

# MCCALL AREA HISTORIC PRESERVATION PLAN



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MCCALL HISTORIC PRESERVATION COMMISSION

Adopted by McCall City Council September 22, 2022

# ACKNOWLEDGMENTS

The City of McCall Community and Economic Development Department working with consultants The Craig Group Partners, LLC, prepared this document in accordance with National Park Service Preservation Planning Standards and in recognition of further goals of the Idaho State Historical Society's comprehensive statewide preservation plan.

The activity that is the subject of this publication has been funded in part with Federal funds from the National Park Service, Department of the Interior and administered by the Idaho State Historical Society. However, the contents and opinions do not necessarily reflect the views or policy of the Department of the Interior or the Idaho State Historical Society.

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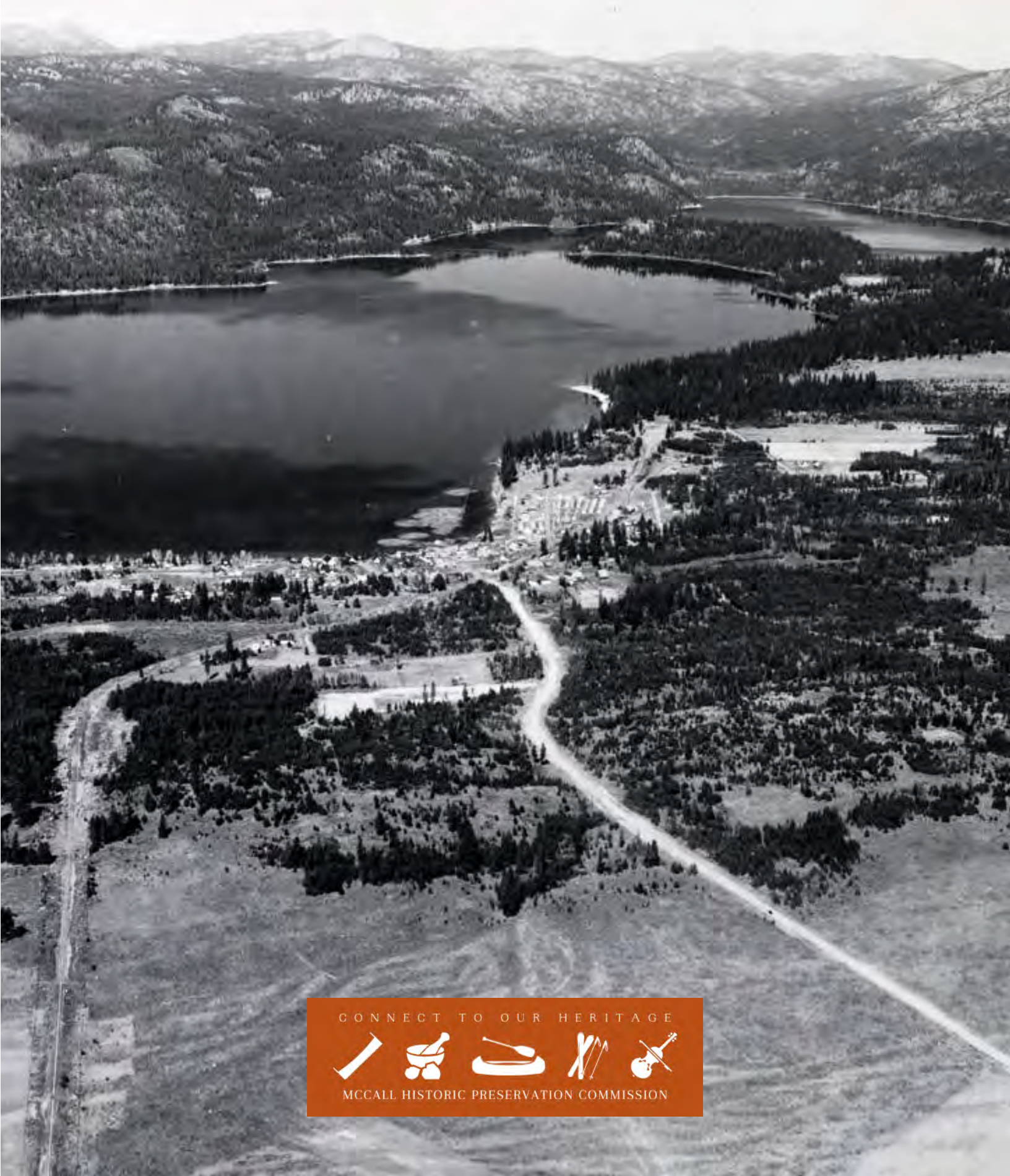


# IMPORTANT ACRONYMS

In drafting this plan, every effort has been made to spell out the full name of agencies, programs, organizations or legislative terms. To orient the reader with some of these acronyms, most frequently used in the plan, a list is provided below. A Glossary is also provided at the end of the plan with a fuller description.

ACRONYMS	MEANING
ASI	Archaeological Survey of Idaho
CCC	Civilian Conservation Corps
CLG	Certified Local Government
CR	Cultural Resource
DIY	Do It Yourself
GIS	Geographic Information System
HPC	Historic Preservation Commission
HPF	Historic Preservation Fund
NHPA	National Historic Preservation Act of 1966, as amended, recodified in Title 54
NPS	National Park Service
NRHP	National Register of Historic Places
QR	Quick Response (Website Code)
SHPO	State Historic Preservation Office
USDA	United States Department of Agriculture
USFS	United States Forest Service

# MCCALL AREA HISTORIC PRESERVATION PLAN



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# PART 1:

## INTRODUCTION

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*“Many of us that live in McCall and enjoy our current quality of life know we are so much better off understanding our past. Our future will be even brighter if we build on our past.”*

*- McCall Mayor Bob Giles*

McCall Idaho has a history tied as much to its natural resources as its cultural ones. Historic resources including log structures, wood and brick storefronts, vernacular style homes and mid-century buildings—are integrated into an environmental setting where water meets forest. Appreciation of cultural traditions and practices such as cambium bark peeling is only now being shared at locations such as Rotary Park. Yet travelers to McCall, while being offered the opportunity to learn more about the community’s indigenous peoples, its forestry history, and its growth as a recreational mecca, are causing new threats to the city’s heritage assets. McCall is losing historic places to the mounting pressures of development. How the City and the McCall Historic Preservation Commission respond to that threat, is the basis for this revised McCall Area Historic Preservation Plan.

This Plan will guide the commission and other stakeholders to better promote and protect McCall’s cultural heritage and its architectural character. The Plan presents a vision, mission, goals, objectives and actions intended to better inform and educate residents, visitors, businesses, property owners and developers as to the social, cultural, and economic value of protecting McCall’s historic buildings and settings from which the city prospers.





## VISION

*McCall will sustain its rich cultural heritage, recognizing the city's eras of development because each has a distinct and valuable character, which collectively represent the continuity of its rich history.*

## MISSION

*The mission of the City of McCall Historic Preservation program is to apply professional planning services, up-to-date zoning codes, and sound land-use policies to sustain a vibrant community, a high quality of life, interesting public spaces, and historic and cultural attractions.*

To this end, the Historic Preservation Commissions supports City and stakeholder efforts to *promote the use and preservation of McCall's historic resources for the education and general welfare of the people.*

## PURPOSE

The general purpose of the McCall Historic Preservation Plan is to establish priorities and goals for historic preservation within a common framework that engages all those stakeholders with an interest and investment in McCall's heritage. More specifically the City's purpose for the preservation plan is outlined in Goal 7 of the McCall Area Comprehensive Plan "preserve, promote, and enhance McCall's history and heritage."

## METHODOLOGY

The 2011 McCall Historic Preservation Plan was reviewed and found lacking in development of historic themes. Since the plan was proposed as an update, it was determined that establishing historic contexts for the plan was important, including a more thorough discussion of the cultural heritage of the McCall area.

In 2021 the plan goals were revised under the guidance of the McCall Historic Preservation Commission (HPC), but without stakeholder input. It was decided that community feedback on the revised goals was important, so with input from an online survey and key community stakeholders, the goals were reconsidered and new strategies identified. The HPC refined the resulting goals, objectives and proposed actions. Following this exercise, a second online survey was conducted to seek stakeholder and community input on prioritization of the goals and objectives.

Because there was a 2011 Historic Preservation Plan for McCall and a draft 2021 goals and objectives update, an assessment of the plan and achievements to date was completed. During the planning process, leadership changed on the HPC and it was determined that the 2021 goals should be revisited due to the significant amount of input from community members, new HPC members and key stakeholders. Representatives of the US Forest Service, the McCall Public Library Board, the McCall Area Chamber of Commerce, McCall Arts and Humanities Council, Central Idaho Historical Museum, and McCall Parks and Recreation Department participated in HPC meetings and online stakeholder focus groups. The greatest challenge, but most valuable lesson, the planning team learned was how to conduct meaningful community engagement during the COVID pandemic. Using online surveys and Zoom as a tool for focus group discussions and interviews, outreach was successfully conducted even as city offices were closed and staff, commissioners, consultants, and McCall residents were participating from their homes or places of work.

Information about the online community values survey was disseminated via a flier and an article was placed in the McCall Star News. The survey was well received by the community with nearly 135 respondents from a wide range of ages and interests. Preliminary information regarding the community survey was presented to the McCall City Council and comments solicited. The Mayor of McCall was also interviewed and his priorities identified. All of this information was used to inform the goals, objectives and actions that are presented in the plan.

Existing planning documents crafted by City agencies and local and regional cultural institutions (i.e. Recreation Plan) were reviewed. Additionally, the State of Idaho's Preservation Plan served as a reference as well as preservation plans from similarly sized and resourced communities in Idaho (i.e. Sandpoint, Idaho County). Applicable information from these sources was used to inform the historic context statements developed for McCall.

The format and organization of the plan and the accompanying storymap were designed to engage readers. The GIS StoryMap provides a visually appealing and dynamic Executive Summary of the McCall Preservation Plan.



## DEVELOPING GOALS

The goals are a statement of preferred preservation strategies/actions determined by historic resource types and oriented toward the protection of historic properties and cultural resources. Goals are specific to the historic context and represent a coherent statement of the preservation program direction. Each goal statement is accompanied by objectives and activities that address:

- the context and resource types;
- the geographical area in which resources are located;
- the activities required;
- the methods or strategies for carrying out the actions;
- a schedule for action completion;
- the effort required to accomplish the goal; and
- a way to evaluate progress

## CREATING AND INTEGRATING THE PRESERVATION PLAN

Preservation plan goals and priorities must be integrated with other planning efforts. Since historic properties are irreplaceable, activities that support their protection should be heavily weighted to discourage the destruction of significant properties and be compatible with the primary land use.







## COMMUNITY ENGAGEMENT

Despite the COVID pandemic and the constraint it had on site visits (until very late in the plan's development), the planning team realized good quality engagement with key stakeholder organizations and individuals in the community. Leaders from most of the partnering organizations participated in focus group discussions or one-on-one interviews. Also, there was a strong, demographically well-represented response to the online surveys.

The online survey that kicked-off the community engagement process included 22 multiple choice, ranking and open-ended questions soliciting input on how McCall residents valued historic preservation, their knowledge of the Historic Preservation Commission's work, the challenges and opportunities for protecting historic places, and actions they would take to support the work of the HPC. There were **135 respondents with a 75% completion rate** for the survey. (A summary of the survey responses are provided as Appendix A.)

Online group discussions with the HPC, the City Council, the Library Board and individuals followed the survey. A site visit was conducted after these discussions and additional interviews were completed with the HPC Chair and a representative for the Central Idaho Historical Museum. During that visit, an in-depth focus group discussion was hosted online by the HPC for input on the identified plan priorities as developed with all the community input to date. This information was then used to inform the development of a vision and corresponding goals, objectives, and actions.

Representatives of the US Forest Service, McCall Parks and Recreation, McCall Arts and Humanities, McCall Library, McCall Community Development, and the McCall Area Chamber of Commerce and Visitors Bureau, joined the HPC in providing their thoughts on plan goals and objectives. After that discussion a list of draft goals and objectives were posted for comment and prioritization through an online survey, sent out to targeted stakeholders. There were **22 respondents with a 77% completion rate**.

A number of presentations were made at HPC meetings to keep the public informed of the planning process and workshops, goal-setting activities, and the final draft plan.

# GOALS AND OBJECTIVES

## SUMMARY OF GOALS AND OBJECTIVES

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**GOAL 1:** Enhance public outreach and education by partnering with other McCall area organizations to promote McCall's cultural heritage and historic places to residents and visitors.

*Objective 1.1:* Support or develop heritage-related activities or projects that cross-promote historic preservation with other related disciplines (history, architecture, library arts, arts and culture, archaeology, Native American culture, etc.).

*Objective 1.2:* Create a consistent look for the McCall Heritage brand to incorporate into interpretive signage, plaques, events, and education programs.

*Objective 1.3:* Develop a communications and marketing campaign to promote McCall's heritage and historic resources.

*Objective 1.4:* Integrate the shared interest of historic preservation and library services to educate and inform residents and visitors about McCall's heritage.

