

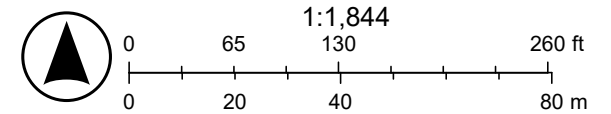
603 West Main Street
Demolition of Existing Barn 25BLD-202
Attachment List

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

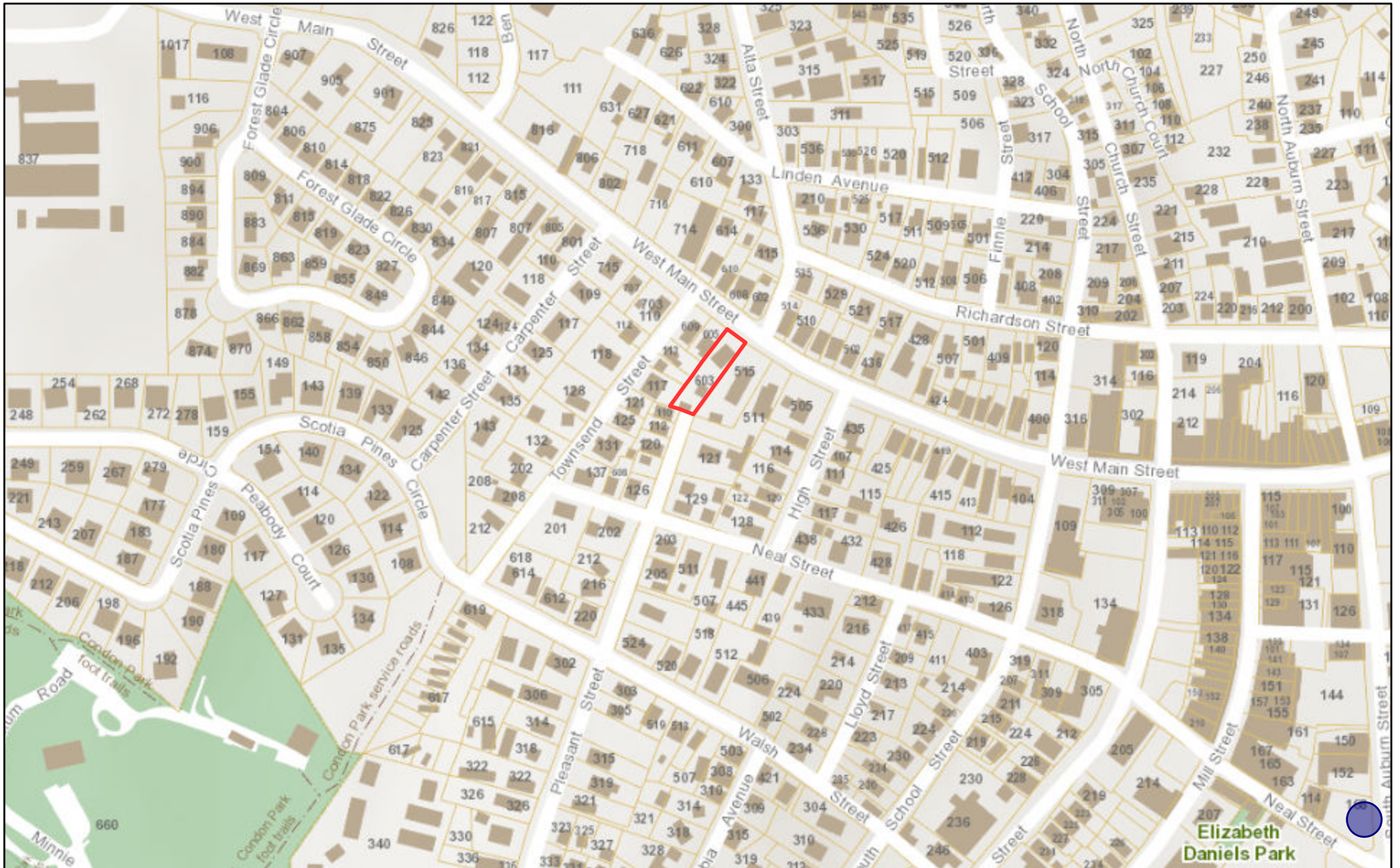
603 West Main - Aerial



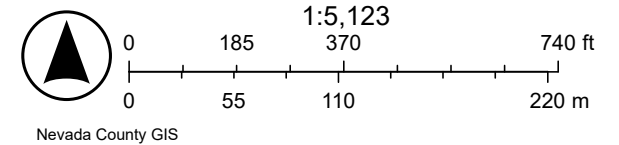
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Nevada County Parcels



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).

