dabe, Senior Planner](#) or call 530-582-2937.

Hi, how can I help?

► **WHAT IS THE MILLS ACT?**

► **WHO IS ELIGIBLE?**

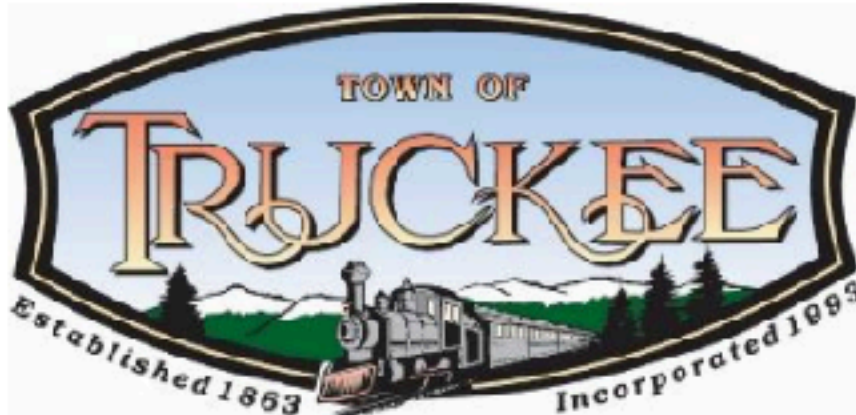
▼ **HOW DOES IT WORK?**

The Mills Act law enables the Town to enter into 10-year agreements with owners of historic properties. Under these agreements ("Mills Act agreements") owners agree to maintain and if necessary, rehabilitate their historic structures.

Mills Act agreements have a minimum term of 10 years and are automatically renewed annually for an additional year. Thus, unless the Town or the owner files a notice of non-renewal, a Mills Act agreement always has a term of 10 years.

Applications for the Mills Act program are made through [Mills Act Application Form \(PDF\)](#). Photos of the interior and exterior of the structure must be submitted as part of the application package.

A complete application must be filed prior to September 1, with a signed and executed agreement provided to the Community Development Directory by December 1, in order for the contract to be in effect for the following year. Contracts not signed and executed by December 1 will be carried over for recordation to the following year.



MILLS ACT APPLICATION FORM

DEPARTMENT USE ONLY

MILLS ACT APPLICATION YEAR: _____ CDD FEE COLLECTED: \$ No Fee

APPLICANT TO COMPLETE

APPLICANT NAME(S) _____ PHONE _____

APPLICANT EMAIL _____

APPLICANT ADDRESS _____ CITY _____ STATE ____ ZIP _____

PROPERTY OWNER NAME(S) _____ PHONE _____

PROPERTY OWNER EMAIL _____

PROPERTY OWNER ADDRESS _____ CITY _____ STATE ____ ZIP _____

PROPERTY ADDRESS _____ ASSESSOR'S PARCEL NO. _____

ZONING _____ GENERAL PLAN DESIGNATION _____

APPLICANT'S SIGNATURE _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

Historic Recognition Program

One of the goals of the General Plan is to preserve and enhance the town's historic and cultural resources. The General Plan Action Item A18.2 encourages the development of a local awards program to recognize outstanding efforts to preserve, conserve, rehabilitate, or provide education about, the elements of Truckee's historic past. The Historic Preservation Advisory Commission (HPAC) began the process of formulating this awards program in 2017.

HPAC identified the following items that should be considered in the award process:

- Work on structures, buildings and other projects (such as public art and public parks) should be considered
- Both new construction or historic buildings can be considered
- The award should be presented to the person/group that accomplished the work
- Projects completed within the last five years have preference. Date is based on building permit final
- Projects should demonstrate high quality design, adherence to historic design guidelines, consistency with the historic character areas, and achievement of restoration opportunities
- Eligible projects include major Historic Design Review projects (rehabilitation and renovation projects and substantial remodels)
- Illegal or after-the-fact work is not eligible.