**GOAL 2:** Update and maintain a current and actionable inventory of historic resources (i.e. buildings, sites, etc.) through ongoing survey, designation and monitoring activities.

*Objective 2.1:* Conduct an in depth survey of McCall's undocumented historic resources for possible identification and recognition as a local landmark or National Register of Historic Places listing.

**GOAL 3:** Promote the recognition and protection of McCall's heritage assets through policy initiatives, plan integration and regulatory tools and incentives.

*Objective 3.1:* Integrate historic preservation into other City of McCall plans.

*Objective 3.2:* Take advantage of Idaho State property rebate enabling legislation to develop a program to recognize buildings and sites of local historic significance (local landmark program) and implement a tax incentive program to encourage preservation of these landmarks.

**GOAL 4:** Ensure that resource needs are identified and secured to support the growth and professional development of the City's Historic Preservation Program.

*Objective 4.1:* Provide access to training opportunities for McCall Historic Preservation Commission members and staff.

*Objective 4.2:* Utilize funds allocated to the Historic Preservation Commission through the City of McCall annual budgeting process to leverage grant and matching funds in support of McCall Area Comprehensive Plan and McCall Area Historic Preservation Plan related goals to identify, preserve, interpret and promote historic resources.

*Objective 4.3:* Build capacity for dedicated staff, volunteer network, consultants, and internships in order to continue supporting the current and future work of McCall Historic Preservation Commission.

**GOAL 5:** Promote the preservation and rehabilitation of historic properties in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

*Objective 5.1:* Preserve, interpret and activate the McCall City Jail as a designated historic property.

*Objective 5.2:* Support property owners in the rehabilitation of historic buildings by providing informed guidance regarding appropriate preservation treatments.



A black and white photograph of a lake with mountains in the background. The lake is in the foreground, reflecting the sky. The middle ground shows a dense forest of evergreen trees. In the background, there are rolling hills and mountains under a cloudy sky.

## PART 2: BACKGROUND

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The City of McCall recognizes that the character and quality of life enjoyed by residents and visitors is tied to the area's rich cultural and architectural heritage, the beauty of its natural environment and the long history of recreational and sporting activities. The City and the Historic Preservation Commission work together to ensure that the architectural, cultural and natural heritage is sustained to support the city's societal and economic values, not just for today's citizens, but for future generations. To that end, the City encourages residents and property owners to consider the designation of properties to the National Register of Historic Places (National Register). In addition, the City anticipates that local landmarking of historic places could bring important benefits, such as eligibility for historic tax credits to assist with the rehabilitation of historic buildings. Time and again, historic designation has been documented to provide community-wide benefits including:

- Increasing neighborhood stability and property values
- Preserving the physical history of the area
- Promoting an appreciation of the physical environment
- Fostering community pride and self-image by recognizing a unique sense of place and local identity
- Increasing the awareness and appreciation of local history
- Increasing tourism
- Attracting potential customers to businesses
- Encouraging businesses to utilize existing structures which exhibit historic value

In a recent article by the Idaho State Historic Preservation Office, specific benefits of the state's historic preservation program were discussed. Sharing the value of preservation with property owners, local decision-makers and business owners interested in economic development is critical to the protection of Idaho's heritage. As stated by the author, "if historic preservationists make sure we're able to convey the economic benefits of historic preservation, then we are in a position to join the 'economic development' discussion, advance historic preservation goals, and maybe, just maybe, win over some new converts."<sup>1</sup>



## BENEFITS OF HISTORIC PRESERVATION

Some of the benefits outlined include:

**Access to Tax Credits** - The Federal Historic Rehabilitation Tax Credit program has generated over \$35 million in private investment in over 50 historic buildings around Idaho. To be eligible for the program, properties must be income-producing and listed in the National Register.

**Heritage Tourism** - People visit places for the unique character they offer. Studies have shown that heritage tourists have a larger economic impact on a community than those who travel just for recreation. In Colorado, a state like Idaho, known as a recreational destination, a study showed that heritage tourists stayed longer, and spent more money. The average heritage tourist spent \$447, compared to \$333 for the recreational visitor; they stayed an average of 5.8 nights, compared to 5.2 for recreational tourists.

**Historic Commercial Districts Attract Small Businesses** - Local economies are driven by small business. It is estimated that small businesses account for between 60% and 80% of all jobs in the U.S. and historic commercial districts serve as incubators for small businesses, provide vital neighborhood services, and are regional destinations for restaurants, nightlife, and specialty retail.

**Historic Downtowns Encourage Mixed-Use Development** - Historic downtowns can encourage mixed-used development. By converting upper floors or ancillary buildings to residential, communities can build in a customer base for the businesses occupying surrounding commercial spaces.

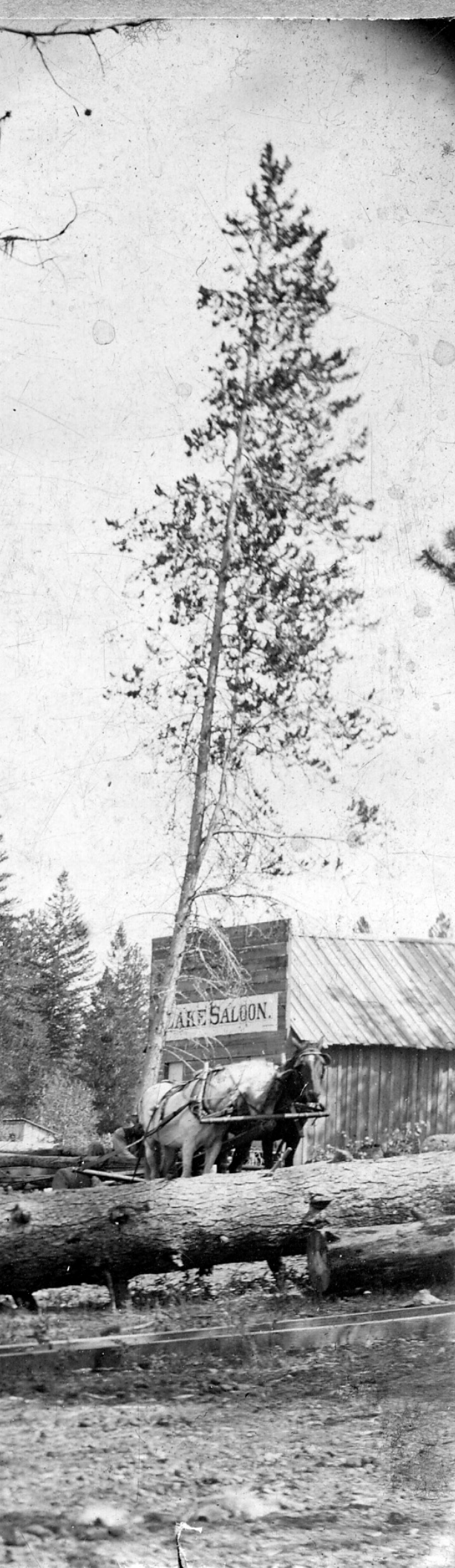
**Preservation Supports Residential Property Values** - Since the 1980s, studies have shown that the designation of a residential neighborhood as historic can (and often does) have a positive impact on the property values in that neighborhood. When conditions are good, historic neighborhoods tend to increase in property values at a higher rate than non-historic neighborhoods; when conditions take a downturn, historic neighborhoods

tend to either maintain their value or decline less than non-historic ones.

**Keeps Money in the Local Economy** - Much of the money spent on preservation ends up staying in the community. Rehabilitation projects can employ local construction workers; supplies can be bought at local stores; new businesses that go into those buildings employ community residents. There is also the “multiplier effect” used by economists to describe how the economic impacts ripple out to the larger community. For example, those who are paid for the materials or to do the work on a historic rehabilitation project spend that money at other local businesses; that income then goes to payroll, inventory, and other business expenses that feed into the local economy.

**The Greenest Building** - As concerns for energy sustainability and climate resilience increase, it is important to note the benefit of reusing buildings. Historic buildings exemplify the phrase popularized by noted preservation architect, Carl Elefante, “the greenest building is the one which already exists.” Reuse of historic buildings is substantially more beneficial to the environment than new construction. Preservation and rehabilitation minimize the wasteful loss of materials through a variety of means:

- Historic buildings and structures already exist, therefore the energy required to fabricate the lumber, bricks and details has already been expended and is now “embodied” energy.
- New construction means demolition of existing buildings and an increase of construction waste in landfills as well as new waste being produced with the fabrication of construction materials. Thus, historic reuse of buildings reduces landfill waste
- Preservation projects often require the use of traditional materials, primarily organic in nature, rather than non-biodegradable manufactured products such as vinyl and plastics. Historic rehabilitation protects the environment by reducing the production of pollutants.



## LEGAL BASIS FOR HISTORIC PRESERVATION

### FEDERAL

After World War II, new public works projects were quickly adding housing, highways, dams and other major infrastructure improvements to America's cities and rural communities. While this work was largely supported by communities, many federal projects scarred established neighborhoods and destroyed thousands of buildings and other structures, destroyed archaeological sites and irrevocably changed communities.

In 1966, the National Historic Preservation Act (NHPA) changed all of that. Congress declared that:

"In the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation."

The NHPA established through Section 106 the requirement that before any federal agency issues a permit, provides funding, or directly completes an "undertaking," it must consider the impact to our historic resources. The Advisory Council on Historic Preservation was created to afford the opportunity for interested parties to have public input in that process. The NHPA also authorized the designation of a State Historic Preservation Officer (SHPO) for each state or Territory, and a Tribal Historic Preservation Officer (THPO) for qualified Tribes. A provision for Certified Local Governments was included as a means for more local input and influence. In 1976 Congress amended the NHPA to include a "Historic Preservation Fund" to help fund this work.

The NHPA also directed the Secretary of the Interior to expand the National Historic Landmark program to establish the National Register. SHPOs play a key role in the designation process which is managed by the National Park Service on behalf of the Secretary of the Interior. The Secretary of Interior's Standards for the Treatment of Historic Properties provides guidance for Federal Agency Cultural Resource Managers, SHPOs, CLGs and other local historic preservation commissions when considering changes to historic properties and cultural resources.

## STATE

The Idaho State Historical Society's State Historic Preservation Office (SHPO) is responsible for Idaho's historic preservation policy and for the cooperation and assistance provided to local governments. The term SHPO also refers to the State Historic Preservation Officer. Under Section 101(b) of NHPA, the SHPO is appointed by the Governor to administer the State Historic Preservation Program. In Idaho, the SHPO is the Executive Director of the Idaho State Historical Society.

The Idaho SHPO professional staff has expertise in archaeology, history, architectural history, and historic preservation. The National Park Service must approve Idaho's historic preservation program. The SHPO administers the National Register program for Idaho; provides grants to local governments; maintains the inventory of archaeological and historical sites and historic buildings and structures; administers the Federal tax incentives program; assists Federal agencies in the conduct of Section 106 Review under the NHPA; and provides educational and technical assistance on historic preservation issues.

## CERTIFIED LOCAL GOVERNMENT

Certified Local Government (CLG) communities are those Idaho communities that have demonstrated a commitment to historic preservation by adopting a local ordinance and creating a historic preservation commission. The program is a dynamic partnership between local governments, the Idaho State Historic Preservation Office (SHPO), and the National Park Service (NPS). It assists local communities in preserving their unique historic character. The Certified Local Government program also provides technical assistance and small grants to local governments, which use the grants to preserve their historic resources for future generations. Communities use these grants for a wide range of projects: surveys, National Register nominations, tour flyers, historic preservation plans, and even some bricks-and-mortar projects. The CLG program gives local communities a more active level of participation in the National Register program and a greater say in any federally funded projects in their area.

The City of McCall was certified in 2002 and must comply with the program requirements to retain its status and associated benefits.

## IDAHO CLG REQUIREMENTS

- Have a Historic Preservation Commission as established by local ordinance
  - A demonstrated interest, competence, or knowledge in historic preservation
  - 5-10 members appointed by governing authority, with an effort to represent specific historic preservation disciplines
  - Appointment terms up to 3 years; can be reappointed
  - Solicit expertise when reviewing National Register nominations (if necessary)
  - Regular professional development/training
- Conduct a survey and have a system to maintain an inventory
- Public participation in the preservation program
- Encourage local preservation planning efforts
- Enforce local and state preservation laws

## HISTORIC PRESERVATION COMMISSION DUTIES

- Minimum Duties
  - Participate in nominating properties to the National Register
  - Act as liaison to the public on historic preservation matters
  - Advise officials and other departments on the protection of historic/cultural resources and participate in local planning and decision making processes
- Other Duties Allowed Under State Law
  - Conduct surveys of local historic properties
  - Contract with state or federal governments
  - Recommend ordinances
  - Promote and conduct educational and interpretation programs
  - Design Review only if adopted by local ordinance; not required for CLG status.





## PART 3: HISTORIC PRESERVATION IN IDAHO

### STATE HISTORIC PRESERVATION PLAN

The State Historic Preservation Plan references a “strong tradition of historic preservation” in Idaho with “preservation-minded people and organizations working collaboratively” to carry out important work. The plan acknowledges important partnerships as contributing to the growth of the movement in Idaho, specifically calling out stakeholders such as between organizations such as Preservation Idaho, the Idaho Heritage Trust, the Idaho Archaeological Society, and local historical societies.