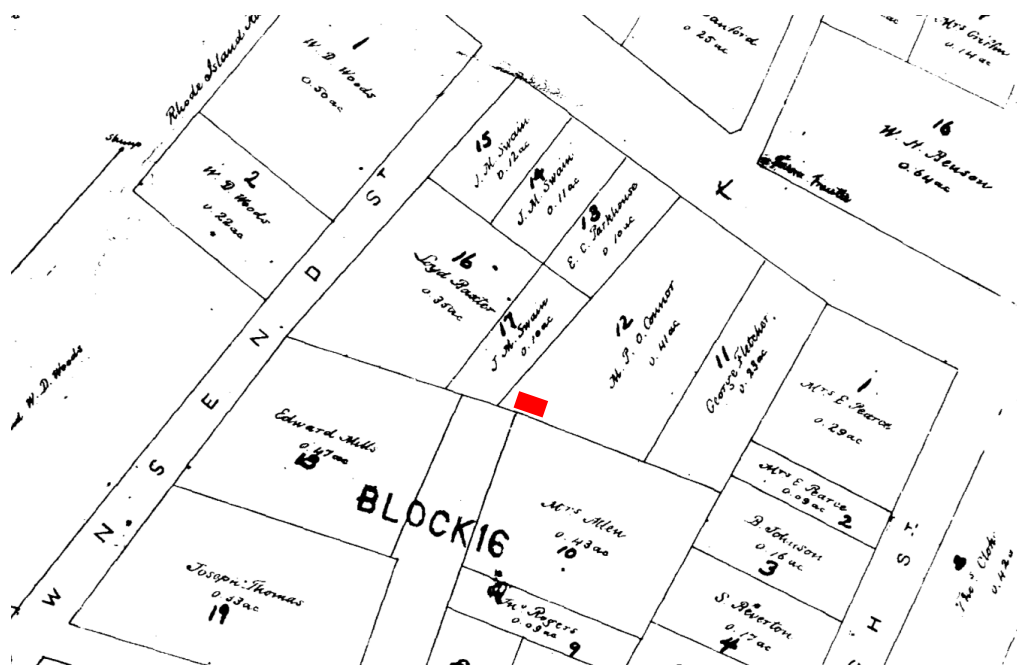


Figure 3: 1872 Townsite Map of Grass Valley. Note that 603 West Main Street included parcels 13 and 17 with the barn (red box) located in the easement of Pleasant Street.

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. Sam
ples worth \$1 free.
STINSON & CO., Portland, Maine.

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

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

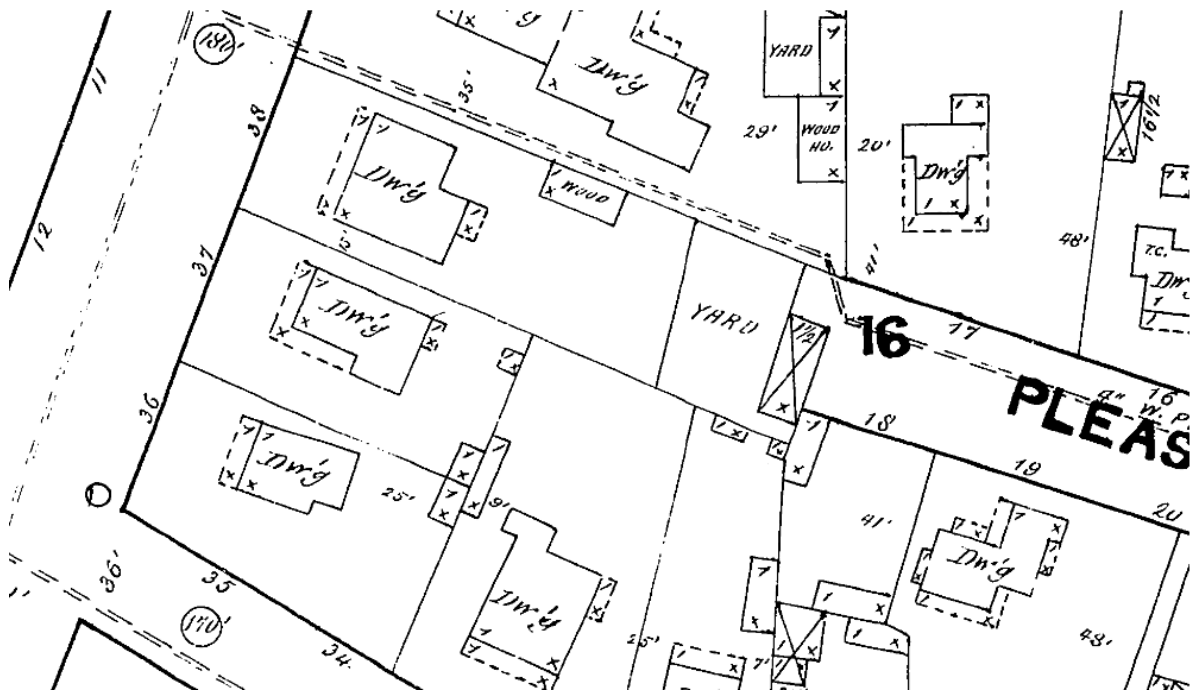


Figure 5: Sanborn Fire Insurance Map, Grass Valley, California, 1891 (Sheet 2).

