



# CITY OF GRASS VALLEY DESIGN REVIEW GUIDELINES FOR THE 1872 HISTORIC TOWNSITE



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## **PREFACE**

The Historic Design Review Guidelines are intended to supplement the City of Grass Valley's existing general plan policies, such as the South Auburn Street Master Plan, development code, ordinances, and specific plans.

Over the past two decades design guidelines for cities have evolved from simple documents with sketches and limited information to more informative and illustrative documents that reflect current preservation issues facing local governments. Of particular importance in the development of these design guidelines was the "Truckee Downtown Specific Plan: Volume 3 Historic Design Guidelines" prepared in 2003 by Nore` V. Winter. Other design guidelines reviewed and found to have merit included those for the City of Riverside, California (1993; 2003), the Topeka/Emporia, North Topeka/10th Street, Park Place/Fairview, and Biting Historic Districts, Wichita, Kansas (1995), and the City of Manitou Springs, Colorado (July 2009).

The design review guidelines do not override existing regulations, yet they will provide an important tool for both the public and the City of Grass Valley, including Historic Preservation Commission members, to make informed decisions regarding additions, alterations, infill, and other similar types of changes to historically significant residential homes and businesses located within Grass Valley's Historic 1872 Townsite.

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## HOW TO USE THESE GUIDELINES

The City of Grass Valley Historic Design Review Guidelines are discussed in 8 chapters. The chapters begin with an introduction, followed by purpose and need, and historic context. Owners of historic homes in Grass Valley should become acquainted with the city's architectural history and the guidelines should address all the ranges of building types found in the Historic 1872 Townsite.

Once the owner of a property identifies the architectural style of his or her home or commercial building, Chapters 3-5 place the property into its proper context and describe character defining features of each of the Character Areas (Downtown Commercial; West Residential; and South Residential).

Chapter 6 provides details of specific "character defining features" found in the full range of historic properties identified in the Historic 1872 Townsite. This chapter also provides project specific recommendations that are important to understand before commencing rehabilitation or restoration of historic properties.

Chapter 7 discusses landscapes as they relate to the Historic 1872 Townsite, and makes recommendations to maintain and improve those landscapes.

Finally, Chapter 8 addresses additions and adaptive reuse of designated historic properties.

## SUMMARY

The following 5 steps are intended to assist home owners in making prudent decisions regarding the preservation, restoration, and/or rehabilitation of their property.

**STEP 1** - Identify your building's *architectural style*. It is important to understand the style of a building and how that style is reflected in specific architectural elements.

**STEP 2** - Identify *similar architecture* in your neighborhood or Character Area, eg. Downtown Commercial, West Residential, and South Residential. The character of each neighborhood may help define and direct the specific preservation approaches taken on an individual property.

**STEP 3** - Define the *character defining features* of your building, eg. windows, roofs, door openings, porches, siding, and ornamentation. Architectural styles generally have their own specific characteristics that give identify a particular property.

**STEP 4** - Develop a *rehabilitation or preservation plan* that takes into account the historic context of the building and its character defining features.

**STEP 5** - *Provide documentation* regarding the age of your building (historic photographs, maps, tax deeds, etc), as well as the specific design changes, additions or alterations in a concise manner for review by the City of Grass Valley.