Entitled *Preserving the Past, Enriching the Future*, the 2016-2022 Idaho State Historic Preservation Plan provides Idaho communities and individuals an introduction and invitation to learn more about historic preservation. The plan has a set of goals and recommendations for those interested and invested in preservation efforts. The plan provides a framework for preservationists, archaeologists, historians, and others interested in Idaho’s history to participate in preserving the heritage resources of the past for the future. The documents guiding principle is “to affirm the value of historic preservation in our communities as well as Idaho, as a whole.”

The vision of *Preserving the Past, Enriching the Future* is “to take purposeful steps and actions to create a state-culture in which Idaho’s historic, archaeological, and cultural resources are recognized as important in the lives of Idahoans, understood and readily accepted as relevant to today, and in which all people in the state, residents and visitors alike, are actively engaging in preserving, sharing, and using those resources to inform and positively influence the future of the State of Idaho.”

The plan outlines three primary goals, along with a fourth goal specific to Idaho’s archaeological resources and, specifically, the Archaeological Survey of Idaho (ASI). These broad overarching Goals are refined into more specific objectives and actions to provide a “roadmap” for historic preservation in Idaho. The plan is updated every five years to reflect current community needs, trends, challenges and opportunities for historic preservation at the state and local levels.

The goals and objectives listed in the state historic preservation plan were considered and integrated, as relevant to community priorities, into the development of McCall’s Historic Preservation Plan goals and objectives.

## IDAHO STATE HISTORIC PRESERVATION PLAN GOALS AND OBJECTIVES

**GOAL 1:** Ensure that decision makers, at all levels, and the general public are informed and knowledgeable about historic preservation issues, practices, opportunities, and its value, and take an active role in historic preservation efforts.

- Objective A: Increase Idahoans' awareness of the value of cultural resources in the state through education, dissemination of information, and planning.
- Objective B: Increase awareness and understanding of the National Register of Historic Places and its benefits.
- Objective C: Bring historic preservation to the forefront of community planning and economic development through the Certified Local Government program.
- Objective D: Better inform decision makers and citizens about the legal responsibilities related to historic preservation and Idaho's cultural resources.

**GOAL 2:** Take the appropriate steps to help historic preservation efforts transition into the 21st Century through the use of current and future best practices and the development and adoption of new and emerging technologies.

- Objective A: Ensure that information systems are accessible to a wide range of audiences at the State, county, and local levels.
- Objective B: Improve existing informational systems in order to efficiently locate, document, and protect historic and cultural resources.
- Objective C: Develop and implement new technological methods to further historic preservation goals throughout the State of Idaho.

**GOAL 3:** Ensure that historic preservation efforts throughout the state are aware of and have access to sufficient and sustainable sources of financial support.

- Objective A: Improve communities' ability to leverage multiple resources for funding.
- Objective B: Increase the number of Tax Act-applications in the State of Idaho.
- Objective C: Develop and enact an Idaho State tax incentive program to work in conjunction with the Federal Historic Tax Incentive program.

**Goal 4:** Ensure that archaeological resources and associated documents and collections are accorded permanent curation in accredited facilities in the State of Idaho.

- Objective A: Improve public access to ASI documents and reports.
- Objective B: Increase public education and outreach related to ASI.
- Objective C: Improve efficiency and effectiveness of the ASI.

## SELECTED RESOURCES FOR REVIEW

Historic preservation plans from other Idaho communities were also consulted to provide contextual information relative to area histories, industries, and development patterns. When comparable resources were identified, those sources proved valuable for informing how best to incorporate the identification, protection and promotion of those historic and cultural assets into the McCall Area Historic Preservation Plan. Of particular value were the preservation plans reviewed below.



## IDAHO COUNTY, ID HISTORIC PRESERVATION PLAN (2015)

Idaho County is located north and adjacent to Valley County and the municipality of McCall. In 1861, gold seekers followed the Nez Perce Trail into Elk City Basin and settled the area. Just as was the case in McCall, miners flooded into Idaho County.

When the Nez Perce Tribe ceded a part of their land to the Federal Government, many miners turned to agriculture so that by 1864 ranches were scattered over the Prairie and along the rivers. The timber industry followed as an economic asset with the 1940's seeing full scale operations, expanding beyond the privately held sawmills producing lumber chiefly for local home building, to the nationwide large scale demand for home building construction after World War II.

Just as McCall saw settlement occurring in what was previously the tribal lands of the Nez Perce, Shoshone-Bannock and Shoshone-Paiute, Idaho County benefited from lands lost by the Nez Perce to those miners turned farmers. Forestry and the timber industry, farming, and ranching for both Idaho County and Valley County were major contributors to the development of mountain towns like McCall. Just so, in recent years tourism and recreation are the new drivers of the local economy in both counties.

With a strong concern for government regulation over individual property rights, both counties have approached historic preservation with values tied to promoting local history and encouraging protection of heritage assets. Thus, increasing awareness about the value of heritage sites, cultural resources and family history shapes the priorities established for historic preservation programs in both Idaho County and McCall. The goals established for Idaho County helped inform goals and objectives for McCall.

### IDAHO COUNTY GOALS & OBJECTIVES

#### **GOAL 1:** Cultivate public awareness and partnerships

- Objective 1.A: Increase access to information
- Objective 1.B: Raise awareness and promote preservation education
- Objective 1.C: Improve partnerships and collaboration

#### **GOAL 2:** Increase heritage tourism

- Objective 2.A: Amplify the heritage tourism program for Idaho County
- Objective 3.A: Identification and designation
- Objective 3.B: Strengthen the capacity of the historic preservation program
- Objective 3.C: Improve coordination and Communication across county & city departments

#### **GOAL 3:** Strengthen protection and preservation efforts

- Objective 3.a: Identification and designation
- Objective 3.b: Strengthen the capacity of the historic preservation program
- Objective 3.c: Improve coordination and communication across county & city departments

#### **GOAL 4:** Encourage preservation as an economic development tool

- Objective 4.A: Utilize, package, and promote existing programs & incentives

## SANDPOINT, ID - ARTS, CULTURE AND HISTORIC PRESERVATION PLAN (2021)

Sandpoint, Idaho, is also a community where forest products, tourism, and recreation are critical economic drivers. Another lakeside community, Sandpoint lies on the shores of Lake Pend Oreille and is surrounded by three major mountain ranges. It is home to Idaho's largest ski resort and two National Scenic Byways, supporting the city's reputation as a strong recreational area.

The use of Lake Pend Oreille every summer by the Salish Tribes (Kalispel and Kootenai) for fishing, basket-making and berry collecting is reminiscent of Native American tribal encampments for such activities around Payette Lake in the McCall area prior to the 1930s.

Incorporated in 1898, Sandpoint was driven by timber harvesting and the railroads. Several lumber companies operated in the region from as early as 1896 to present. Farming and ranching became the third largest business, behind lumber and railroads, prior to the "discovery" of Lake Pend Oreille as a sports fishery in the 1950s. World War II brought to Sandpoint a US Navy training center at the southwestern end of Lake Pend Oreille.

The ski resort, which opened in 1963 turned the area into a year-round tourism destination. The beauty of the area has kept Sandpoint a tourist favorite for water sports, hunting, hiking, horseback riding, fishing and skiing.

Just as McCall hosts a winter carnival, so does Sandpoint. The city also has a growing visual arts community and has become a center for arts and culture in northern Idaho. With its growing focus on public art, McCall has the opportunity to pair arts and culture with history and heritage tourism, making the Sandpoint Arts, Culture and Preservation Plan a good resource for informing how these interests can collaborate.

The goals developed for the Sandpoint Plan are an amalgam of arts, culture, and historic preservation priorities. Nevertheless, they are framed under four major themes: building bridges and broadening participation, telling the authentic Sandpoint story, preservation, the arts and community vibrancy, stewardship and preserving buildings and places that matter, and building local capacity. One key quote from Sandpoint's plan is reflective of community sentiments for achieving preservation in McCall. "Raising community awareness about preservation is key in Sandpoint." Hence, why education, communication, and increased public awareness is essential to the effective implementation of any community-based preservation plan.

Sandpoint's goals, with an emphasis on plan integration and collaboration across disciplines, was a useful starting point for similar goals in the McCall Area Historic Preservation Plan.

### SANDPOINT GOALS & OBJECTIVES

**GOAL 1:** Support collaboration in the arts, culture and preservation community.

**GOAL 2:** Diversify participation in cultural activities.

**Goal 3:** Enhance Sandpoint's identity as a unique cultural destination.

**GOAL 4:** Explore the complete Sandpoint historical narrative through education, placemaking and outreach efforts.

**GOAL 5:** Support Sandpoint's economic development through arts and culture.

**GOAL 6:** Integrate and promote historic preservation as a tool for achieving economic vitality goals.

**GOAL 7:** Pursue the documentation and designation of Sandpoint's important heritage.

**GOAL 8:** Create and adopt new tools that promote careful stewardship and protection of Sandpoint's historic resources.

**GOAL 9:** Enhance local arts leadership.

**GOAL 10:** Build local historic preservation expertise.





## PART 4: HISTORIC PRESERVATION IN McCall

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*“There are so many things that have influenced what we are today, and they tend to live on as physical structures because most of the people are gone, but there are also non-structures, there’s the land and other things that help to tell the story of what formed us and then became the backdrop for all of our ability to live and enjoy this place.”*

**- Walt Sledzieski, Board Member, Central Idaho  
Historical Museum**

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The National Park Service defines historic context as “a broad pattern of historical development in a community or its region that may be represented by historic resources.” According to the Secretary of Interior’s Standards for Preservation Planning, Identification, and Evaluation, proper evaluation of the significance of historic resources can occur only when they are assessed within broad patterns of a community’s historical development.

Historic contexts identify relevant themes and the driving forces that shaped the built environment and cultural landscapes within the environmental setting that surrounds McCall. It is a means of helping to organize information about the properties which share common historic, architectural, or cultural themes. Following are the general themes that relate to the development of McCall.



## HISTORY OF MCCALL

### The First People (Up to - 1592)

In the years preceding exploration by European and Mexican adventurers, Native Americans inhabited the area that would later become Idaho. These First People included the Great Basin Shoshone and Bannock tribes of the Shoshone-Bannock, the Shoshone-Paiute and the Plateau tribes of the Coeur d'Alene, Nez Perce and Kootenai. It is not hard to find the imprint of these peoples, not only on the land, (as with the cambium peeled tree scar on the standing Ponderosa Pine at Rotary Park) but also in Idaho place names including counties (Nez Perce, Benewah, Shoshone, Bannock and Kootenai) and communities of Pocatello, Blackfoot, and Nezperce. The Nez Perce people identified themselves from time immemorial as the Nimiipuu, the "Walking People," or "The People".

The Whitebird band of Nez Perce would occasionally winter at the present site of Riggins, Idaho, although they used the Little Salmon and lower Salmon rivers for their main salmon catches in the summer months. The principal streams used in the Salmon and Snake drainage systems were: Little Salmon River as far south as Big Payette Lake, including its tributaries, the Rapid River and Boulder Creek, along with other streams east of McCall.

The upper Snake and Salmon river systems and the abundant resources in the area drew indigenous communities, particularly to Payette Lake.

Interactions between the Nez Perce and local settlers in McCall were important during the early 1900's, as recorded in numerous accounts by Idaho pioneers. The Nez Perce camped at a site known as "Sheep Bridge " gathering huckleberries, serviceberries, and fishing for salmon. It was during one of these fishing and gathering visits that the tribal members were visited by a local settler who had a horse to sell. Told by early pioneer Joe Bennett, the account goes like this:

"... there were a bunch of men setting out under the trees. The women were all working, they were frying fish and were drying it, with it hanging on racks, lots of salmon in the river then. We talked to this one and we talked to that one. They didn't even let on like they even heard us. Finally we got around to a young fellow and he said, "the men don't have anything to do with the horses, you will have to talk to the women. They'll decide if they want to buy horses or not." So we went over to where the women were ... They bought the horse and gave him \$15.00."<sup>2</sup>

Another McCall and Long Valley pioneer, John Spink, born in 1903, recalled his experience as a young child. "One of the first things that I remember was looking through the fence at a band of Indians, perhaps about thirty or forty riding past our place (at Roseberry) on Indian ponies. The women had papooses on their backs or hanging from the horse gear. They stopped to sell buckskin gloves and moccasins and bead trinkets."<sup>3</sup>





Today, the tribal presence in McCall, Idaho, consists of three recognized tribes; the Nez Perce, Shoshone-Bannock Tribes, and Shoshone-Paiute Tribes. The City of McCall Public Arts Master Plan identifies the importance of collaborating with these tribal cultures, specifically their indigenous artists. The Plan outlines recommendations for how to effectively collaborate with indigenous artists to depict the story being told. Each recognized tribe is represented on the review board to advise, select, and approve works that are commissioned.