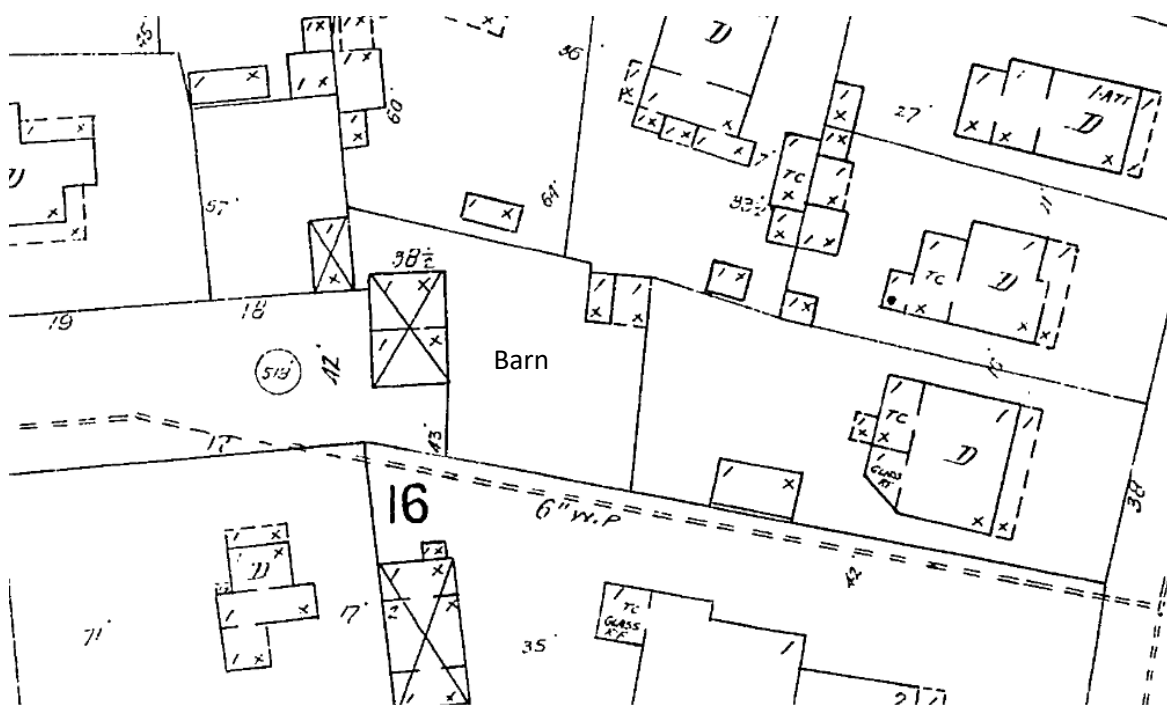


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898, illustrating the barn in relationship to other nearby houses.

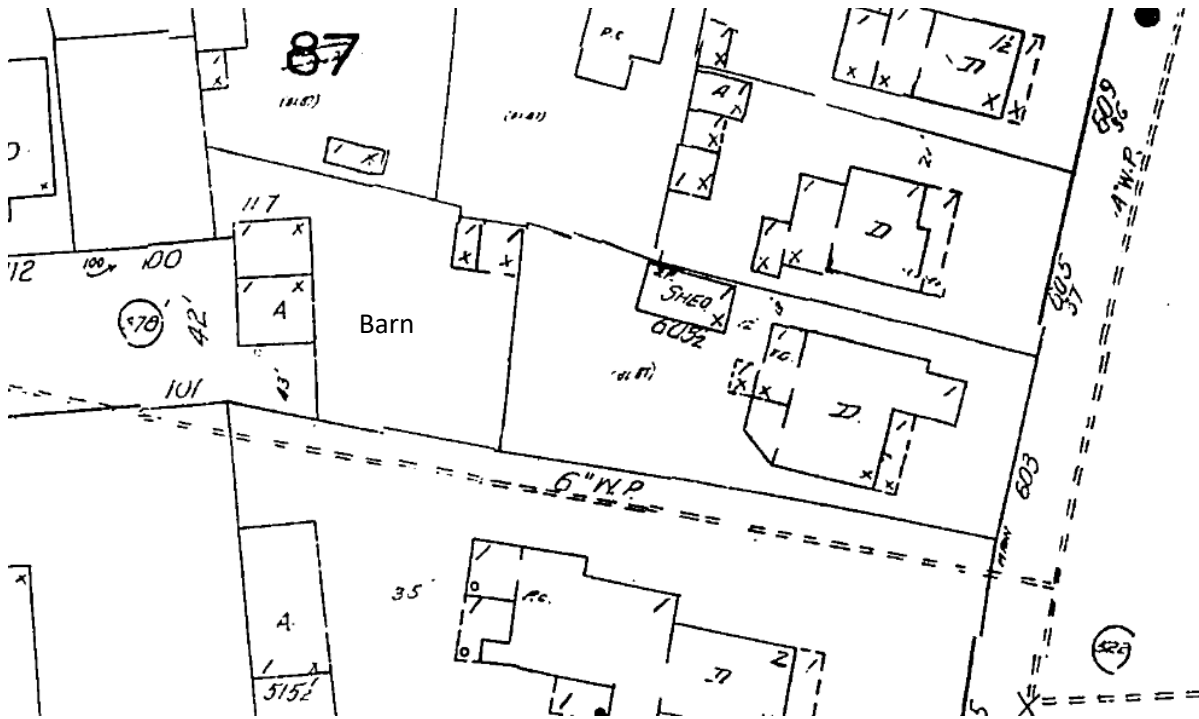


Figure 7: Sanborn Fire Insurance Map, Grass Valley, California, 1912, updated July 1948.

