

GRASS VALLEY PROPERTY RATINGS

In order to effectively assess the relative value of buildings and structures in the historic 1872 Townsite of Grass Valley, a priority rating system is recommended with four categories.¹

A **Priority 1** rating can be applied to properties that retain superb integrity, are one-of-kind or unique examples, are associated with a theme, event, or person of significance in the history of Grass Valley, or have already been listed on the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or locally designated by the City of Grass Valley as a Heritage House (HH). These properties may be individually significant and/or contributors to a historic district. This rating may be applied to sites or locations of significant events, such as the discovery site of quartz gold.





A **Priority 2** rating can be 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. They may also include properties that have been listed on the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), or locally designated by the City of Grass Valley as a Heritage House (HH). Generally, these properties will be considered as contributors to a proposed historic district.

A **Priority 3** rating may be applied to properties that have lost a substantial amount of integrity either through remodeling, additions, or other types of alterations. These properties will not be considered individually significant, and only in exceptional cases will they be deemed to be contributors to a historic district. Priority 3 properties, however, may still be recoverable through restoration or types of preservation efforts to elevate their status to a higher rating.

A **Priority 4** rating may be applied to properties that generally lack integrity or are modern (post 1950s) infill. It is extremely unlikely that these properties may be recoverable and elevated to a higher rating.

¹ The evaluative scheme for determining relative significance will focus on the structure's primary façade being visible from public spaces, such as the street, cross-street, and sidewalk.

PRIORITY RATING

Priority 1	Priority 2	Priority 3	Priority 4
High integrity, approximately 80% or more of the historic fabric intact ²	Moderate integrity, approximately 60%-80% of the historic fabric intact	Poor integrity, approximately 40% - 60% of the historic fabric intact	Lacks integrity, less than 40% of the historic fabric intact, or modern infill
Best example of a specific style or sub-style	Good example of a specific style or sub-style	Typical example of a specific style or sub-style	Typical example of a specific style or sub-style or modern infill
Rare or unusual example	Typical example	Poor example	Poor example
Important association with a significant theme, event or person	Association with a significant theme, event, or person	May retain association, but lacks adequate integrity to convey that association	Lacks association due to severe alterations and/or being a modern infill property
			

REGULATORY BASIS FOR RATING CRITERIA

Because this study was conducted in compliance with the regulations set forth for the National Historic Preservation Act of 1966, as amended and 36 CFR 800, Section 106, and the California Environmental Quality Act (CEQA), and the California Register of Historic Resources (CRHR), the Criteria for the National Register of Historic Places (NRHP) were applied. The NRHP are as follows:

² Historic fabric applies to the key architectural elements that comprise the main structure and decoration of the structure, including, but not limited to, massing, design, roof shape, exterior wall surfaces, windows, doors, trim, ornamentation, gingerbread, porches, and chimneys. Historic fabric implies original fabric or a very closely related fabric of sympathetic materials and design.

- *Criterion A: Event* (Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history);
- *Criterion B: Person* (Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past); and
- *Criterion C: Design/Construction.* (Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction).

As the National Register points out, “when evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D” (National Park Service, nd.). The rationale for judging a property's significance and, ultimately its eligibility under the Criteria is its historic context and integrity. The use of historic context allows a property to be properly evaluated in a variety of ways. The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its proper historic context (National Park Service, nd.).

The criteria for CEQA, California Register of Historical Resources are as follows:

A historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- *Criteria 1:* It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- *Criteria 2:* It is associated with the lives of persons important to local, California, or national history; or
- *Criteria 3:* It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- *Criteria 4:* It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.