Just as in the community of artists, traditional cultural practices of indigenous peoples must be recognized and respected. Guidance must be sought from tribal historians or those trusted by tribal elders and leaders. While no tribal preservation plans have been located for the three recognized tribes to inform the development of the McCall Area Historic Preservation Plan, the City can demonstrate as was the case with the Public Arts Plan that same collaborative intent and seek guidance from tribal leaders or elders regarding information about traditional cultural places. Telling the story of these places, when appropriate, can be done through a variety of means -- video, lecture, exhibit, walking tour, or interpretive panel. In each instance, tribal members should be consulted in both the development of the narrative and the location or airing of the work.

There are several resources for research on tribal history, culture and place names including: the Nez Perce National Historic Park library, the Shoshone Paiute history video series, and the Shoshone-Bannock tribal cultural program series which teaches about preserving language, history, and other aspects of tribal people's culture.

#### PERIOD OF EUROPEAN AND EURO-AMERICAN EXPLORATION (1592–1860)

Spanish explorers made trips to the Northwest beginning in 1592, though it was Meriwether Lewis and William Clark who with their expedition in 1805 – 1806 became the first Euro-Americans to travel the lands now known as Idaho, encountering Native Americans speaking both Spanish and tribal language. It was during this expedition that the first ethnographic accounts of the Nez Perce were recorded... “they systematically obtained ethnographic information and their journals provide notations and sketch maps of villages and camps passed or visited as well as documentation of many aspects of Nez Perce life.”<sup>4</sup>

Native peoples accessed the McCall area from two trails, one from Meadows Valley and another from the north that followed along the west side of the lake, French-Canadian fur trappers would follow those trails, hence we see names such as Coeur d'Alene (French for “heart of the awl”) and Boise (Le Bois-French for “the trees”). Donald McKenzie's Hudson's Bay Company trapping expedition team arrived in the area in 1816. One of the members of the team was Francois Payette. McKenzie led Payette to what was later to become his namesake, the Payette River.<sup>5</sup>

## MINING AND THE RAILROAD (1860 – 1915)

In 1862, gold was discovered in the upper drainage of Payette Lake in the Salmon River mountains by Jack Warren. Miners came to the area, traversing the west side of Payette Lake via the hazardous Packer John and Warren trails two miles north of the river outlet to arrive at “Warren’s Diggings.” Later the community would be named Warren. “Packer John” an early freighter named John Welch, started a pack train to transport supplies between Lewiston and the Boise Basin. In the fall of 1862, he built a log cabin next to Goose Creek in the Salmon Meadows valley as a midway stopping point and supply cache.



In 1862 the Homestead Act passed, and the area saw a significant increase of prospectors, speculators, and settlers from across the country. Gold strikes brought a surge in population and the region grew to 21,000 residents by 1863. This led to conflicts with the Nez Perce and the Shoshone. In 1863, the mining districts and surrounding wilderness were incorporated into the new Idaho Territory. The miners needed agricultural goods and services which subsequently brought non-miners to the area who established settlements to provide these services.<sup>6</sup>

In 1874, N.B. Willey, correspondent with the Warren Times, created broad interest in the area when he wrote: “This piece of country is worth looking after. The lakes and streams abound with fish at this time of the year and the game is plentiful.... The Payette Lake, a beautiful sheet of water 12 miles long, in places is dotted with richly wooded inlets set like emerald gems on the bosom of the liquid mirror.” (Mr. Willey later became Idaho’s second governor.)<sup>7</sup>

At that time there was no permanent settlement on the south shore of the lake, however the area near the outlet of the river had long been a communal fishing and hunting ground for Native American tribes in the summer months. It was a sacred and spiritual place where the tribes could peacefully rendezvous. But as settlers began moving into the area, tribal use was replaced by the several commercial fisheries which began operating above the lake, sending fresh, salted and dried fish to the mining camps and south to the Boise-Weiser areas.

Early settlers traversed through Long Valley, following a wagon road built by tie cutters for the Oregon Short Line (OSL), a subsidiary of the Union Pacific. Logging camps were set up along the North Fork of the Payette River to provide timber for the railroad ties. The road built by the tie cutters led to Smith’s Ferry on the Payette River, and then Round Valley. This, one of the state’s first wagon roads, was completed in 1891.<sup>8</sup>

The completion of this wagon road may have prompted Charles Clifford to build the Statehouse Hotel and post office at the junction of the road and the lakeshore to accommodate the increasing number of freight wagons and stagecoaches. This set the stage for development of the townsite of McCall on Payette Lake’s southern shore in the late 1880s. It was during this time that the railroad was constructed through southern Idaho. In 1914 the railroad and roads were extended to McCall and it quickly became an important destination for summer and winter recreation.



## HOMESTEADING (1890 – 1910)

Settlers around Payette Lake included Anneas Jack Wyatt, who filed on a homestead on the west side of the lake in 1888.<sup>9</sup> However, the catalyst for creating the town of McCall was an emigrant farming family from Ohio and Missouri.

The significance of the Finnish structures in Long Valley is related not only to their vernacular aesthetic, but also to the method of construction. Dating back to 1902, these houses and outbuildings were utilizing the “vara” tool, similar to a scribe, that allowed precise carvings of the lumber, resulting in more durable structures without the necessity of chinking. The Koski Homestead, listed in the National Register of Historic Places, is just one example of this exceptional craftsmanship.

Tom and Louisa McCall were nearing their 50s when they decided to strike out West with their family for a new life. Arriving in Boise in 1888, they stopped for several months at the Marsh-Ireton Ranch near Emmett to gather equipment and supplies for the trek to Long Valley. In the spring of 1889, they began the trip to Long Valley with two wagons and teams plus 25 head of cattle, numerous chickens, and household supplies for their new home. They arrived at the south end of Payette Lake in June and met Sam Devers, who had squatter’s rights to 160 acres of prime shoreline property. Devers agreed to trade his rights and cabin to the McCall’s for a wagon, team and harness. (This occurred at the location of the current Hotel McCall site.) With other settlers following, Tom McCall plotted a town site of four blocks out of his original homestead.<sup>10</sup>

Tom McCall appropriated the abandoned Lardo U.S. Post Office ten miles south of the lake, and the area was briefly known as “Lardo.” W.B. Boydston acquired the Lardo Post Office in 1903 and moved it to his homestead west of the river, making it the new Lardo. Thus, citizens changed the name of Tom McCall’s plotted settlement to “McCall.” The town was incorporated on July 19, 1911.

## FORESTRY AND COMMERCIAL DEVELOPMENT (1890 – 1977)

The 40 years after initial settlement of McCall was a time of rapid growth and established the town as a location for timber and agriculture. Timber harvesting began around 1900. Tom McCall bought the Warren Gold Dredging Company sawmill and established his lumber business a block west of his home on the lakeshore. McCall recognized that forestry would play an important role for the town’s development with the creation by President Theodore Roosevelt of the new Payette Forest Reserve in 1905. Thus, during this period, Tom McCall became not just a landowner, but a realtor, hotel owner, postmaster, sawmill owner, merchant, and councilman. With the coming of the railroad in 1914, McCall was established as a commercial center for the surrounding area.

According to the Idaho Magazine, “The shore of the lake...is thickly gemmed with the grandest spots for building purposes around the entire lakes – sites equally adapted for the use of a summer cottage – or business enterprise, and the Messrs McCall will hold out exceptional inducements to those who will build on their lake sites next spring and summer.”

Thus, the timber industry spurred development in and around the town as more mills were constructed to supply lumber for the burgeoning homes, hotels and business buildings.

In 1907, Tom McCall sold his sawmill to Theodore Hoff, who eventually partnered with Carl Brown to form the Hoff and Brown Lumber Company. Carl Brown brought with him extensive family experience in owning a sawmill and lumber business in New England. Brown helped build the sawmill industry in McCall, and in 1929, bought out his partner and renamed the business Brown's Tie and Lumber Company. The mill burned in 1940 but was rebuilt in 1942.<sup>13</sup> The Brown family owned and operated the mill until 1964 when the Boise-Cascade Company purchased the mill.



The Glass House, built in 1960, was originally an office for Brown Tie and Lumber Co. and was designed by Frank Brown, grandson of Carl Brown. The mill workers themselves constructed The Glass House as a showcase for Idaho timber. Boise-Cascade closed operations of the mill in 1977 and the sawmill burned to the ground in 1984. The Glass House remains as the only building left from the mill complex.

### *Firefighting*

In 1909 the local US Forest Service headquarters moved to McCall and into new office space built by Tom McCall. The property would later be known as the Lake Street Station and listed on the National Register of Historic Places. McCall's son Daws became the ranger for what is now the McCall Ranger District while Ted, the younger son, was appointed deputy ranger for the Chamberlain Ranger District. The Forest Service and its smokejumper base was founded in 1930 in McCall due to the location's proximity to Idaho and Oregon.

In 1943, the Krassel Yard, previously a tree nursery site operated by the Forest Service, was converted during World War II to a smokejumper base and training facility. McCall was one of only three Idaho locations where, during the war, Conscientious Objectors (COs) were held. In 1944, 17 of the 19 smokejumpers based in McCall were COs as were 35 of the 37 McCall jumpers in 1945.<sup>11</sup> In 1957 a new air tanker base was established at the McCall Airport and a new smokejumper base was established there in 1988, replacing the original smokejumper base at the Krassel Yard.

The McCall Smokejumper Base had a number of noteworthy individuals. Deanne Shulman overcame discrimination and inconsistent regulations, completed her training at McCall in 1981 and became the nation's first female smokejumper. Bob Fogg, pilot for the McCall jumpers from 1944 to 1976, served as a member of the Idaho State House of Representatives (1963-65).<sup>12</sup>

In 1905 several private lumber companies started a cooperative venture to protect the forests from fire and disease. Over the next ten years, this developed into a formal organization, The Southern Idaho Timber Protective Association (SITPA). Members included private timber companies, the State of Idaho, the US Forest Service, and the US Department of Agriculture. In the 1930s, SITPA managed some of the Civilian Conservation Corps (CCC) camps in the McCall area. Among many building projects by the CCC was the headquarters compound for SITPA on West Cable Street in McCall. Local Finn craftsmen supervised the construction of these log buildings following the Finnish techniques for construction. These buildings are in the National Register and currently house the Central Idaho Historical Museum.

### Air Service

The business and mining concerns in the McCall area benefited from the airport and advocated for construction of a hangar to serve needs of surrounding backcountry communities. Airmail pilots were also advocates for backcountry landing fields. Equipped with skis, pilots landed on snow covered fields bringing mail and supplies on weekly trips to reach isolated mining camps.<sup>14</sup> Prior to 1931, mail was carried on sporadic trips by men on snowshoes who could only carry 50 pounds per trip. Planes could carry more than 1000 pounds. The first major contracted aerial mail carriers in the 1930s were Bennett Air Transport Company and Johnson Flying Service.<sup>15</sup> Now well supplied, mines no longer had to shut down during the winter. Three mail routes were established during the 1950s. Over time, mail and supply runs to the backcountry would evolve into recreational travel to the backcountry.<sup>16</sup> The National Register of Historic Places includes the Johnson Flying Service Hangar for its significance to air-related transportation in the region.



### RECREATION AND RESORT DEVELOPMENT (1883 – PRESENT)

Following in the tradition of the tribal rendezvous, Payette Lake became well known as a recreational destination as early as 1883, when the first recorded tourist campers in covered wagons came to the southwest shore from Emmett and the nearby Marsh-Ireton

Ranch. Anneas. “Jew’s Harp Jack” Wyatt, who homesteaded on Payette Lake in 1888, piloted the tourist boat Lyda around the lake. In the following decades, several commercial camps, hotels, private clubs, and church camps provided recreational opportunities for visitors. By 1920, the Idaho State Land Board began leasing vacation home sites around Payette Lake. The Winter Carnival formalized McCall as a winter sports destination in 1924. Increased recreational demand led to construction of the Little Ski Hill in 1937 by the Brown family and by the 1940s, McCall had become known as a recreational destination.<sup>17</sup> In the 1960s, the Brundage Mountain Ski Resort and Ponderosa State Park added even more opportunities for residents and travelers to enjoy the scenic beauty of McCall. Additionally, the National Register of Historic Places in this area include buildings such as Rice Meeting House and Payette Lakes Club.

McCall is now recognized as a four-season resort community. It is recorded that Samuel H. Hays of Boise was credited with building the first summer cabin on the lake in 1905 or 1906. Later, MGM “discovered” the area’s scenic character and natural heritage with the filming of “Northwest Passage” in the late 1930s. Another property tied to the recreational value of McCall is the 1926 Yacht Club, a staple of downtown McCall and reconstructed in 1945, after a fire. By 1948 Shore Lodge had been constructed along Payette Lake; the city was becoming a destination for private investors and the tourism industry. The increasing growth rate of Boise’s Treasure Valley, 100-miles to the south, has resulted in increased development pressure, as resort and vacation homes are fast overtaking the historic landscape of McCall.





McCall's inventory of historic resources identifies historic properties listed in the National Register, deemed eligible for listing on the National Register, or determined not eligible for National Register listing. In addition, the proposed Lake Park Early Development Area, which includes the residential neighborhood west of downtown, while not eligible for National Register listing as a district, is identified as emblematic of early McCall settlement. The "not eligible" resources may have significance at the local or state level and should be considered for future local landmarking. All of these properties were documented as part of a reconnaissance level "windshield survey" of McCall completed in 2005.