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

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

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

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

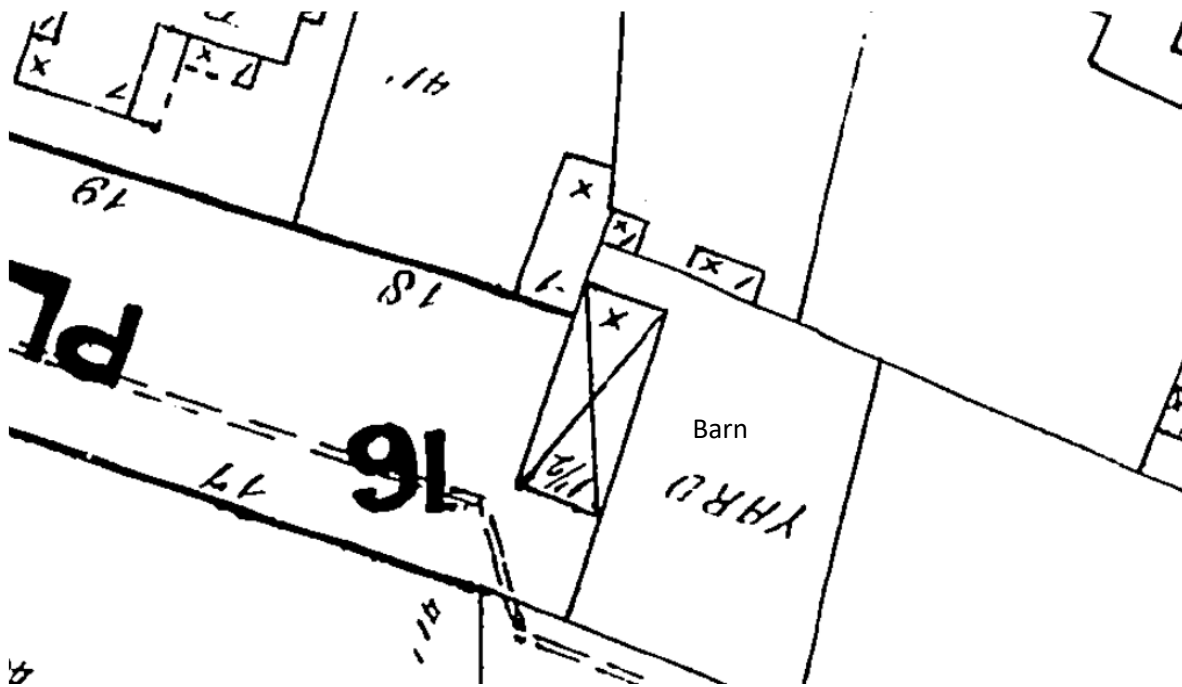


Figure 8: Sanborn Fire Insurance Map,
Grass Valley, California, 1891.

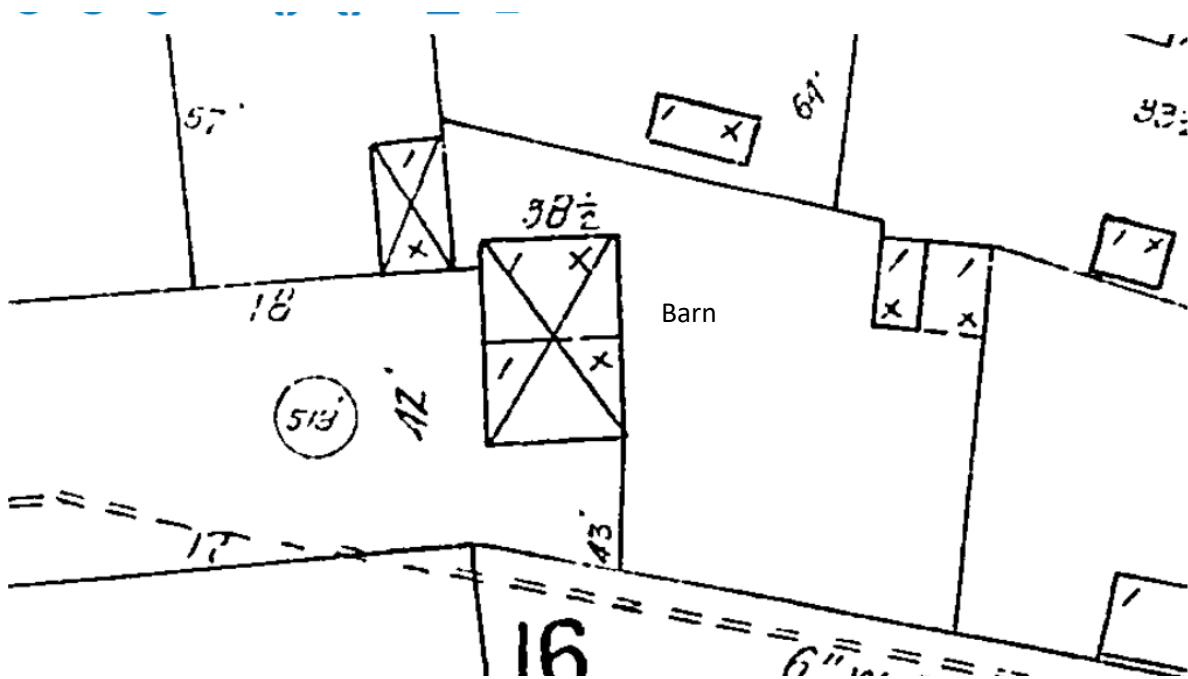


Figure 9: Sanborn Fire Insurance Map,
Grass Valley, California, 1898.

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

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

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

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

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

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



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

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

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

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

HISTORIC SIGNIFICANCE ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

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

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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.

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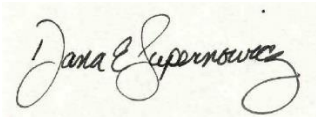
Sanborn Fire Insurance Maps. Grass Valley, Nevada County, California. 1891-1948.

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.

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

*Recorded by: Dana E. Supernowicz

*Date April 5, 2025

☐ Continuation ☒ Update

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).

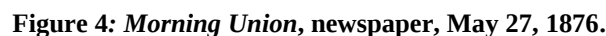
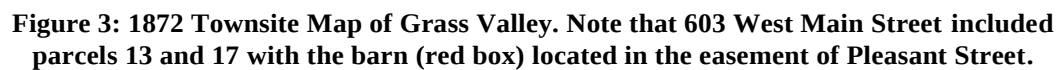
It should be noted that when the house at 603 West Main Street was recorded on October 5, 2009, it was reportedly built in 1895, based upon Sanborn Fire Insurance Maps. A more thorough review suggests it was extensively remodeled between 1898 and 1912 with a redesigned front porch and a large bay extending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



*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).

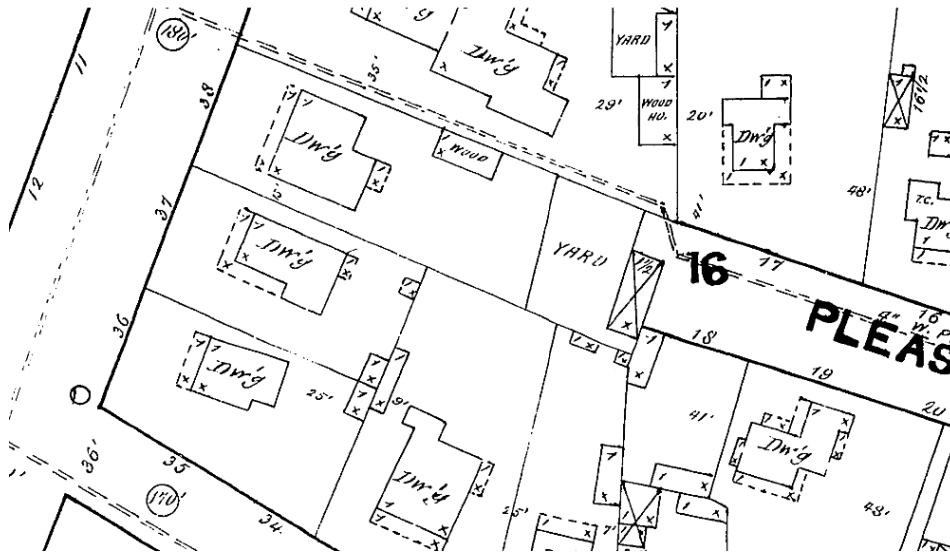


Figure 5: Sanborn Fire Insurance Map, Grass Valley, California, 1891 (Sheet 2).

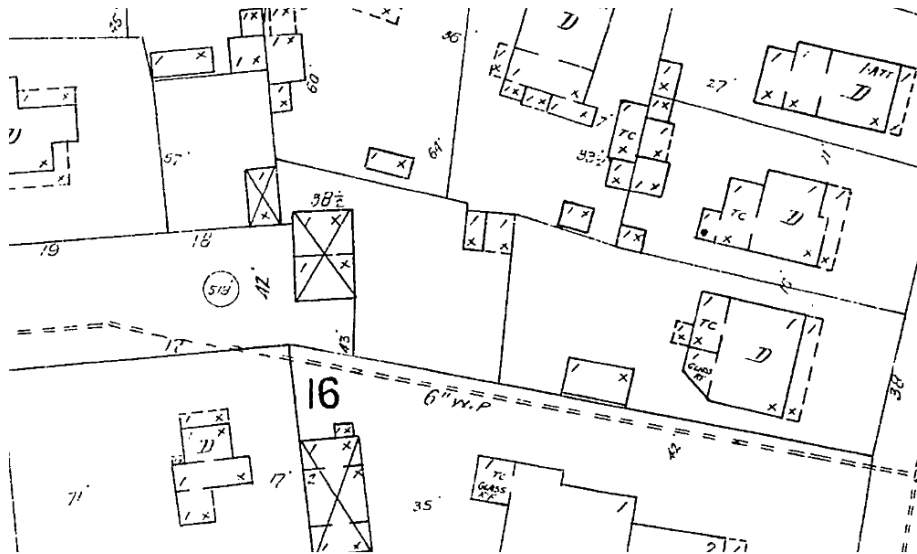
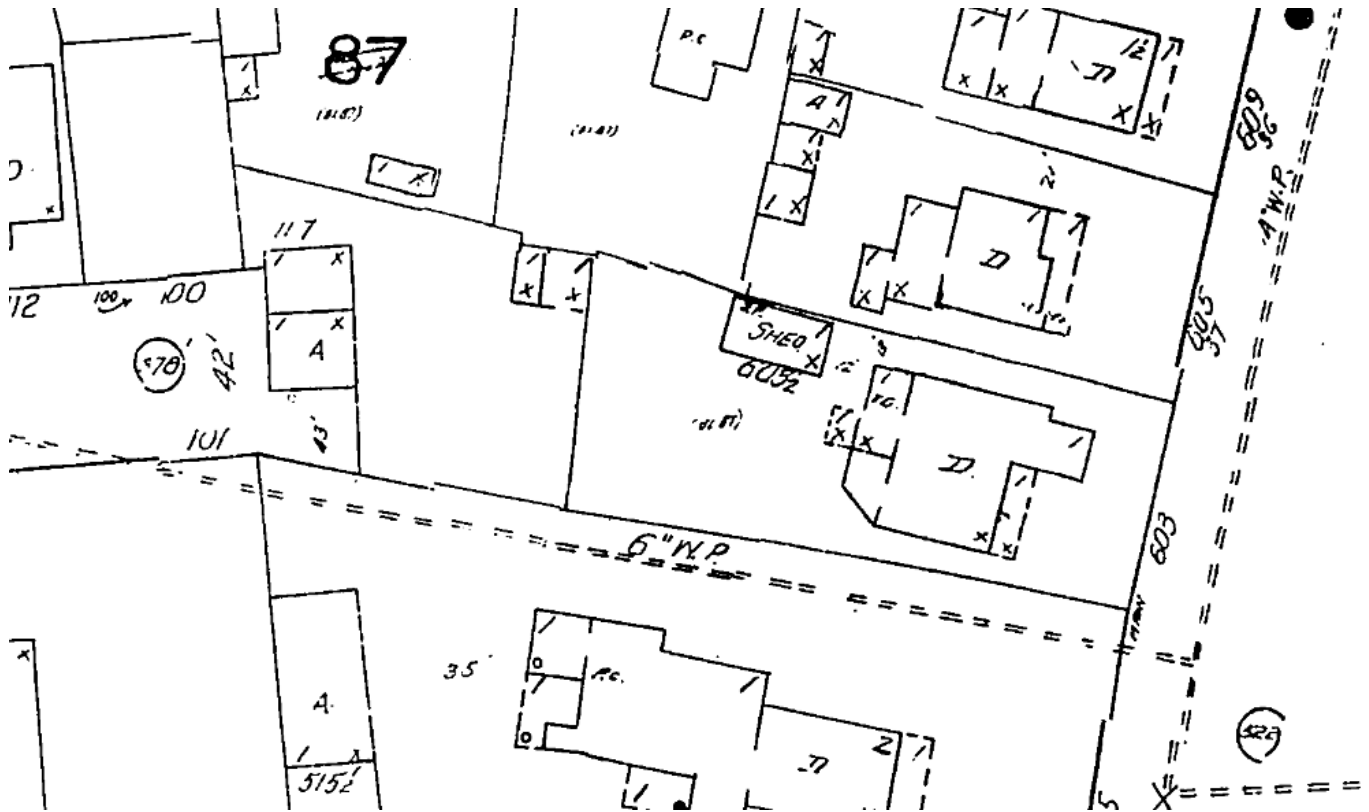


Figure 6: Sanborn Fire Insurance Map, Grass Valley, California, 1898, illustrating the barn in relationship to other nearby houses.