Yet to be completed is an intensive level survey of all properties determined "eligible" for National Register listing or for potential local landmark listing in McCall.

The historic property types and architectural styles prevalent in McCall have not yet been thoroughly documented. There is a need for an intensive level survey and architectural thematic study for the city. However, the following property types and architectural styles are clearly dominant as seen in some survey work done to date.

### *Historic Property Types*

Historic property types; for the purposes of this section, are organized by use (the building's primary historic function) with examples of common forms, such as different types of commercial buildings, within that use provided. Buildings and structures in McCall represent a broad range of original historic functions, including commercial, industrial, governmental, educational, religious, and residential among others. While not an exhaustive list of property types, some of the city's best known historic property types are summarized below to illustrate the breadth of resources and historic contexts represented. It is expected that additional property types will be identified as surveys and documentation continue.

### *Institutional*

Institutional buildings include government buildings, churches, and schools among other community landmarks. These buildings often define the settlement patterns and periods of community development. One prominent example of this building type in McCall is the **McCall City Jail** constructed in 1930 behind the McCall City Hall building (now relocated to Roseberry, Idaho). Utilitarian in nature, the building was constructed of concrete. The building has a stucco finish with iron bars at the window and a strapped iron door.



### *Commercial*

The earliest commercial structures in town were wood-frame buildings, one to two stories tall. They typically had gable roofs with a false front primary facade. This facade rises to form a parapet or upper wall that hides the roof, giving the appearance of a more permanent commercial building. As the town grew, one-part and two-part commercial blocks became the most common forms of commercial buildings in town. One-part blocks are typically one story and feature a storefront assembly (bulkhead, storefront windows, transom) and a parapet wall. The **Lake Street Station**, constructed in 1909 by Tom McCall for the US Forest Service; is representative of this type of two-story, parapet construction. Later serving as the Haley-Miles Drug Store; then as City Hall and later a dance hall, the building remains as the only original commercial wood frame building in McCall.

With mostly single-story commercial buildings, McCall's downtown is much less densely developed than other mountain towns. However, that is changing as lodging facilities become more prevalent on the landscape.



### *Residential*

McCall has over 1,100 housing units that are more than 40 years old. The McCall Comprehensive plan identifies these properties as potential candidates for reinvestment “as well as historic preservation where necessary.”

Dwellings in McCall range from folk houses constructed by early settlers, to vernacular cottages, to high style single-family homes. Construction dates span nearly 150 years with the earliest homes being modest log buildings with no categorized style to those reflecting

### *Pre-Railroad Folk Houses*

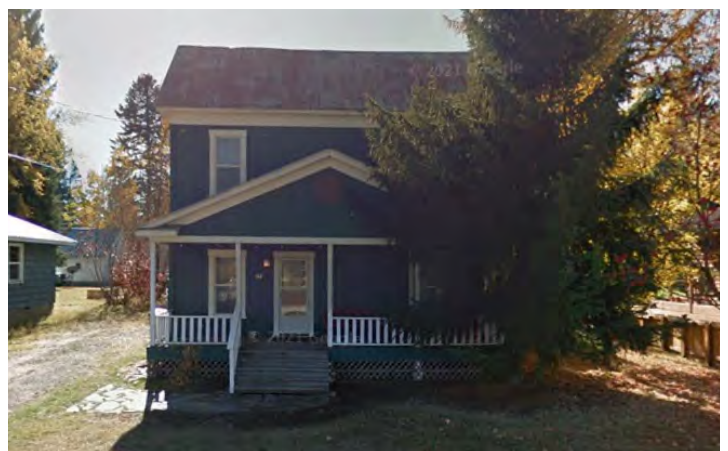
With the railroad not arriving at McCall until well into the 1900s and the first sawmills producing primarily timber for tie construction, much of the earliest housing constructed was still log-wall houses. The **Charles Koski Homestead** just southeast of McCall is a hewn log home that has seen little change from its original construction in 1906. It is the largest hewn-log structure in Long Valley and represents the Finnish method of log construction. It is listed in the National Register of Historic Places as a contributing resource within the Long Valley Finnish Structures thematic nomination.



Koski Homestead

### *Vernacular*

After the arrival of the railroad and the expansion of the timber industry, wooden dwellings of balloon frame or light bracing were under construction. Thus, a number of different housing types begin to appear. These included: Gable-Front, Gable-Front and Wing, Hall-and-Parlor, I-House, Massed-Plan, Side-Gabled, and Pyramidal. Some of these building forms could be referenced as vernacular, simple in form and characterized by locally produced materials with few stylistic features. Often time they were constructed with mass-produced doors, windows and hardware. The **John R. Berry House** at 112 Park Street could be considered a Side-Gabled vernacular building. Constructed in 1911 with no significant architectural detail, this two-story dwelling maintains its simple form, but clearly shows mass-produced trim and windows.





### *Folk Victorian*

Folk Victorian homes with simplified elements of the Queen Anne design generally feature projecting gables and corner towers, bay windows, decorative porches, contrasting wood siding with shingling, pyramidal roofs and brick chimneys. While many have elaborate asymmetrical floor plans, the Folk Victorian in McCall, built mainly during the 1900s and 1910s have simpler square and L-shaped forms with planer ornamentation.

### *Colonial Revival*

The typical Colonial Revival style residence features a prominent, central front door, a symmetrical facade with balanced windows incorporating double hung sashes. A hipped roof with full-width porch characterizes Colonial Revival buildings constructed in the early part of the 20th century and are sometimes referred to as the “Classic Box” or the “American Foursquare.” Full length porches and pilasters often appear as a simplified version of the higher-style classical columns.



Colonial Revival

### *Craftsman*

Typically there are four subtypes of craftsman, style buildings in domestic architecture, distinguished by their roof forms - front-gabled, cross-gabled, side-gabled and hipped. The dominant style for smaller houses during the early part of the 20th century, the style originated in southern California, but spread throughout the country through pattern books and popular magazines. In McCall, this design type is expressed as 1 to 1 ½ stories, gable-roofed with exposed rafters and overhanging eaves, a prominent

chimney, porches supported by posts which extend to the ground, single or grouped multi-paned windows, and simple detailing with natural materials.

### *Contemporary*

During the mid-20th century period in McCall, modern design was more contemporary in style. This is best reflected with the design of **The Glass House**. Built in 1960 for the Brown Tie and Lumber Company, the building served as the corporate office of the largest mill in McCall. It was designed by Frank Brown, grandson of early McCall timber pioneer Carl Brown, when Frank was a student of architecture at the University of Colorado. The building is very much in the vein of the Pacific Northwest style of Mid-century design, relying heavily on local materials such as fir, spruce, Ponderosa pine, cedar and redwood, while incorporating large expanses of windows, overhangs, flat or shed roofs, asymmetrical facades and an open floor plan.



Modern



### *Civilian Conservation Corps (CCC)*

McCall was certainly home to CCC camps with many resources and sites associated with this important New Deal-era program. CCC workers constructed bridges, hundreds of miles of road, installed telephone lines, among other significant projects that changed the landscape of the region. No more important complex exists as testament to their work than the National Register listed **Southern Idaho Timber Protective Association (SITPA) Buildings**.



### *Native American/Prehistoric Archaeological*

Ethnographically about three hundred (300) Nez Perce camps and villages have been identified within the Nez Perce aboriginal territory, though many of these sites have yet to be formally identified or reported.<sup>18</sup> The resource types associated with sites include lithic scatters, camps, villages, rock art, pit houses, rock cairns, travel routes and **cambium peeled trees as evident in McCall's Rotary Park**.



# McCALL HISTORIC PRESERVATION PROGRAM

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## McCALL AREA COMPREHENSIVE PLAN

Policies identified under Goal 7 of the Comprehensive Plan include:

- Policy 7.1 Pursue opportunities that promote historic, cultural, and heritage-based events.
- Policy 7.2 Preserve and interpret historic resources (objects, buildings, structures, sites, or places with historic, cultural, or aesthetic significance) in McCall for residents and visitors.
- Policy 7.3 Identify key landmark features to integrate into future gateway and corridor design including key natural features and buildings.

The regulatory authority for preservation policy implementation is codified within McCall City Ordinance 989 which serves to “promote the educational, cultural, economic and general welfare of the public of the McCall Area, through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects which reflect significant elements of the City’s, the region’s, the State’s and the nation’s historic architectural, archaeological and cultural heritage.” (Ord. 989, 4-23-2020).

The ordinance supports the establishment of the Historic Preservation Commission and assigns specific powers and responsibilities including; designation of historic districts and landmarks; supports property acquisition and placement of historic easements; facilitates engagement with property owners to negotiate the proposed demolition of a historic structure; and recommends on the exemption of any historic property from fire or building code compliance that might hinder the preservation or restoration of the property.


## McCALL CITY CODE TITLE 3, CHAPTER 20 HISTORIC PRESERVATION

The stated purpose of historic preservation in this chapter of the City Code is “to promote the educational, cultural, economic and general welfare of the public of the McCall Area, through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects which reflect significant elements of the City's, the region's, the State's and the nation's historic architectural, archaeological and cultural heritage.”

To that end, the McCall HPC is established to serve as an advisory body to the McCall City Council. The HPC authority includes:

- Conducting architectural surveys.
- Recommending properties for acquisition by purchase, bequests, donation, lease, or easement.
- Recommending methods for preservation and maintenance of City-owned or controlled historic properties.
- Cooperating with the Federal, State and local governments in compliance with historic preservation laws.
- Supporting planning processes of the County, City, State or Federal government.
- Recommending ordinances for historic preservation in the McCall Area.
- Promoting and conducting educational and interpretive programs on historic preservation.
- Reviewing nominations for the National Register of Historic Places.
- Acting as the Building Conservation Advisory and Appeals Board.





A few highlights to note regarding identification of, and protection afforded to historic properties as referenced in McCall City Code Title 3, Chapter 20 Historic Preservation are as follows:

**3.20.100: Designation Of Historical Districts, Including Historical Districts, Residential / 3.20.110: Designation Of Historic Property Or Historic Landmarks**

Nominations for historic district and individual landmark designation are considered using four criteria: historic, cultural and/or educational importance; architectural and/or engineering importance; geographical importance; and archaeological importance. The HPC shall conduct studies, research and investigations and prepare a report containing recommendations for designation. This report is available to the public and affected property owners for review and comment prior to a final public hearing with the HPC and a recommendation to City Council.

**3.20.130: Acquisition Of Property / 3.20.140 Acquisition of Historic Easements**

These two sections allow for the City to acquire and maintain a historic property using public funds, or accept by purchase or donation easements on historic properties in the public interest and in accordance with the City's historic preservation purpose.

**3.20.150: Notice To City Departments And Other Agencies; Register of Historical Districts, Properties And Landmarks:**

Under this section, the HPC is required to notify the City departments and other agencies as to a property's historic designation status. Additionally, the HPC will maintain a historic property register and map for City and public access.

**3.20.170: Demolition Or Removal Of Historic Structures**

The purpose of this section is to preserve historic properties by giving the City, or others interested in acquiring or arranging for the preservation of a designated landmark, the time to do so. It allows for a four (4) month notice of the proposed demolition prior to issuance of a demolition permit, and the ability of staff and/or the HPC to negotiate with the property owner and other interested parties either relocations or inducements for third party purchase among other preservation-based alternatives.

**3.20.200 - Exemption from Fire or Building Codes**

Per this code section, the City Council, in order to promote the preservation and restoration of any historic properties, may exempt a historic property from the application of the City Fire or Buildings Codes based upon the Historic Preservation Commission recommendation as allowed for in the exemption criteria, if they determine that non-exemption would result in changes that would prevent the preservation or restoration of a historic property.



## PRESERVATION HIGHLIGHTS FROM THE 2011 PLAN

The 2011 City of McCall Historic Preservation Plan did not contain goals and objectives, but did propose a number of preservation strategies and recommendations. Those recommendations are listed below along with notes on progress made or actions not yet begun:

- Maintain historic resource survey data as a dynamic document, updating to reflect ongoing work and new research.
  - The City's historic preservation program has continued to capture and maintain survey data, but lacks a well-organized system.
- Perform an intensive-level survey of McCall's undocumented historic resources.
  - The City has not yet completed intensive-level surveys.
- Incorporate existing and future surveys into the city's geographic information system (GIS) database, creating a historic resource overlay that includes individual historic properties and historic districts.
  - The City has made progress in GIS data collection and mapping by creating a downloadable GIS-based app. Next steps include incorporating that data into the City's GIS parcel data for planning and zoning and other assessment needs.
- Preserve McCall's heritage through advocacy, education, and community involvement.
  - The City has hosted guest lectures, open houses, and community events, and developed walking tour maps.
- Identify historic resources and historic districts, and use this information as a tool for strong planning.
  - This remains a need for the City.
- Seek to nominate McCall properties to the National Register of Historic Places, working in consultation with the State Historic Preservation Office and the National Park Service.
  - The City has had some success with these, supporting the nomination of both the Payette Lakes Inn and Johnson Hanger to the National Register of Historic Places.
- Request review and advisory recommendations by the McCall Historic Preservation Commission of the McCall historic resources listed in Table 1 that undergo new construction, alteration, or demolition.
  - This is not identified as a priority by the HPC or the community..
- Apply The Secretary of the Interior's Standards for Rehabilitation and the accompanying Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings as the formal basis for project evaluation (available at [www.nps.gov/history/hps/tps/index.htm](http://www.nps.gov/history/hps/tps/index.htm)).
  - Because design review is not a required component of the City's historic preservation program, project evaluation has not been implemented.
- Amend city ordinances to strengthen the protection of McCall's historic resources.
  - No specific language or method for "strengthening" city ordinances has been identified.
- Conduct public education about historic buildings, materials, and preservation.
  - While there has been educational outreach via talks and tours of historic buildings and sites, there has been no training or information presented on materials or preservation techniques.
- Provide historic survey area maps on the City's website with links to the McCall Public Library, Idaho State Historical Society, and State Historic Preservation Office websites and other relevant resources.
  - A McCall History app has been launched, but additional mapping of historic resources needs to be completed.
- Prepare plans to develop the centrally located McCall City Jail into an interpretive and historic site. Consider additional interpretation, city map, and racks for a walking tour brochure.
  - The property continues to be identified as a priority for public education, but no work has begun on an interpretive program.

- Develop a working partnership to pursue programming, grants, and technical assistance to support McCall historic preservation. Partner with the City of McCall, McCall Public Library, Central Idaho Historical Museum, Long Valley Preservation Society, Idaho State Historical Society, National Park Service, and groups such as the McCall Folklore Society and various Valley County art associations.
  - There are occasional partnership activities between these organizations, but not in any formalized manner.
- Continue to seek grant support from the Certified Local Government Program of the Idaho State Historical Society. Periodic grant requests could be made to the Idaho Heritage Trust, Idaho Humanities Council, and National Trust for Historic Preservation. Other sources for grants
  - The McCall HPC has received numerous CLG grants and has maintained its CLG status. Grants since 2011 have been awarded for safely archiving and digitizing historic materials at the McCall Library, conducting research of National Register nomination sites, and HPC training and education.
- Budget for preservation board members and staff to allow for continuing preservation education opportunities through conferences, seminars, and workshops.
  - Grant funding and match has been used for HPC training and education.





## PART 5: ASSESSMENT OF RESOURCES, TRENDS, AND OPPORTUNITIES

*Events like Winter Carnival are deep in our roots. Just like the snow sculptures we're all excited to see in their forming and their resulting artistry, our history too has sculpted our community, our culture and our character. Saving the places we believe matter most is the purpose of the McCall Historic Preservation Commission.*

*-John Farmer, Chair McCall Historic Preservation Commission*

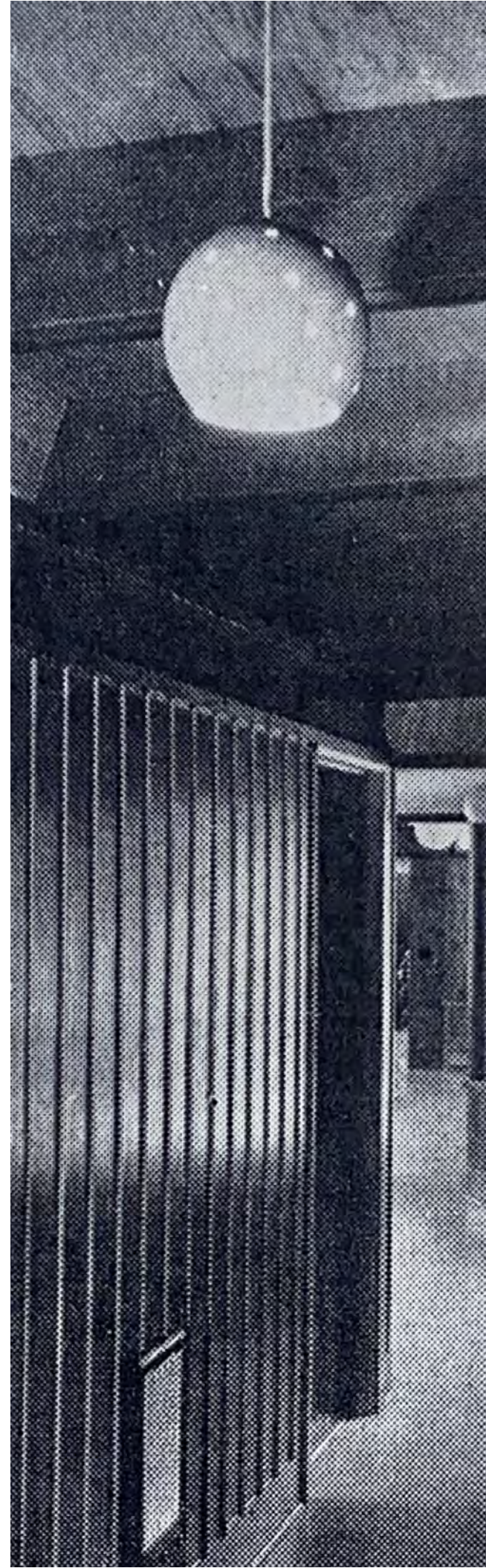
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### NATIONAL REGISTER OF HISTORIC PLACES LISTED SITES

The National Register is the official listing of cultural resources that are significant to our nation's history and that are considered worthy of preservation. It includes buildings, structures, objects, sites and districts significant to our history, architecture, archaeology, engineering, and culture. Resources may be of national, state, or local significance.

Listing a property in the National Register does not affect private-property ownership rights.

Seeking a listing of a property in the National Register can be initiated by the property owner, a historical society, a historic preservation commission, a government agency, or any other interested group or individual. The property must be researched in depth to obtain all of the relevant history and a nomination form prepared. The nomination form is then reviewed by the Idaho State Historic Preservation Office (SHPO). Once SHPO staff are satisfied with the draft nomination, it is sent to the property owner and local government for public comment. If the property owner, or a majority of owners in a proposed district, formally opposes the nomination, the nomination process ends. If the owners support the nomination, it is then forwarded to the Idaho Historic Sites Review Board which typically meets once a year to consider nominations to the National Register. If recommended for listing, the nomination is forwarded to the National Park Service for review by the Keeper of the National Register of Historic Places. If the Keeper approves the nomination, the property is officially listed in the National Register.





As a Certified Local Government, the City of McCall can initiate and assist property owners in the preparation of a National Register nomination. There are several National Register listed properties in the McCall area including:

- Rice Meeting House (listed 4/8/1980)
- Long Valley Finnish Structures (listed 11/17/1982)
- Southern Idaho Timber Protective Association (SITPA) Buildings (listed 5/1/1990)
- McCall District Administrative Site (listed 12/29/1991)
- Payette Lakes Club (listed 4/23/2017)
- Johnson Flying Service Hangar (listed 11/19/2019)

### UNDERREPRESENTED AREAS OF SIGNIFICANCE

The Idaho State Historic Preservation Plan has identified a number of areas of significance that are not well represented in the state's inventory of historic and cultural resources. Some of those underrepresented categories are representative of resources missing from McCall's historic inventory.

The areas of Industry, Transportation, and Engineering are identified as needing additional survey as is Native American history and archaeological sites, both prehistoric and historic. The community survey conducted for the development of the McCall Area Historic Preservation Plan echoed the need to better represent the resources tied to transportation and the development of the timber industry.

The missing stories and undocumented places associated with indigenous and marginalized peoples is also of growing interest and was well addressed by one survey respondent who commented, "I think that it is important when considering the history of McCall and the surrounding area not to forget the Indigenous, Chinese, and ethnographic history. To begin the story with white settlement is to miss the point of understanding who we are. To not involve the tribes in these decisions is also forgetting whose ancestors knew this land."

The concern for natural resource protection and its importance to recreation is also an area needing greater research, documentation and interpretation. Frequently mentioned locations for documentation, interpretation and protection included Payette Lake and the shoreline, including views over Payette Lake, the North Fork of the Payette River above and below Payette Lake, the Cambian peeled trees, the Brundage Mountain Ski Resort and the Little Ski hill, and Legacy Park and geological history.



## TRENDS AFFECTING MCCALL'S HISTORIC RESOURCES

### *Population*

McCall has a 2020 population of 3,826 and is currently growing at a rate of 1.86% annually. The city's population has increased by 3.80% since the most recent census, which recorded a population of 3,686 in 2010.<sup>19</sup> This is higher than the 2.82% projected growth rate from 2015 as referenced in the McCall Area Comprehensive Plan. This increase in McCall's population is already impacting the city's historic character. A few comments were recorded in the community survey regarding properties lost to new housing development and the impact on McCall's scenic viewsheds. Others called out properties lost that had special value to them. "My first home was bulldozed and is now a condominium complex and my second home is now a parking and storage lot."

### *Housing*

The City of McCall is in significant need of housing that is affordable to local residents and its resort industry workforce. Additionally, with the median home price of properties in Valley County jumping from \$480,000 in 2020 to \$675,000 in 2021,<sup>20</sup> it is difficult for young families and those in the middle stages of their careers to afford a house in McCall. The opportunity for the reuse of existing older homes could benefit from a series of incentives available to the City, including deed restrictions accompanied by funding from the local option tax moneys, fee waivers

and tax reimbursements. In the past few years, significant historic houses have been lost due to the increased development pressure for new second-home housing and accessory dwelling units. This is corroborated by the American Community Survey (ACS) conducted in 2015, which estimates that only 27 percent of housing units in McCall are occupied, with 73 percent of units vacant, representing the extremely high second-home population in the area.

Housing rehabilitation of older units in the city could benefit existing housing that meets the 50-year or older criteria for historic landmark status. The McCall Housing Strategy identifies the opportunity to improve housing options by rehabilitating these older properties through grants, property tax abatements, and subsidized loans.

### *Economic Environment*

Recreation and tourism demands are increasing in McCall as the population grows and more individuals move to Idaho for the benefits of its natural resources. According to the US Travel Association, tourism in Idaho is a \$3.7 billion business, and employs more than 45,000 people. That makes it one of Idaho's largest industries. In McCall, the McCall Area Chamber reported that lodging taxes, an indicator of tourist visitation, increased by nearly 34% in 2021. Extended hotel and cabin stays and the myriad of outdoor activities led people to increase

their nights stayed by 10%. While the numbers may add up well for McCall's leading industry, increased visitation does not sit well with surveyed residents who see it as a negative impact on McCall's historic character and quality. Nearly 60% of respondents expressed a concern with "over-tourism" and 73% with the associated increased traffic.

McCall has a significant proportion of its workforce commuting in from nearby communities, not uncommon in a resort or tourism community. The concern is that with a commuter workforce, the culture and character of McCall outside of business hours may suffer. Again, pointing to a need to improve local housing options to encourage workers to live in McCall.<sup>21</sup>

### *Environmental Considerations*

The City of McCall tree inventory contains nearly 6,000 trees tracked by species, location, condition and height. Those trees which qualify as heritage trees must be protected from loss due to future development, disease or disasters. The Comprehensive Plan calls for policies to "reflect the community benefit these trees play in establishing character, as well as economic and environmental benefits." Thus Goal 8 identifies the need to maintain and increase McCall's urban forest as a key component of the green infrastructure and calls for maintaining the city's heritage trees.

### *Disaster Preparedness*

As addressed in the Idaho State Historic Preservation Plan, there is minimal coordination between state and local preservation agencies in disaster preparedness planning for historic and archaeological resources. While the City of McCall is incorporated into the Valley County, Idaho Multi-Jurisdictional Hazard Mitigation Plan (HMP), there is no provision for protecting historic properties or archaeological resources. However, the Plan does reference the City of McCall Comprehensive Plan (2018) which calls for the development of a hazard mitigation plan for the city, in coordination with Valley County. There are cultural resource based hazard mitigation plans available that could serve as a model for the inclusion of heritage assets into the McCall HMP.

According to RiskFactor.com the City of McCall has 5,452 properties or 100% of the building stock at moderate risk of wildfire. Of those, 11 properties identified as “social facilities” are at major risk. This includes schools, houses of worship, museums, and government and/or historic buildings in McCall. The City of McCall promotes the National Fire Protection Associations Fire-wise Communities Program. This involves homeowners taking individual responsibility for preparing their homes for wildfire risk. It would be a proactive measure if members of the HPC participate in the Community Assessment training to better inform them and, subsequently, historic property owners in the wildland/urban interface how to reduce home ignitions and better prepare for wildfires in the future.



*“Preserving McCall’s open spaces and views of the lake and available beaches will continue to benefit tourism and the McCall economy.”*

*– Community Survey Respondent*

## OPPORTUNITIES AND CHALLENGES FOR PRESERVATION

The planning team reviewed comments received from participants in the online surveys, interviews, and HPC meetings to identify community needs and concerns regarding historic places. In addition, an analysis of trends in population growth, housing, the economy, the environment, and disaster preparedness, identified the following opportunities and challenges.

### OPPORTUNITIES

- Tell the story of the Native American presence and imprint on the land.
- Incorporate the natural heritage of McCall into preservation planning - the lake and river above and below the lake, mountain peaks, forested lands.
- Document family histories and genealogy tied to McCall and its architectural development.
- Recognize legacy businesses and organizations in existence since the 1940s including: May Hardware, Foresters, Yacht Club, Hotel McCall, Rotary, Progressive Club, Chamber of Commerce.
- Promote adaptive use of historic properties to increase affordable housing and environmental sustainability.
- Conduct public education activities to promote the value of cultural heritage assets during key celebrations or recognition events (i.e. Preservation Month, American Indian Heritage Month, Women’s History Month).
- Protect the viewscape and viewsheds around McCall as important to the area’s character, public value, and as a priority for preservation.
- Encourage residents who are willing to spend money in protecting their own historic properties or volunteering to support an organization involved in protecting historic places.
- Volunteers are willing to step forward to assist with research, writing, fundraising, and educating residents and visitors through social media.
- Provide education and resource information on how to get started with property documentation and historic preservation.
- Collaborate with other civic and cultural organizations in the McCall area.
- Establish a partnership with the Nez Perce Tribe to have significant cultural sites preserved and interpreted.

### CHALLENGES

- Original cottages and cabins are being demolished and replaced with new homes as development pressure mounts.
- There is a lack of affordable housing.
- Over-tourism and increased traffic is impacting the character of McCall.
- There is a lack of historic preservation awareness among McCall residents.
- The City of McCall lacks financial incentives for historic preservation.
- There is concern for the loss of trees due to deforestation and fire.
- Lakeshore and forested lands used by the public for recreation are being lost to new development.

## THE 2022 MCCALL AREA HISTORIC PRESERVATION PLAN

*“I think that what you’re doing will make McCall a special place for us for years to come.”*

*– McCall Community Survey Respondent*

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### GOALS, OBJECTIVES, AND ACTIONS

The following goals, and associated objectives and action items were developed in close consultation with City of McCall staff, Historic Preservation Commission members and stakeholders. All were given the opportunity to review and to identify priorities for implementation. Those priorities are identified by way of a low, medium, or high categorization. Some action items were assigned specific tasks or sub-tasks in order to jump-start the work plan process which will be the next step in the implementation of the Plan.



# THE 2022 MCCALL AREA HISTORIC PRESERVATION PLAN

## GOALS, OBJECTIVES AND ACTIONS

**GOAL 1:** Enhance public outreach and education by partnering with other McCall area organizations to promote McCall's cultural heritage and historic places to residents and visitors.

**Objective 1.1:** *Support or develop heritage-related activities or projects that cross-promote historic preservation with other related disciplines (history, architecture, library arts, arts and culture, archaeology, Native American culture, etc.).*

**Action 1.1.1:** Establish a regular gathering of heritage-minded organizations and individuals to create collaborative projects and integrate planning efforts.

**Action 1.1.2:** Create a clearinghouse or repository of existing resources for local government, community members, visitors, Real Estate professionals, contractors, etc. to provide appropriate and verified information for McCall's historic contexts.

**Action 1.1.3:** Highlight traditional cultural properties and practices through wayfinding signage, exhibits, documentary, plaquing, mobile app or other public engagement tools.

**Objective 1.2:** *Create a consistent look for the McCall Heritage brand to incorporate into interpretive signage, plaques, events, and education programs.*

**Action 1.2.1:** Annually discuss with Central Idaho Historical Museum, McCall Public Library, McCall Parks and Recreation Department, McCall Public Art Advisory Committee, and the U.S. Forest Service how the McCall Heritage brand can be incorporated into outreach efforts and cross-promotion.

**Action 1.2.2:** Research interpretive sign materials and develop an implementation plan and maintenance plan in partnership with the McCall Parks and Recreation Department or other stakeholders.

**Action 1.2.3:** Work with owners to place Interpretive plaques at all National Register locations and properties featured in McCall documentary.

**Action 1.2.4:** Develop a recognition program to increase awareness of McCall's heritage.

**Action 1.2.5:** Connect with administration and teachers within the McCall- Donnelly School system, specifically 4th and 7th grade instructors, to provide resources, shape curriculum, and encourage 12th grade Senior Projects that highlight McCall's historic places.

**Action 1.2.6:** Use National Historic Preservation Month (May) paired with Wildfire Awareness Month (May) to increase pride in McCall's heritage and promote the protection of its historic places and traditions.

**Objective 1.3:** *Develop a communications and marketing campaign to promote McCall's heritage and historic resources.*

**Action 1.3.1:** Promote the existing brand and tagline for promoting McCall Heritage ("Connect to Our Heritage") by releasing regular press releases or other media (e.g. monthly, quarterly) which provide updates on McCall Historic Preservation and History.

**Action 1.3.2:** Create signage promoting McCall Heritage and how to learn more or get involved with the community.

**Objective 1.4:** *Integrate the shared interest of historic preservation and library services to educate and inform residents and visitors about McCall's heritage.*

**Action 1.4.1:** Work with Public Library to program exhibit space and Story Walk to tell McCall's cultural heritage preservation story.

**Action 1.4.2:** Promote use of the Idaho Room as a primary archival repository for McCall and central Idaho history.

**Action 1.4.3:** Conduct oral interviews with residents and others regarding history of families and properties in McCall.





**GOAL 2:** Update and maintain a current and actionable inventory of historic resources (i.e. buildings, sites, etc.) through ongoing survey, designation and monitoring activities.

**Objective 2.1:** *Conduct an in-depth survey of McCall's undocumented historic resources for possible identification and recognition as a local landmark or National Register of Historic Places listing.*

**Action 2.1.1:** Analyze existing inventory for properties with potential for local landmark designation.

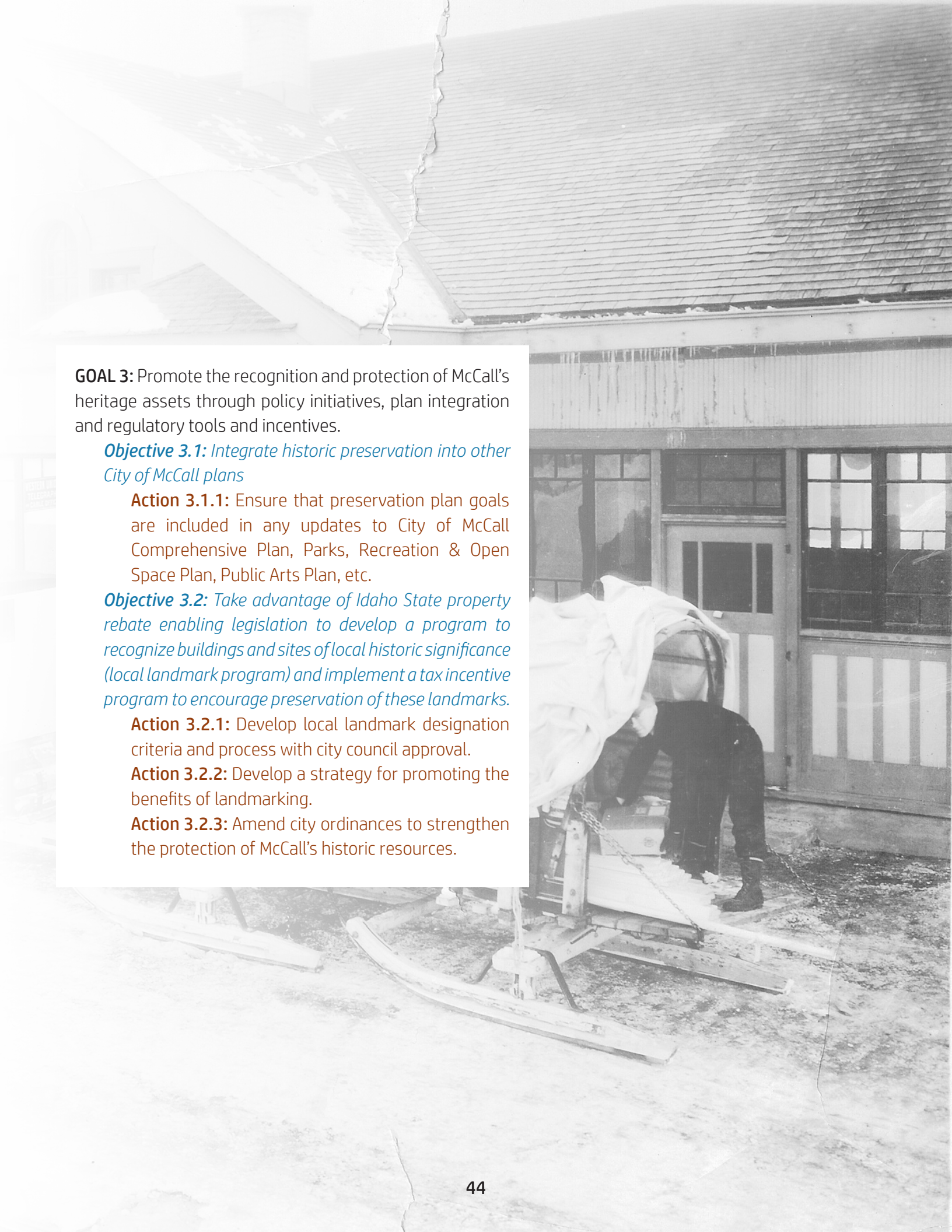
**Action 2.1.2:** Identify and prioritize areas (neighborhoods, districts, resources, and significant features) for initial inventory.

**Action 2.1.3:** Define what an in-depth survey would include for McCall Historic Preservation and how to coordinate such a survey or project.

**Action 2.1.4:** Incorporate all survey data into the City's Geographic Information System (GIS).

**Action 2.1.5:** Inform and work with property owners willing to complete local landmarking designations and/or National Register of Historic Places nominations.





**GOAL 3:** Promote the recognition and protection of McCall's heritage assets through policy initiatives, plan integration and regulatory tools and incentives.

***Objective 3.1:** Integrate historic preservation into other City of McCall plans*

**Action 3.1.1:** Ensure that preservation plan goals are included in any updates to City of McCall Comprehensive Plan, Parks, Recreation & Open Space Plan, Public Arts Plan, etc.

***Objective 3.2:** Take advantage of Idaho State property rebate enabling legislation to develop a program to recognize buildings and sites of local historic significance (local landmark program) and implement a tax incentive program to encourage preservation of these landmarks.*

**Action 3.2.1:** Develop local landmark designation criteria and process with city council approval.

**Action 3.2.2:** Develop a strategy for promoting the benefits of landmarking.

**Action 3.2.3:** Amend city ordinances to strengthen the protection of McCall's historic resources.

A black and white photograph of a historic train car, possibly a passenger car, with several people standing around it. The scene is outdoors, with trees and a hill in the background. The people are dressed in early 20th-century attire, including hats and long coats. The train car has a dark, possibly wooden or metal, exterior with some lighter-colored trim.

**GOAL 4:** Ensure that resource needs are identified and secured to support the growth and professional development of the City's Historic Preservation Program.

***Objective 4.1:** Provide access to training opportunities for City of McCall Historic Preservation Commission members and staff.*

**Action 4.1.1:** Incorporate a requirement for HPC service to have members and staff participate in at least one training event annually in the application of the Secretary of the Interior's Standards and other procedures related to the City's Certified Local Government status with the Idaho State Historical Society.

**Action 4.1.2:** Fund travel and registration costs for HPC members and staff to secure historic preservation education and training.

**Action 4.1.3:** Provide a copy of all National Park Service Preservation Briefs to HPC members.

**Action 4.1.4:** Develop a historic preservation program annual work plan for HPC members and staff to support implementation of the Preservation Plan.

***Objective 4.2:** Utilize funds allocated to the Historic Preservation Commission through the City of McCall annual budgeting process to leverage grant and matching funds in support of McCall Area Comprehensive Plan and Historic Preservation Plan related goals to identify, preserve, interpret and promote historic resources.*

**Action 4.2.1:** Identify and prioritize City of McCall historic preservation projects and activities for which matching funds are available from the Idaho State Historical Society, Idaho Heritage Trust, Idaho Humanities Council and National Trust for Historic Preservation.

**Action 4.2.2:** Collaborate closely with the City of McCall, McCall Public Library, Central Idaho Historical Museum, Long Valley Preservation Society, Idaho State Historical Society, National Park Service, and groups such as the McCall Folklore Society and various Valley County art associations to secure funding for projects that meet shared priorities.

***Objective 4.3:** Build capacity for dedicated staff, volunteer network, consultants, and internships in order to continue supporting the current and future work of McCall Historic Preservation Commission.*

**Action 4.3.1:** Annually create a volunteer engagement strategy that clearly identifies shorter term, project specific tasks that volunteers can successfully complete.

**Action 4.3.2:** Annually identify any research, planning, or other activities of the Historic Preservation Commission that may be fulfilled through high school, graduate, or post-graduate internships.

**Action 4.3.3:** Continue to identify and seek funding support for professional consultant assistance with planning, historical research, interpretation and/or training.

**Action 4.3.4:** Establish methods for regular reporting of volunteers, interns, consultants and staff with the Historic Preservation Commission.



**GOAL 5:** Promote the preservation and rehabilitation of historic properties in a manner consistent with the Secretary of the Interior’s Standards for Rehabilitation.

***Objective 5.1:** Preserve, interpret and activate the McCall City Jail as a designated historic property.*

**Action 5.1.1:** Continue pop-up interpretation and use during city events such as McCall Winter Carnival.

**Action 5.1.2:** Provide a walking tour brochure accessible in print and online via a QR code sign at the Jail.

**Action 5.1.3:** Research the history and use of the McCall City jail noting memorable “residents.”

***Objective 5.2:** Support property owners in the rehabilitation of historic buildings by providing informed guidance regarding appropriate preservation treatments.*

**Action 5.2.1:** Request review and advisory recommendations by the McCall Historic Preservation Commission of the McCall recognized historic resources that undergo new construction, alteration, or demolition.

**Action 5.2.2:** Provide resources for DIY property owners to include instructional materials, technical assistance, and a list of trusted contractors or other professionals.



## CONSIDERATIONS FOR IMPLEMENTATION

In considering how to implement the actions identified, it is important to understand that to accomplish the objectives for each Plan goal, each action will require a lead agency or organization, sufficient resources (i.e. funding, staffing, technology), and a schedule for implementation. This will require meetings with partner organizations to discuss each goal and objective to determine how they align with existing organizational plans and priorities. Partners will also need to agree on resources needed for the execution of each action. A simple action plan framework can be developed with time frames, budget, tasks and responsibilities for each goal and objective.

**Annual work plans** for both City staff and for the HPC should indicate specific objectives or actions to be accomplished in that year.

**Interagency agreements** or Memorandums of Understanding may need to be executed with stipulations as to the duties to be assumed by the partnering organizations.

**Grant funding** for a number of these actions may come via State or Federal agency programs, which may require matching funds from City coffers or from partner organizations.

**Survey work** will likely require that consultants be brought on, paid by grant dollars, to work with City staff and the community, engaging residents to provide cultural context for the area's history, and at the same time share with them information on the architectural and historical development of their own communities.

**Regular Plan updates** at HPC meetings regarding progress made towards each action should be added to the monthly meeting agenda to provide both the HPC and the public information on progress towards meeting the preservation goals.

**Monitoring and evaluation** of the McCall Area Historic Preservation Plan must occur on an annual basis and can be included in an annual report to the HPC and the City Council.

**Partnering with stakeholder groups** is anticipated as a means to ensure successful implementation of the Plan. Based on interest expressed in the community survey and interviews, City staff and HPC members can rely on civic groups, arts and cultural organizations, historic sites and museums, and historic property owners to support education and stewardship of McCall's historic and cultural resources.



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## GLOSSARY

**Comprehensive Plan:** A plan, or any portion thereof, adopted by the board and/or council affecting land within the planning jurisdiction, and including such things as the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major transportation, parks, schools and other community facilities.

**Heritage:** The cultural legacy which we receive from the past, which we live in the present and which we will pass on to future generations.

**Historic District:** An area designated as a "Historic District" by ordinance of the City Council and County Commission which may contain within definable geographic boundaries, one (1) or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic significance, architectural significance, or both, to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the Historic District.

**Historic Resource:** Landscape features, archaeological sites and zones, structures, buildings, districts, and objects which have demonstrated significance in the history of the city, the county, the state and/or the nation through historic designation.

**Historic Landmark:** The building, structure, feature, site or object designated by ordinance of the City council and County Commission which meets one or more of four local designation criteria as well as those established for inclusion in the National Register of Historic Places as such criteria are applied to historic properties in the State by the Idaho Historic Sites Review Board.

**McCall Area:** The geographic area defined in the adopted Local Housing Policy for the City of McCall, or in the absence of the same, the City limits of the City of McCall, Idaho and its Area of Impact.

**National Register of Historic Places:** The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

**Rehabilitation:** A treatment method for historic properties, rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.





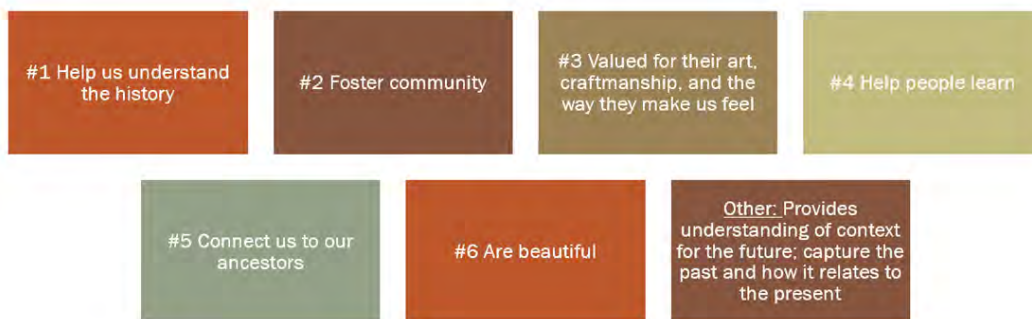
# APPENDIX A

## COMMUNITY VALUES AND PRIORITIES SURVEYS

McCall Historic Preservation Plan Update Survey, was launched October 2021 and open until January 2022 to allow ample time for responses around the holidays. A total of 135 responses were received with a 75% completion rate and an average time of sixteen minutes and six seconds to complete the survey.

There were twenty-one questions which spanned categories of multiple choice, open ended response, short answer, and ranking. Many of the multiple choice questions also offered the option to enter another option, the first question is an example of this.

**Q1: What heritage values for Old Places do you believe resonate best in McCall with your or your organization? (select all that apply)**



Question two, a short-answer, built off the first question by asking which place(s) best tell the story of McCall. The responses culminated into a list of sites which span the entire history of McCall and its community (e.g. Saw Mill, Mill Brundage Ski Resort, McCall Hotel, Old Train Station, Forestry Buildings, Legacy Park.)

The core values of education and community repeat throughout the survey in various forms. Education appears as a value through access to resources, documenting histories, raising awareness, and engagement opportunities. Community appears through statements of negative impacts from lack of affordable housing, overtourism, and development pressures. A number of responses also directed attention to underrepresented heritage such as the indigenous cultures which were and are present in and around McCall.

Using these themes, survey responses, and discussion with the Historic Preservation Board and stakeholders, the goals, objectives, and actions were formulated. These were released in another survey to the public which asked participants to rank the goals and objectives. The 2022 McCall Historic Preservation Plan Goals and Objectives received 23 responses between July 5 and July 27. It had an average completion rate of 78% and the estimated time to complete the survey was five minutes.

This survey heavily influenced the order of the goals and objectives for the McCall Historic Preservation Plan update, as the community ranked each one on importance.

## Pre-Survey Order

**Goal 1:** Update and maintain a current and actionable inventory of historic resources (i.e. buildings, sites, etc.) through ongoing survey, designation and monitoring activities.

**Goal 2:** Enhance public outreach and education by partnering with other McCall area organizations to promote McCall's cultural heritage and historic places to residents and visitors.

**Goal 3:** Promote the recognition and protection of McCall's heritage assets through policy initiatives, plan integration and regulator tools and incentives.

**Goal 4:** Promote the preservation and rehabilitation of historic properties in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

**Goal 5:** Ensure that resource needs are identified and secured to support the growth and professional development of the City's Historic Preservation Program.



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**Goal 5:** Promote the preservation and rehabilitation of historic properties in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.

Both surveys were instrumental in the development process of the McCall Historic Preservation Plan Update. This plan was primarily completed under the guidelines of the COVID-19 pandemic which hindered travel and in-person public engagement. Thank you to all those who participated in the surveys as the input was invaluable to the process of developing this plan. To see the full survey results, please use the links below.

*I love historic buildings and would like to keep them remembered and not forgotten.*

*– Survey Respondent - Age: Under 18*

*I enjoyed this survey and I wish I could save every historic building!*

*- Survey Respondent - Age: 25-34*

*Protect it before it's forever gone.*

*- Survey Respondent - Age: 45-54*

*Indigenous knowledge is the key to all preservation – the environment, history, culture, sustainability and overall health of the earth. Seeing history can help us create a better future...*

*- Survey Respondent - Age 65+*

Links to the Survey Below:

[McCall Historic Preservation Update Survey](#)  
[McCall Goals and Objectives Survey](#)



## APPENDIX B

### HISTORIC PRESERVATION ORGANIZATIONS IN MCCALL AREA

#### **McCall, Idaho Historic Preservation Commission**

216 East Park Street, McCall, Idaho 83638  
(208) 634-7142

#### **Historic Roseberry Townsite**

PO Box 444 Donnelly, ID 83615  
(208) 989-5199  
info@historicroseberry.org

#### **Long Valley Preservation Society**

PO Box 444 Donnelly, ID 83615  
(208) 989-5199  
info@historicroseberry.org

#### **Valley County Museum**

13131 Farm to Market Rd, Donnelly, ID 83615  
(208) 989-5199

#### **McCall Arts & Humanities**

PO Box 1391, McCall, ID 83638  
(208) 634-7136  
info@mccallarts.org

#### **US Forest Services**

500 N Mission St, McCall, ID 83638  
(208) 634-0700

#### **McCall Parks Department**

300 Park St, McCall, ID 83638  
(208) 634-3006

#### **Central Idaho Historical Museum**

Physical: 1001 State Street, McCall, Idaho 83638  
Mailing: PO Box 4341, McCall, Idaho 83638  
cihmuseum@gmail.com

#### **Southern Idaho Timber Association**

555 Dienhard Lane, McCall, Idaho 83638  
208-634-2268

#### **National Alliance of Preservation Commissions**

P.O. Box 1011  
Virginia Beach, VA 23451  
757-802-4141

#### **Association for Preservation Technology International**

1 Eglinton Ave. E., Suite 705  
Toronto, ON M4P 3A1 Canada  
217-529-9039

#### **National Parks Service - Preservation Briefs**

(202) 354-2059  
jennifer\_bailey@nps.gov

#### **Historic Tax Credits (Idaho)**

Idaho SHPO  
210 Main Street  
Boise, ID 83702  
(208) 488-7468  
JasonTippeconnic.Fox@ishs.idaho.gov





# APPENDIX C

## RESOURCES FOR HISTORIC PRESERVATION IN IDAHO

### Idaho State Historic Preservation Office

210 Main Street, Boise, Idaho 83702  
208-334-3861

**Idaho State Historical Society** is a State agency dedicated to the preservation of Idaho's cultural and historic resources. It comprises the Idaho State Historical Museum, the Idaho State Archives, the Idaho State Historic Preservation Office, and the Historic Sites Program.

2205 Old Penitentiary Road, Boise, Idaho 83712  
208-334-2682

**Idaho Archaeological Society** is a statewide nonprofit organization founded in 1971, which strives to preserve, educate about, and encourage the study of Idaho's antiquities.

PO Box 1976, Boise, Idaho 83701

**Idaho Association of Museums** is a private, nonprofit organization that serves Idaho's museums. The organization comprises three regions and is served by a volunteer Board and Officers.

51 N Center, Rexburg, ID 83440  
208-359-3063

**Idaho Heritage Trust** is a nonprofit organization preserving the historic fabric of Idaho for our State's Bicentennial in 2090 through a program of grants and technical assistance to more than 400 projects in all forty-four counties.

211 W. State Street, Boise, ID 83702  
208-579-2382

**Idaho State Archives and Research Center** is a unit of the Idaho State Historical Society, which manages and maintains materials related to the history of Idaho and the Pacific Northwest including photographs, books, maps, manuscripts, oral histories, and government records.

2205 Old Penitentiary Road, Boise, Idaho 83712  
208-334-2620

**Preservation Idaho** is a member-funded nonprofit organization dedicated to preserving the State's historic and cultural resources through education and advocacy. Established in 1972 by a group of Idahoans concerned with the alarming rate at which historic resources in Idaho were being lost, these individuals created an organization that enabled members of the public to unite toward preservation of Idaho's historic built environment.

PO Box 1495, Boise, Idaho 83701  
info@preservationidaho.org  
208-424-5111

### Idaho State Historic Preservation Plan

Published by the State Historic Preservation Office & the Idaho State Historical Society for 2016-2022.

**Nez Perce National Historical Park** consists of 38 places important to the history and culture of the Nimiipuu. The Park includes a library and research center open to non-tribal people

Nez Perce National Historical Park 39063  
US Hwy 95, Lapwai, ID 83540-9715  
208-843-7001

**Shoshone-Paiute** tribal council hosts a website displaying numerous avenues of history of their peoples as well as current events happening on the Duck Valley Indian Reservation. At this link you can also find a [video documentary](#) at the bottom of the page detailing their history and culture.

1036 Idaho State Highway 51,  
Owyhee County, ID 83604  
208-759-3100 ext. 1200

**Shoshone-Bannock Tribes** located on the Fort Hall Reservation in Southeastern Idaho has many [cultural programs](#) as a means of preserving their cultural history, language, and educating their people.

PO Box 306, Fort Hall, ID 83203  
publicaffairs@sbtribes.com  
208-478-3700



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FOR HOME BAKERY  
AND DELICATESSEN

GROCERIES

LUNCHES

FRUITS & VEGETABLES  
ALL KINDS OF PRODUCE

BEVERLY HILLS  
RESTAURANT

STRAND