☐ Continuation ☒ Update

***Required information**

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.

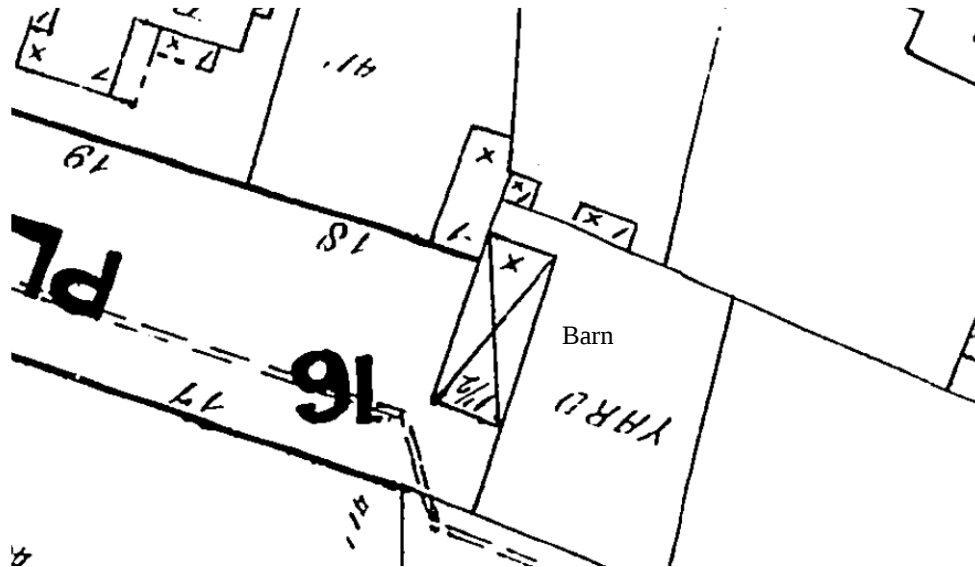


Figure 8: Sanborn Fire Insurance Map,
Grass Valley, California, 1891.

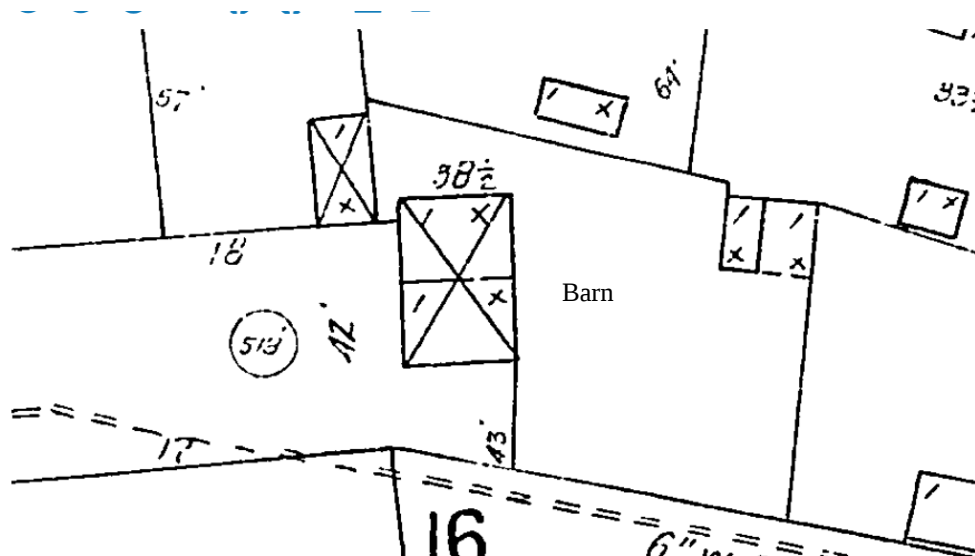


Figure 9: Sanborn Fire Insurance Map,
Grass Valley, California, 1898.

*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).

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

*Recorded by: Dana E. Supernowicz

*Date April 5, 2025

☐ Continuation ☒ Update



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.

*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.

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

*Recorded by: Dana E. Supernowicz

*Date April 5, 2025

☐ Continuation ☒ Update

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*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 # _____

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

*Recorded by: Dana E. Supernowicz

*Date April 5, 2025

☐ Continuation ☒ Update

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

*Recorded by: Dana E. Supernowicz

*Date April 5, 2025

☐ Continuation ☒ Update

PHOTOGRAPHS



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



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

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*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.



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



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



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



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



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



Photograph 10: View of the attic looking north.

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*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.

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

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*Date April 5, 2025

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

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

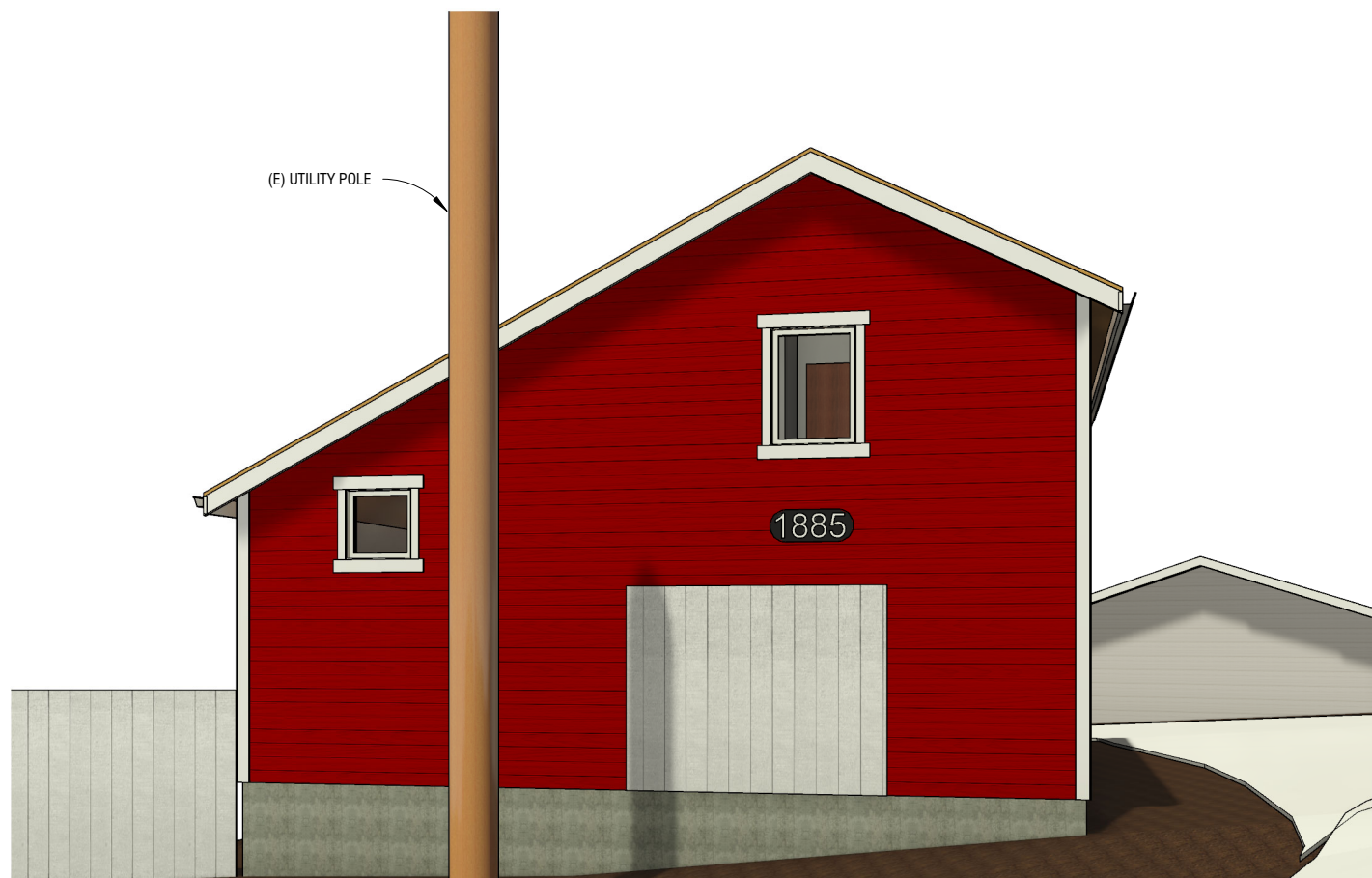
- P5. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



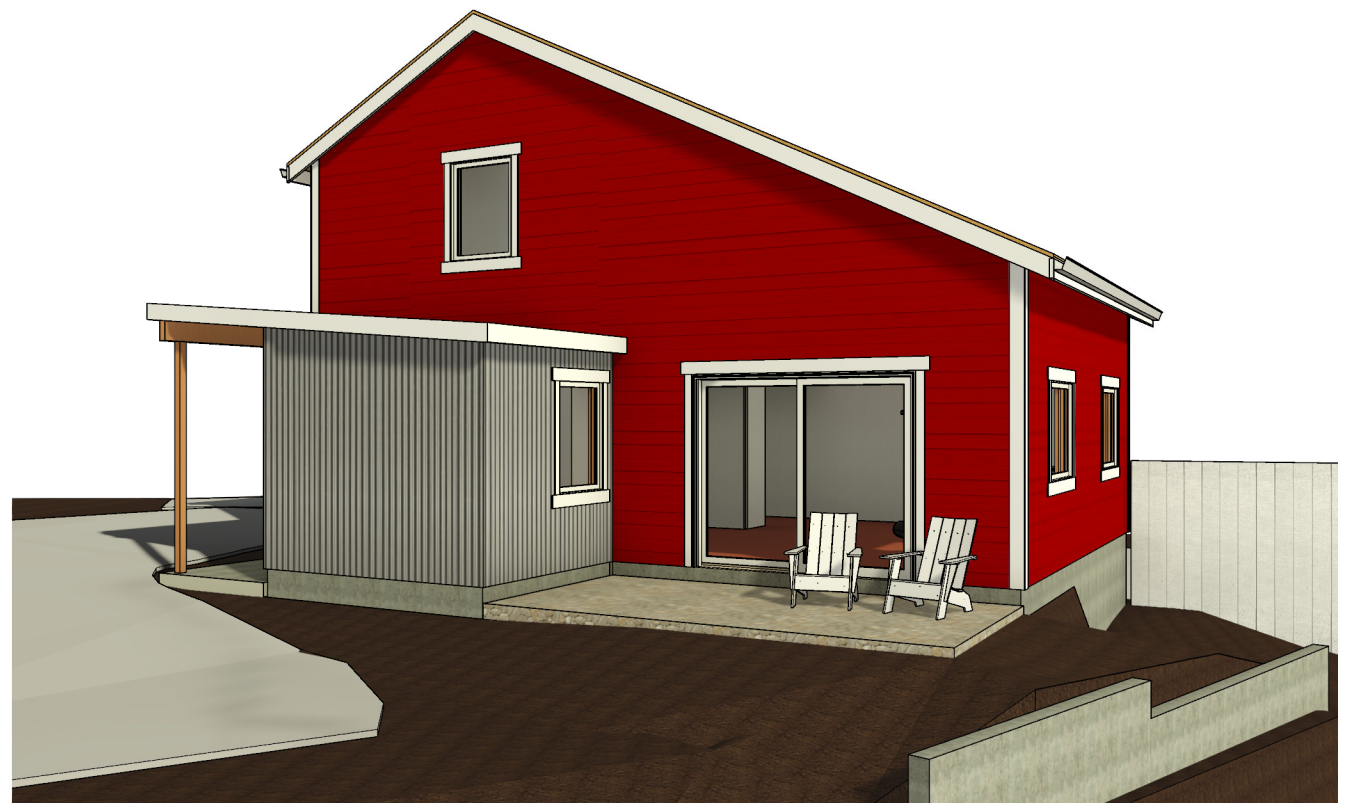
- P5b. Description of Photo:** View looking north at the barn from the end of Pleasant Street.

- *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.

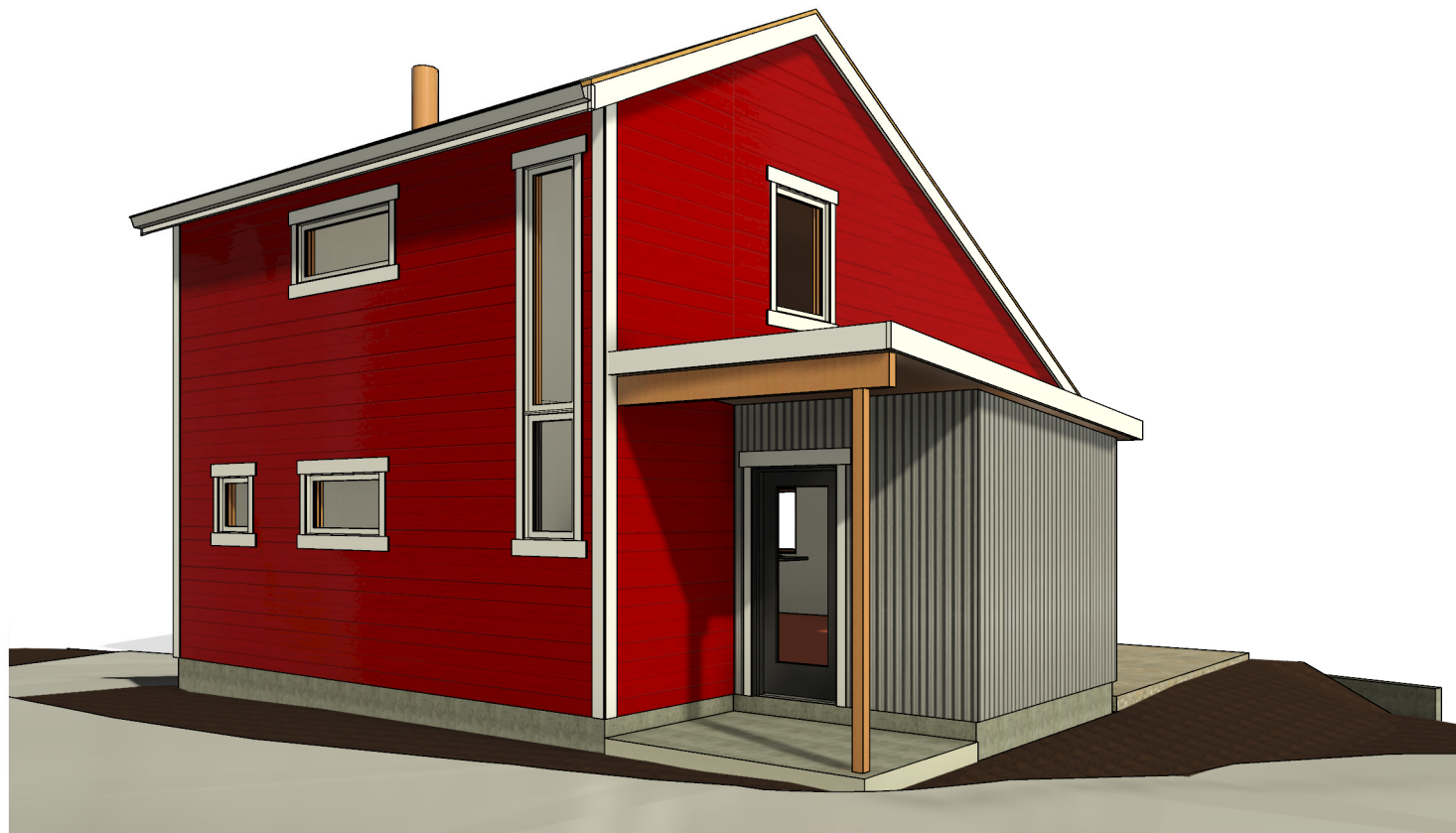
*Attachments: Property Location Map



VIEW OF SOUTH SIDE OF ADU - FROM PLEASANT STREET



VIEW OF NORTH SIDE OF ADU



VIEW OF EAST SIDE OF ADU - FROM DRIVEWAY



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**FELLOWS
 BARN ADU CONVERSION**

Schematic Design 4/28/25 - REV 2

**SD4.2
 Exterior Perspectives**

Scale: