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CITY OF NAMPA HISTORIC PRESERVATION PLAN 2020

ADOPTED:

AUGUST 3, 2020

8th. 1886 at request of Alexander Duffes
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TABLE OF CONTENTS

HISTORIC PRESERVATION PLAN

I. Introduction.....	1
II. Background.....	2
III. Nampa Historic Preservation Program.....	3
IV. City of Nampa History and Historic Resources.....	4
V. Preservation Guide.....	5
VI. Selected References.....	6

APPENDICES

A. Historic Preservation Laws.....	i
B. Public Involvement.....	iii
C. Preservation Incentives.....	vi
D. National Register Listed and Eligible Properties.....	viii
E. Residential Build Year Map.....	xi

Parade down 100 block of 12th Ave S. Courtesy Canyon County
Historical Society

I. INTRODUCTION

The local historic preservation commission plays a critical role in identifying, preserving, and enhancing buildings, landscapes, and districts that shape the unique character of a community. An effective commission can protect a community's significant historic resources, encourage the stewardship of local landmarks and neighborhoods, and leverage important sites and programs to support the local economy. A well-crafted Historic Preservation Plan (HPP) can serve as a guide to city staff, commissions, and leadership, so they can meet key goals and objectives that enrich their community.

The City of Nampa's Arts and Historic Preservation Commission (AHPC) received funding from the Idaho State Historic Preservation Office (SHPO) Certified Local Government (CLG) program to undertake a preservation planning process. The purpose of the 2020 HPP is to provide a meaningful update to the current HPP (City of Nampa, 2008) and to comply with National Park Service and SHPO requirements. The AHPC also anticipated that the planning process would:

- Address the full range of issues surrounding historic resources;
- Include the public to reflect citizen's interests and engage in outcomes;
- Develop HPP strategies that will assist in management of historic resources within the city limits of Nampa

The City of Nampa issued a Request for Proposal in the summer of 2019 and selected a consultant by September 2019. At their October meeting the AHPC reviewed a work plan and a Preservation Plan subcommittee was appointed. The HPP process was designed to incorporate AHPC regular monthly meetings and to offer opportunities for public engagement. The following phases were established:

- Initiation and Context: October- December 2019
- Preservation Program Evaluation: January - March 2020
- Plan Development: April - May 2020
- Public Comment, Revision and Adoption: May - August 2020

This plan is organized in six chapters. Following this introduction, a background chapter presents information regarding historic preservation law, purpose and benefits, and the network of preservation organizations. Chapter 3 discusses elements of the City of Nampa's historic preservation program. Chapter 4 presents a summary of Nampa's history and historic resources. Chapter 5 outlines the AHPC vision, goals, objectives and strategies. The plan concludes with a list of selected references and appendices.

PUBLIC INVOLVEMENT OPPORTUNITIES

- Outreach survey
- Public meetings
 - December 18, 2019 "Benefits of Historic Preservation, Brief History of Nampa, Important Themes and Sites" Public input on Issues and Goals
 - February 10, 2020 "Overview of preservation programs and tools" Public input on Preservation Program/Strategies
- Public Review
 - April 15 - May 1, 2020 On-line Review and input on Draft
- Official Adoption - August 3, 2020

The results from the various public involvement opportunities are presented in Appendix B

II. BACKGROUND



The desire to care for old places and to save artifacts of the past lies within all of us. In the United States, the history of organizations preserving historical sites dates from the early 19th century, when preserving the homes of Presidents Washington and Jefferson began in earnest. Over decades and well into the 20th century, historic preservation grew as a field of study kin to history, architecture, and planning. With the passage of the National Historic Preservation Act (NHPA) in 1966, a set of programs and procedures were set in place that continue to serve us today. Appendix A presents a list of laws and regulations at both Federal and State levels related to Historic Preservation and Archaeology.

The Benefits of Historic Preservation

In addition to the regulatory requirements for historic preservation, communities often engage in preserving their historic resources because there are other, often intangible, benefits to doing so. For example, there is a sense of continuity that the presence of old places offers providing a stability and balance that people need for their health and well-being (Mayes 2018). Other benefits to historic preservation are summarized below:

Social:

Historic properties provide unique environments for people to gather, whether that is in the grand spaces of churches, the lobby of a historic bank building or the seats in an old opera house. The preservation of places from our past also demonstrates the lessons of years gone by to people of today. Historic buildings can instruct us about what life was like when our parents and grandparents were young; perhaps when trains were the principal mode of transportation or when school consisted of just one room. And by preserving these old buildings we model for the next generation, the importance of good stewardship of our built environment and the basic principles of sustainability.

Cultural:

Historic buildings provide living examples of architectural styles in a way that is engaging and enduring. Architecture can be studied with photographs and drawings but experiencing a building close- up allows for a deeper understanding of the structure, design and meaning. Frequently the building itself embodies artistic features such as carvings or other ornamentation and exhibits the extraordinary craftsmanship of original builders. The building materials can be exceptional, too, and often speaks to the local history.

Burn s Fox Building (built 1903) 1124 1st St. Photo Courtesy CCHS

Economic:

Many communities have learned that their historic buildings, particularly their old Main Streets, encourage heritage tourism. Travelers enjoy visiting old places to learn more about their history and to enjoy cool shops, restaurants and entertainment venues that are often found there. In turn, local governments have learned that the rehabilitation of old buildings is good for the local economy, creating more jobs than new construction and often using locally sourced materials. Furthermore, the reinvestment in historic areas capitalizes on the initial public investment, saving infrastructure expansion costs, since that investment was already made many decades ago.

Governmental:

Historic preservation fosters a strong community life based on the original town plans. Historic neighborhoods are conveniently situated close to downtowns, and often provide essential community services such as schools, parks and churches, within walking distance. The diversity of building age, as well as the beauty of historic places, enhances quality of life and can provide a financial return through increased property values. Old buildings also provide opportunities for reinvestment through adaptive use projects that capitalize on historic preservation programs such as grants, loans and tax credits.

The Historic Preservation Network

Local preservation commissions are an important part of the network of historic preservation programs across the United States. This network includes federal, state and local governmental and non-profit organizations. The governmental entities at the Federal level include the Advisory Council on Historic Preservation (ACHP) that was established under the NHPA. It is the only entity with the legal responsibility to encourage federal agencies to factor historic preservation into federal project requirements. The mission of the ACHP is to promote the preservation enhancement and

productive use of our nation's historic resources and to advise the President and Congress on national historic preservation policy. The Council is comprised of designated Cabinet members as well as political appointees and ex-officio representatives. The National Park Service (NPS) is a part of the U.S. Department of the Interior and is the primary federal agency administering the national historic preservation program. In addition, to preserving unimpaired the natural and cultural resource values of the national park system, the NPS collaborates on many other historic preservation programs including: National Trails, National Historic Landmarks, and Heritage Areas. The NPS provides technical assistance to sites, communities and nonprofit organizations to protect natural and cultural resources. With the adoption of the NHPA, a system of statewide agencies—the State Historic Preservation Office (SHPO)—was created to co-direct and administer programs of the NPS. The Secretary of the Interior is a member of the ACHP and the National Conference of SHPOs is also represented in an ex-officio role.

In Idaho, the SHPO is a division of the Idaho State Historical Society, a state agency under the auspices of the State Board of Education. The Idaho SHPO offers technical assistance on survey and inventory, the National Register of Historic Places, Federal tax incentives for rehabilitation of historic buildings, State review of tribal, federal and state projects (Section 106 review), planning and outreach. The SHPO also administers the Certified Local Governments (CLG) program. Once designated, these cities and counties form local commissions, adopt relevant ordinances and assume the responsibility for identifying and preserving important cultural resources within their communities. In turn, CLGs may apply for funding from the SHPO that they receive from the NPS.

The non-profit preservation sector includes the National Trust for Historic Preservation (NTHP), a membership



BY PRESERVING THESE OLD BUILDINGS WE MODEL FOR THE NEXT GENERATION, THE IMPORTANCE OF GOOD STEWARDSHIP OF OUR BUILT ENVIRONMENT AND THE BASIC PRINCIPLES OF SUSTAINABILITY.

Central Assembly Building (built 1937). Photo Courtesy CCHS

organization founded in 1949. The NTHP owns and operates historic sites, maintains collections, provides educational opportunities (convenings and publications), advocacy on issues of national concern and grant funding for other non-profits and municipalities. The NTHP Board of Trustees chairperson is also an ex-officio member of the ACHP. At the state level, Preservation Idaho, has been working to save Idaho's historic places since 1972. Funded solely by memberships and donations, Preservation Idaho's focus is collaboration, education and advocacy. The Idaho Heritage Trust (IHT), funded in 1989 as part of the Idaho Centennial Celebration, was formed to preserve the historic fabric of Idaho including historic buildings, sites and artifacts. They achieve this through an annual grant program and a team of preservation specialists. Other non-profit organizations that provide support to local historical societies include the Idaho Museum Association and the Idaho Archaeological Society.

In Nampa, the primary local historical groups include the Nampa CLG, which is the Arts and Historic Preservation Commission (AHPC), and the Canyon County Historical Society based in the Nampa Depot. In 2013, Nampa became an accredited member of the Main Street America program. Main Street America has been helping revitalize older and historic commercial districts for 40 years, building stronger communities through preservation-based economic development. Main Street America is a program of the nonprofit National Main Street Center, Inc., a subsidiary of the NTHP.

A common concern for all participants in the historic preservation network is financial sustainability, whether that be funding from Congress for federal programs or from city hall for local projects. Within the network there are a variety of grants and credits that may be used to encourage historic preservation efforts. Appendix C presents a summary of these preservation incentives.

III. NAMPA HISTORIC PRESERVATION PROGRAM



The City of Nampa has been undertaking preservation activities for many decades. In 1988, the City of Nampa created a historic preservation commission during its Centennial celebration (per Ordinance No. 2014). After a period of inactivity, Nampa's Historic Preservation Commission came together again in 2005 and has been progressively working in collaboration with the City's revitalization efforts, supported by Economic Development staff. In 2016, the City's Arts Commission and the Historic Preservation Commission merged into the AHPC. Today the preservation program includes planning, regulatory and administrative functions. This chapter summarizes those aspects and reviews AHPC programs and activities.

A. Preservation Plans, Regulations and Administration

The current historic preservation plan is the "City of Nampa Historic Preservation Plan" (Nampa Historic Preservation Commission, August 30, 2007). It is the basis of the 2020 historic preservation plan update. Both planning processes received funding from the NPS, through the Idaho SHPO, as preservation planning is a fundamental function of each CLG. The ISHS provides further guidance on preservation planning as part of their plan, "Idaho State Historic Preservation Plan: 2016 – 2022."

The City of Nampa also maintains a Comprehensive Plan through their Planning and Zoning Department. In accordance with Idaho Code, comprehensive plans have elements pertaining to Special Areas and Sites which are often expanded to address issues related to historic preservation. The City recently completed a plan update -- Nampa 2040: Comprehensive Plan -- that includes Chapter 11, Cultural and Historic Sites. This plan element was prepared in consultation with the AHPC and is intended to complement the 2020 HPP. In addition to photographs and a narrative description of Nampa's history and key sites, the plan element includes objectives and strategies. Objective 1 is to update and adopt the HPP. The provisions of Chapter 11 will in turn be considered during the preparation of the 2020 HPP. Once adopted the HPP should be incorporated by reference into the Comprehensive Plan

Nampa's historic preservation program is based primarily on the requirements of the CLG program. As required in the certification process, these provisions have been integrated into the municipal code -- the Nampa Zoning Ordinance, Chapter 10, Nampa Arts and Historic Preservation Commission (AHPC). The declaration of findings (section 2-10-1) states: "... it is in the public interest to create an advisory body...to increase the appreciation for the arts, culture, and history...to enrich the lives of all Nampa citizens...." Section 2-10-5 list thirteen duties and responsibilities including encouraging the arts, preservation and history, assisting Nampa's artistic, historical and cultural organizations, advising the city on these matters and recommending local laws, regulations, and programs.

Nampa Post Office (built 1929). Photo Courtesy CCHS

The AHPC membership, terms of office and vacancies are stipulated in Section 2-10-2. The AHPC is comprised of 7 commissioners representing both the arts and heritage communities and meeting the requirements of the CLG program in terms of experience and expertise. Issues related to filling of vacancies and coordination with other city commissions has recently been addressed with new policies developed by the Mayor's office.

Another city ordinance which impacts the role of the AHPC is Chapter 15, D-Downtown Subdistricts (DB,DV,DH Zones) in the Nampa Zoning Ordinance. It stipulates uses, design and development standards for the Downtown Historic (DH) District, where the AHPC provides recommendations on specific permit applications. While the role of the AHPC in the DH District is not specified in the code, policies have been adopted recently to ensure better engagement of the AHPC in the planning and zoning process. Figure 3.1 presents the review process for permit applications within the DH.

The AHPC is assigned a City of Nampa staff person to assist with monthly meeting agendas, minutes and coordination. Staff also provides coordination with the SHPO to ensure compliance with the CLG program and to apply for and administer annual grants. At present, this individual reports to the City's Economic Development department and all work products (reports, surveys, plans etc.) are retained there. The overlap with projects in the downtown area has made this assignment logical and beneficial. The Economic Development department also manages the Business Improvement District and the Main Street program, that overlaps with the downtown historic district, and has a strong preservation component.

Since one of the key functions of the AHPC is to advise on development activity in the downtown historic district, the AHPC overlaps with functions of the Planning and Zoning Department. While communications occur between staff representatives of both the Economic Development and

and Planning and Zoning Department, and an AHPC commissioner also serves on the Design Review Committee, there are still concerns associated with the permitting process downtown. On March 4, 2019, modifications to the zoning code to specify the AHPC's role in the design review process were adopted.

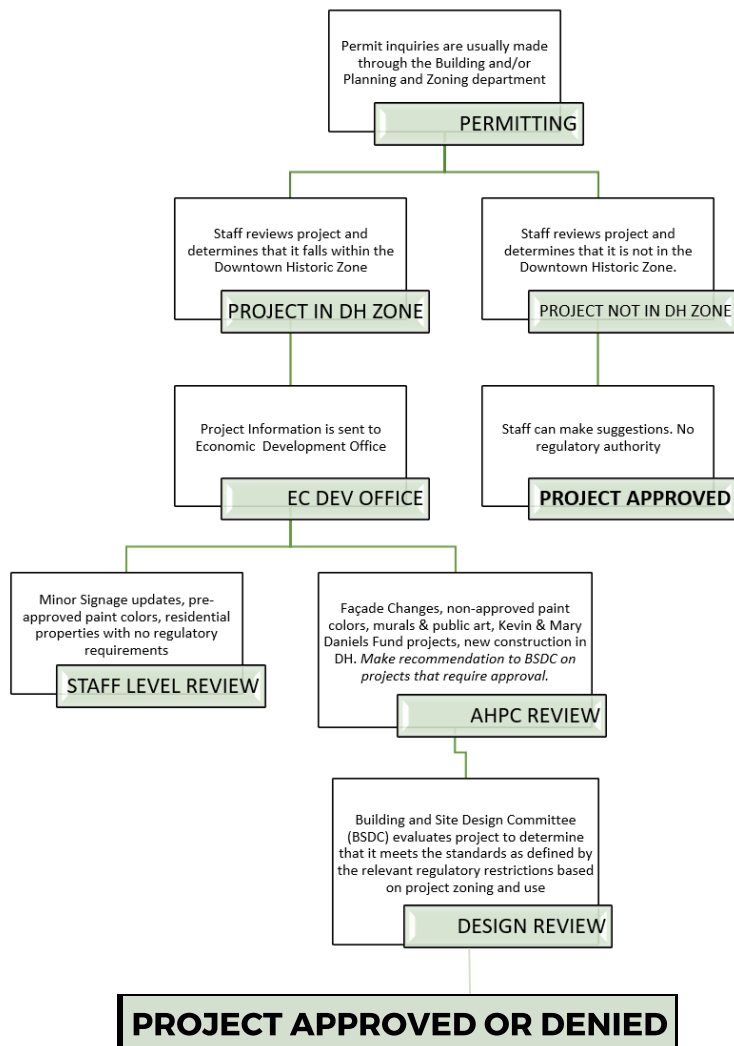
B. Survey and Inventory Projects

Downtown Nampa has undergone several historic resource studies. In 1982 - 1983 an historic resources inventory was undertaken in a 3-acre portion of downtown Nampa (ISHS Survey #16). This resulted in the listing of the Nampa Historic District on the National Register of Historic Places in 1983; it is comprised of ten properties along the 1200 and 1300 block of First Street South. Within 5 years another downtown area survey was undertaken (ISHS Survey #143) to encompass fifty acres and inventory 103 properties, however the configuration of the Nampa Historic District was not modified.

In 2006 a reconnaissance level survey was funded by the SHPO through a grant request by the HPC. The survey (ISHS Survey #313) encompassed forty-five acres and 347 properties in a residential neighborhood southwest of downtown. A National Register nomination was prepared using that data and the Old Nampa Neighborhood Historic District was listed in 2007. To acknowledge the NRHP recognition, the HPC collaborated with the City of Nampa's Street Department to install colorful street signs marking the boundaries of the Old Nampa Neighborhood district.

A preservation planning process was funded by the CLG program in 2007. The City of Nampa also contracted with TAG consultants to perform a reconnaissance level survey of three contiguous areas of downtown Nampa identified as "Downtown Business", "Downtown Village", and "Downtown Historic". The survey was area is generally bounded by 1st St South and Front St on the north; 4th St South on the south; 1st Ave South on the west; and 16th Ave South on the east.

Figure 3.1 -Historic Preservation Project Review Process



Note: Projects utilizing CDBG Façade program funds, Kevin & Mary Daniels Funds or involving properties designated as "Contributing" "NRHP Listed", or "Eligible for NRHP" according to the 2008 TAG Reconnaissance Survey are sent to SHPO for review and comment when applications are received at the Economic Development offices

In 2013, the HPC commissioned a study of the Library block conducted by TAG to document the area prior to construction of new Library/Garage/retail building through a public/private partnership with Gardner Company.

C. Other AHPC Programs and Activities

The AHPC has undertaken several programs and activities since the Historic Preservation Commission adopted the 2008 HPP (as noted earlier the AHPC was formed in 2016).

Project Review.

Since the inception of the Community Development Block Grant (CDBG) Façade Improvement Grant in 2017, the AHPC has been reviewing façade improvements, as well as other modifications and proposals, in the downtown historic district. The process for AHPC interaction in the permitting process is depicted in Figure 3.1. In 2019, the AHPC conducted six façade reviews and three public art reviews in the downtown historic district.

Design guidelines.

The AHPC commissioned the development of the Downtown Historic Subdistrict guidelines in 2008 to clarify for applicants and decision makers the standards and criteria for development activity within the downtown historic district. These Guidelines include narrative, photographs and illustrations providing guidance on renovations, additions and new buildings. Provisions for landscaping, plazas and street amenities as well as parking are also included.

The City of Nampa has also produced tri-fold brochures to better explain processes within the downtown district such as "Nampa Downtown Design Guideline Recommendations" and "Downtown Historic District: An introduction to zoning ordinance requirements." These materials are also available on the City's website.

Historic resource inventories.

Over the years, the AHPC has undertaken several surveys and inventories of historic resources. These reports are retained by the Economic Development department. Recent surveys have included the Nampa Downtown Survey, the Pivot Block and the Old Nampa Historic District NRHP nomination form.



Nampa First National Bank Building (built 1919). Photo Courtesy CCHS

Public outreach and education.

In accordance with the duties outlined in city code, the AHPC endeavors to encourage preservation and history through educational materials and public engagement. Notably the AHPC developed a downtown Nampa walking tour of historic sites. Funded by the CLG program the tour included a printed guide entitled, "A Journey into the Past," a trifold brochure entitled "Downtown Nampa Historic Walking Tour" and a web application accessible from the print materials to permit narrated tour of downtown simply by accessing the app on your mobile phone.

Training.

Each year the commissioners and staff endeavor to participate in training provided by the SHPO regarding the CLG program, interpretation and application of preservation standards, and preservation best practices. This has included meetings in Nampa attended by members of SHPO staff, or opportunities in Boise such as Idaho's Heritage Conference.

IV. CITY OF NAMPA HISTORY AND HISTORIC RESOURCES



Located in Southwestern Idaho on the eastern side of Canyon County, Nampa is a rapidly growing city with a rich history. This story is best evidenced in Nampa's oldest landmarks — crucial pieces of regional and national history, many of which shed light on the city's culture today. This chapter presents a summary of the community's history derived in large part from Linda Cameron Clark's *A Journey of Discovery: Nampa Idaho 1885 – 1985* (Clark, 1985) and the Canyon County Historic Preservation Plan (Preservation Solutions, 2018). The chapter concludes with an overview of known historic resources and the potential for additional research, survey, inventory and documentation

A. City of Nampa History

From its pre-European roots as a Native American hunting area, to its founding days as railroad town and later an important employment center, Nampa and its successive eras tell a vivid story of Southern Idaho and the development of the West as a whole.

Geology and Native American Heritage. Nampa sits squarely in the middle of Southwestern Idaho's Treasure Valley, a portion of the western Snake River Plain nestled at the bases of the Boise Front and the Owyhee Mountains. Born between two faults responsible for these mountain ranges, the Treasure Valley was once home to an ancient lake — Lake Idaho — that existed between 9 and 2 million years ago. Eventually, Lake Idaho drained and was replaced by the Snake River and its many tributaries, leaving behind fertile soil, flat land, and a wealth of wildlife. These resources prompted the first human presence in the region and continue to drive much of the Treasure Valley's industry to this day. Aboriginal activity in the Nampa area started roughly 14,500 years before the present day (BP). Research delineates three types of aboriginal land use divided into three periods extending up until 200 years BP. The first type of use, broad-spectrum foraging, was the primary activity in the region until 4,500 BP. During this time, nomadic aboriginal peoples wielded simple tools and used the land for a variety of resources, frequently changing locations in response to seasonal changes and in search of new resources. The second type of use, semi-sedentary foraging, became the norm for indigenous tribes in the region around 4,500 BP until 250 BP. With semi-sedentary foraging, native peoples developed the ability to store foods and began to stay longer in certain sites. This led to rapid cultural development and the creation of many aboriginal artifacts found in near Nampa today. The final type of use, equestrian foraging, began around 250 BP and lasted until 200 BP. Equestrian foraging began when European settlers introduced horses to aboriginal peoples,

Tower detail of Dewey Plaza (built 1903, demolished 1963). Photo Courtesy CCHS

who then rode them for several uses—primarily hunting and travel.

The area now known as Nampa was once occupied by the Boise and Bruneau bands of the Shoshone Indian tribe. Led by Peiem (known in English as “Big Jim”), a large portion of the Boise Shoshone tribe traded frequently with fur trappers along the Snake River — likely starting with explorer Donald Mackenzie in 1818. The Boise Shoshone band was widely traveled, hunting from the Payette River all the way to the Boise River and western Snake River plain. Less is known about the Bruneau Shoshone band during the 19th century, as tribe members had little contact with European trappers or early settlers. The Bruneau Shoshone band hunted south of Snake River along the Bruneau River, as well as in the area between Goose Creek and the Owyhee River.

The Boise, Bruneau, and nearby Weiser Shoshone tribes comprised the Western Bands of the Northern Shoshone tribe — also known as the Yahandeka or Yahantikka. Together with several Northern Paiute bands, these Shoshone groups would ultimately be relocated to the Fort Hall Reservation and Duck Valley Reservation, located just outside of Pocatello, Idaho and on the border of Idaho and Nevada respectively.

Early European Settlement. Though trading between Native Americans and Euro-American settlers did occur in some areas of the Treasure Valley during the early- and mid-19th century, permanent settlement in the Nampa area did not begin until 1883. On April 20th of that year, the federal government surveyed Township 3 North, Range 2 West of the Boise Meridian district and filed a plat. In September, railroad workers laid rails for the Oregon Short Line, stopping to erect a section house, water tank, and a sign proclaiming the settlement’s name: Nampa.

Nampa’s settlement begins with two men: James A. McGee and Alexander Duffes. McGee, a resident of the nearby town of Caldwell, had grown

dissatisfied with the town’s developers and sought to strike out a new settlement. His ultimate goal was to reroute the proposed Oregon Short Line railroad away from Caldwell and through Nampa. Both a speculator and promotor, McGee met Alexander Duffes through his brother-in-law in Portland Oregon and encouraged Duffes to speculate and settle in the Nampa area. In search of a permanent location to invest capital earned from his Canadian merchandising and grain business, Duffes decided that Nampa was the ideal location. On November 11, 1885, Duffes filed under the Homestead Act on the area that would become downtown Nampa. On September 8, 1886, Duffes, McGee, and James M. Stewart filed the Articles of Incorporation for the town of Nampa. Nampa may have begun with two men, but it boomed because of two pieces of infrastructure: the railroad and the irrigation canals eventually dug to bring the town water. The railroad was extension of the Oregon Short Line, which ran an access route from the Union Pacific Railroad to the coast through Idaho and Oregon. McGee succeeded in rerouting the Oregon Short Line through Nampa instead of Caldwell, as the Nampa option required 10 fewer miles of railroad to be laid and significantly less grading work to be performed. Another goal of McGee’s—a branch line between Nampa and nearby Boise—was completed in September of 1887.

It took several more years before irrigation came to Nampa through the Ridenbaugh Canal and the Phyllis Canal. Originally started in 1877 by W.H. Ridenbaugh, the Ridenbaugh Canal (begun as the Morris Ditch) changed ownership several times before it finally brought water to Nampa in 1892. As the Morris Canal was being built, McGee and Stewart set out to create their own canal: the Phyllis Canal, named after McGee’s curly-haired daughter. After facing several financial setbacks, the men turned the project over to local contractors who completed and took ownership of the canal. In 1892, the Phyllis canal brought water to the city of Nampa. During Nampa’s early years, while the railroad and canals were still under

construction, life was less than easy for the town's residents. Sagebrush was both a blessing and a curse. It was used as fuel for fireplaces — and in times when money was scarce, it was a currency. Unfortunately, it also slowed construction in town and work on the railroad, as builders had to clear it away for even ground. During these early years, Nampa earned the nickname "New Jerusalem" thanks largely to Alexander Duffes, a Presbyterian and teetotaler, who would not sell land to those trying to build saloons. However, despite Duffes' best efforts, several saloons, gambling houses, and at least one place of prostitution were established in Nampa as settlers flooded its streets. These places of vice were erected nearly simultaneously with Nampa's first church: a multi-denominational chapel completed in 1889.

By 1892, a Chamber of Commerce was established in Nampa, and consumption of alcohol was legalized in the town. By the turn of the century, the Nampa was home to four churches for four denominations: Presbyterians, Episcopalians, Baptists, and Catholics. Early on, equal suffrage was an integral part of Nampa's identity. With the induction of Idaho into the Union in 1890, the state's constitution officially gave women the right to vote. Nampa women used this right to play a major role in the town's offices, including electing the first female school board official and founding the town's first library with the Women's Century Club.

Chinese immigrants were another demographic that played an important role in the early development of Nampa. Originally imported to work on the railroad, Chinese immigrants put roots in Nampa and surrounding areas to mine in the region at the tail-end of the gold rush. Though the Chinese opened up several places of business in the town, their presence frequently met with prejudice and distaste from other settlers — some of which was exacerbated by evidence of smoking, gambling, and opium proliferation in predominantly Chinese areas. Once numbering in the hundreds, the Chinese population had dwindled to a handful by 1919.

Developments in the Early 20th Century.

Though demographics were shifting at the turn of the century, Nampa as a whole was growing. From 1900 to 1910 the city swelled in size from 799 to 4,205 residents. With this population increase came widespread economic development, including completion of the decadent Dewey Palace hotel (funded by Colonel Dewey, one of Nampa's biggest speculators at the turn of the century), Nampa's first sugar beet factory, and the Crescent Brewing Company. Unfortunately for Nampa's growing number of residents, nationwide competition and a major fire in 1909 gave major blows to Nampa's businesses just years after the city's boom.

The fire of 1909 was not the only event that closed the first decade with a bang. Prohibition went into effect in the county that same year, leading to the closure of all saloons and ultimately slowing economic growth. Adding insult to injury, the Bank of Nampa — the town's oldest financial institution — closed for good, only awarding its depositors a third of their claims. These downturns led to a sizable Socialist contingent in Nampa's city politics, electing a socialist, L.C. McCarty, to the Third Ward of the City Council. Over time, Nampa's economy stabilized as the city invested in public works and more settlers laid permanent roots in area. A widespread paving program, begun before the fire, was completed near the turn of the decade. After several delays and acquisitions, the Nampa-Caldwell electric railroad line was completed by the Idaho-Oregon Light and Power Company. In September of 1913, a small elementary school was founded by Eugene Emerson and grew in just 4 years to graduate students from three departments: an Academy, Bible College, and College of Liberal Arts. This was Northwest Nazarene College, Nampa's first secondary institution. Other institutions developed near the turn of the decade included the government-funded Idaho State School and Hospital and a second wing of Kenwood School, Nampa's largest K-12 institution.

World War I and the Great Depression.

As the 20th century wore on, tremors of an international war began to course through Nampa's small community. Much like the rest of the United States Military, Nampa's Company B began preparations for the "war to end all wars" around March 1917, growing in size from about 8 men to well over 100 seemingly overnight. These men were eventually stationed in Koblenz, Germany as part of the Army of Occupation. Those back in Nampa did their part to help the war effort by contributing of dollars in donations to the Red Cross and participating in a nationwide Liberty Bond drive. Thousands of Nampa citizens engaged in a rally to show their support on April 6, 1917 when the U.S House of Representatives officially recognized the war with Germany.

Not all in Nampa supported the war effort, however. Members of Methodist church denounced the city's warmongering, deeming it inconsistent with the Christian faith to go to war. As the war continued, so did the debate between pacifists and those supported the United States' efforts overseas. This culminated in a postwar speech mayor H.H. Keim, a lay minister and established businessman in Nampa, who stood firmly against the war. Keim was met with criticism published in the Nampa Leader-Herald, which he quickly sued. Despite this conflict, both pacifists like Keim and war-supporters welcomed Nampa servicemen back into the town wholeheartedly. On July 4, 1919, just two days after Nampa's armed forces had returned home, nearly 10,000 people attended the town's combined Independence Day and Welcome Home celebration.

In the years leading up to the first World War, Nampa residents took part in a wave of agricultural activism in attempt to boost the city's agricultural economy. At the start of the 20th century, thousands of farmers signed up to support irrigation development from the government. The Reclamation service solicited and approved bids for building the Diversion Dam enlargement of the New York Canal (Nampa's third source of water after the

Ridenbaugh Canal and the Phyllis Canal) and the constrain of the Deer Flat Reservation. To better voice their concerns to state and federal lawmakers, farmers in Canyon County formed the Idaho Federation of Agriculture and then later joined forces with the Nonpartisan League in 1917, after their initial requests for funding fell on the deaf ears of the very Democrats they helped elect. The Nonpartisan League would help organize the Idaho Progressive Party, which would control the county from 1920 to 1928. Just before this period, as farmers started organizing to improve their conditions of labor, World War I brought in exceptionally high crop prices. This boom, together with Progressive funding, led to increased production, investments, and operations in Nampa. Unfortunately for the area's farmers, few could predict the ensuing economic depression.

The day the stock market crashed — "Black Tuesday" October 29, 1929 — is considered by many to mark the start of the Great Depression in the United States. From Nampa, signs of a depression had begun earlier. The Nampa State Bank failed in the early 1920s, living its patrons with none of their deposited money. Just a few years later in 1924, Stockman's National Bank in Nampa also went broke.

Nevertheless, the city persisted. When the Great Depression struck the entire country, Nampa's strong agricultural community kept devastation at bay by providing food to the city's residents. However, farmers and other industry professionals still felt the Depression's effects.

Layoffs began in the early 30's to coal and other large power companies, as people were quick to reduce consumption. Next, prices dropped for all crops, leaving farmers with a small fraction of their earnings. Those who managed their own business felt the consequences of bank failures the hardest. Many small businesses had to close their doors for good. In order to combat a lack of immediate financing, the bulk of business in Nampa (and elsewhere) was conducted on credit. When President Franklin Delano

Roosevelt declared a bank holiday, representatives of the Nampa's two main banks – Nampa State Bank and the First Security Bank – came together to provide “emergency certificates” that granted those with proof of bank balances essential compensation to handle the economic crisis.

Later that year, Roosevelt introduced the Works Project Administration, better known as the WPA. This nationwide, government-funded works initiative not only reinserted many Nampa residents back into the workforce – it also helped bolster civic infrastructure in Nampa and the rest of the country.. Examples of WPA projects in Nampa include Roosevelt and East Side Elementary Schools and the Central Assembly building at Central Junior High School. Another advantage that helped Nampa battle the burdens of the Depression was one many other areas did not have. Due to Nampa's proximity to a major railroad, the city harbored a large number of transients during the Great Depression. These homeless individuals traded work for food, giving citizens of Nampa a rather inexpensive way to maintain their businesses. This symbiotic relationship became a way of life for many in Nampa before the WPA – and before World War II changed the face of the community once again.

World War II. Though a non-interventionist sentiment towards foreign policy was pervasive in Idaho during the 1930s (prominent senator William Borah was a staunch isolationist), public attitude shifted after the Pearl Harbor attack and the country's inevitable entrance into World War II. Early on, Nampa residents played their part, rationing essential items and purchasing them with stamps. Nampa gave hundreds of men to the cause, both overseas and just a few miles out of town at two camps for German prisoners of war.

During the war years the need for increased farm labor, assisted by the U.S. and Mexico's Bracero program, resulted in an increase of Mexican workers to meet labor shortages throughout southern Idaho. Poor working conditions and low wages led to strikes that resulted in Idaho being

phased out of the Bracero program. Agriculture would remain an important industry for Canyon County and the Hispanic culture is an essential part of the Nampa community. (In 1995 the Idaho Commission of Hispanic Affairs began plans to make Nampa home to the Hispanic Cultural Center of Idaho.) After World War II, industry in Nampa boomed, as businessmen began to retrofit mills used for wartime output into more commercial enterprises. Working with the Nampa Chamber of Commerce, these businessmen created an Industrial Committee to assess and pursue development in the city. Less than a year later, the Nampa Industrial Corporation was born. The corporation bought land in and around Nampa, which it sold and leased to several companies founded in Nampa directly after the war. These companies included Albertson's Feed Mill and Hatchery, Ferdinand Metal Company, Fleetwood Trailer Corporation, Luekenga Construction Company, Peterson Trucking Company, and more.

Post-War to the end of the 20th Century.

The legacy of sugar beets continued with the construction in 1942 of the Amalgamated Sugar Company's refinery; the plant continues its operation today. Further expanding manufacturing and economic growth, the Nampa Industrial Corporation was to make three more major purchases – termed Second, Third, and Fourth Addition respectively – comprising investments in land and infrastructure totaling \$1,236,400. Notable among the businesses who broke ground on this land were Zilog, a computer circuit manufacturer, and Pacific Press, a Seventh Day Adventist publishing firm. These companies and more marked a major move away from an agricultural economy in Nampa. By 1970, just 14 percent of Nampa residents were employed in agricultural positions – down from forty-five percent in 1930.

The passage of the Interstate Highway Act in 1956 impacted Nampa as well, providing unprecedented funding for a freeway system, including Idaho's I-84. While “mom and pop” shops dominated the consumer economy for decades, by the late 20th century that would



NAMPA IS A RAPIDLY GROWING CITY WITH A RICH HISTORY. THIS STORY IS BEST EVIDENCED IN NAMPA'S OLDEST LANDMARKS –CRUCIAL PIECES OF REGIONAL AND NATIONAL HISTORY, MANY OF WHICH SHED LIGHT ON THE CITY'S CULTURE TODAY

Hasbrouck House (built 1907). Photo Courtesy CCHS

change with the development of larger stores like Holly Market (Nampa's first shopping center) in the early 1960s and Safeway Grocery Store (Nampa's first large chain) in 1965. That same year, Nampa's largest post-war building project, Karcher Mall, opened its doors. Since then, Karcher Mall has undergone several expansions and changed ownership twice. In July 2019, plans were unveiled for a renovation project set to demolish 81,000 square feet of the mall's floor area to make room for a mixed use development.

Redevelopment of downtown Nampa began in earnest by the 1980s as the Main Street concept began to take hold. A notable project was led by Longbranch Incorporated that

purchased and remodeled the saloon, a bowling alley and Gene's Lounge to create Longbranch Station, completed in 1984. Longbranch Incorporated also improved sidewalks and streets, prompting local business leaders to request a formal business improvement district from the city of Nampa. In 1984, the Nampa City Council announced a \$2.4 million downtown redevelopment project that was completed less than three years later.

By the end of the 20th Century Nampa's industrial and commercial areas were growing north and east. The Idaho Center Arena opened in 1997 and the area surrounding it (Garritty Road and I-84) became a mixed-use center.

B. HISTORIC RESOURCES WITHIN THE CITY OF NAMPA

1. National Register of Historic Places

Some notable buildings and sites remain to shed light on Nampa's history. Many more exist but have not been documented. The historic resource inventory to date have been primarily in the downtown area thus documenting the early settlement years of the city. Another indicator of important historic properties is whether they are found on the National Register of Historic Places (NRHP), our country's official list of cultural resources worthy of preservation. Administered by the National Park Service, nominations for listing are submitted to the State Historic Preservation Office and reviewed annually by Idaho's Historic Sites Review Board. The City of Nampa has several properties on the NRHP including:

- Local icons such as the Nampa Depot and Nampa Main Post Office
- Old Nampa Neighborhood residential district
- Blue Eye Building, Commercial Building and others in the downtown district

In addition, historic resource surveys and inventories have identified many more properties in Nampa that are eligible for listing on the NRHP such as:

- Central Assembly Building
- Washington Federal Bank
- KFDX Radio Station
- Hasbrouck House

While listing a property on the NRHP does not protect it from demolition it does provide recognition of the property's value to the community, state and nation and makes it eligible for federal tax incentives for the rehabilitation of the property (See Appendix C). Furthermore, an NRHP listed or NRHP eligible property must be considered in planning federal or federally assisted projects. A more complete list of NRHP listed and eligible properties can be found in Appendix D.

Some buildings which are considered historic and even significant to Nampa residents, such as the Pix Theatre, are not on the NRHP nor are they eligible either due to the changes to the structure since its construction or because they do not meet some key criteria. However, these buildings may be included in local historic districts and provided protection through local ordinance.

One criterion for determining historic significance is the 50-year milestone that is embedded in the criteria for the NRHP. While there are provisions for exceptional younger sites to be included on the Register, the 50-year date is a simple rule for communities to quickly assess potential sites of concern. At this writing, properties constructed before 1970 might be considered eligible based on their age alone. The City of Nampa has not undertaken any surveys of mid-20th century historic resources however a map of the city highlighting building age (with data derived from County Assessor data), indicates a vast number of residential structures constructed after World War II (Appendix E).

2. Historic Context Statements

In order to proceed with additional survey and inventory, to fully understand the historic resources within the city limits, the AHPC has reviewed the historic contexts presented in the Canyon County Historic Preservation Plan and has identified four compatible statements that will provide, as stated in the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, "the foundation for decisions about the identification, evaluation, registration and treatment of historic properties, and surveys."

a. Railroad and Settlement

The Oregon Short Line Railway was incorporated in 1881 with the intention of providing the shortest route across Southern Idaho between Wyoming and Eastern Oregon. The Short Line was completed in November of 1884. Nampa, which was platted in 1885, became a major hub of the railway, once hosting three separate branch lines that served the region.

SITE EXAMPLES



NAMPA DEPOT

Designed in 1903 by Frederick W. Clarke for the Oregon Short Line Railroad. The structure was donated to the Canyon County Historical Society in 1976.



COMMERCIAL BUILDING

Built in 1907, by H.C. Hickey, this building originally housed the Nampa Post Office. Other notable tenants include the Nampa Chamber of Commerce and Nafziger's Men's Store.

b. Irrigation and Agriculture

With intervention and investment by the federal government (the Carey Act of 1894 and Reclamation Act of 1902), irrigation water was directed to Canyon County through the New York Canal in 1909. A network of laterals, ditches and other dependencies were constructed, including Deer Flat Reservoir. Nampa was already a commercial hub that further benefited from agriculture and the varied economic facets comprising that industry. For example, improved sugar beet production resulted in construction of a large processing and sugar making facility.

SITE EXAMPLES



OLD NAMPA NEIGHBORHOOD

One of Nampa's first subdivisions, the homes in the Old Nampa Neighborhood were constructed in the period of 1920-1930, when agriculture joined with the railroad, further enhancing Nampa's economy.



NAMPA MERIDIAN IRRIGATION DISTRICT

Built in 1909 by Tourtellotte and Hummel Architecture, this building is an important symbol of irrigation, one of the major reasons the Treasure Valley grew.

Italicized sections derived from the Canyon County HPP.

c. World Wars and Community Change

Increased mechanization, coupled with innovations introduced during the war era, served to dramatically increase both agricultural demand and output in Canyon County. Innovations in freeze-drying by the Simplot corporation made it easier to process potatoes and onions to feed the troops and America's booming post-war population. Labor shortages in the agricultural sector introduced new residents to Nampa.

SITE EXAMPLES



KFXD BUILDING

Built in 1937 as the first radio station in Idaho. Unique cork soundproofing construction made it state-of-the-art when it was built.



CENTRAL ASSEMBLY BUILDING

Built in 1937 as a WPA project, Lee R. Cooke, Nampa, was the project architect and engineer. J.O. Jordan and Son, of Boise, was the general contractor.

d. The Automobile and Suburbanization

Enhancement of the county's transportation infrastructure spurred regional development as the personal automobile facilitated longer commutes. Resulting suburbanization in the mid-20th century expanded the city's boundaries into surrounding agricultural land adding single family homes and ushering in changes to Nampa's economy.

SITE EXAMPLES



WASHINGTON FEDERAL SAVINGS & LOAN

Built in 1962 for Provident Federal, Architect William F. Cann designed this round building, rising up to a deeply cantilevered roof supported by thin, L-shaped concrete arms.



SHALIMAR TERRACE NEIGHBORHOOD

In post war America, the buying public was open to modern home designs and the rapid expansion into outlying areas created the phrase "suburban living". The suburbs were a clean, safe, and – perhaps most importantly – affordable place to raise a family and carve out ones own slice of the American dream.

Italicized sections derived from the Canyon County HPP.

V. PRESERVATION GUIDE



Preservation planning, like community planning, involves engaging the public, evaluating current conditions, identifying issues and concerns, analyzing trends and proposing goals, objectives, and policies to guide future actions. This section presents the vision, goals, objectives and strategies that evolved from engagement with the general public, interested citizens and organizations, as well as city staff and the AHPC members.

For the purposes of this plan the vision statement briefly articulates the AHPC's ultimate or ideal condition. Each goal statement presents a general condition or achievement that reflects a broad purpose. An objective is a discrete step, possibly among several, by which a goal may be accomplished. A strategy is a statement of action that supports the achievement of the objective and realization of the goal. Together these items when combined create a work plan that can assist the City of Nampa and the AHPC to reach its Vision.

To arrive at the appropriate goals, objectives and strategies, the AHPC engaged with the public with a survey and public meetings. The results of this outreach are presented in Appendix B. However, the following provides a short summary of the principal concerns:

- Many believe historic preservation is an important means of retaining community character, supporting economic development and improving quality of life.
- Downtown Nampa is perceived as a successful historic district, though there are concerns for the continued preservation of landmarks (such as, the Depot and the Pix) and the neglect of other buildings.
- Outside of the downtown area, there are other historic buildings and neighborhoods that may be at risk for demolition or insensitive redevelopment.
- Historic preservation would be more likely to occur if there were financial incentives and support to care for older buildings, update or adaptively reuse them.

Furthermore, the AHPC addressed challenges that they have experienced as well as opportunities for the future, including the following:

- Expanding understanding of other historic resources throughout the City.
- Improving existing review processes to ensure preservation outcomes.
- Addressing the lack of authority, leverage, and funding for AHPC.
- Responding with appropriate preservation tools (that community will welcome).
- Providing opportunities for the community to participate in preservation efforts.

The following vision, goals, objectives and strategies present a guide to the future work of the AHPC. This section concludes with a comprehensive implementation table (Table 5.1) that assembles all unique strategies and adds appropriate timeframes and responsible entities.

Window details of Nampa Train Depot (built 1903). Photo Courtesy CCHS

AHPC VISION & GOALS

VISION: HONOR AND CELEBRATE OUR CITY'S HERITAGE, BY PROTECTING AND REVITALIZING A DIVERSE ARRAY OF HISTORIC RESOURCES

GOAL ONE

Understand and document our historic buildings and sites

GOAL TWO

Preserve, protect and enhance our historic buildings and sites

GOAL THREE

Strengthen the operation and administration of the AHPC

GOAL FOUR

Increase public awareness and partnerships

GOAL ONE

UNDERSTAND & DOCUMENT OUR HISTORIC BUILDINGS AND SITES

Objective 1A: Continue to regularly survey and identify historic properties and potential historic districts

1.Pursue and expand Historic Context development and prioritize annual survey and inventory projects, as well as nominations to the National Register of Historic Places.

2.Collaborate with Canyon County HPC regarding historic contexts to coordinate efforts and potentially leverage resources to conduct survey and inventory.

3.Meet with landmark property owners to discuss the importance of historic preservation and the potential for their sites, including:

- Northwest Nazarene University campus
- Amalgamated Sugar plant
- Idaho State School
- Washington Federal bank
- KFDX building
- Hasbrouck House

4.Conduct historic resource survey of historic neighborhoods, including:

- Glen View Estates (log-cabin style homes)
- Shalimar Terrace (mid-century ranch homes)
- Piersall Park/Ord Neighborhood (bungalows)
- Park Avenue/Lakeview park (19th century residences)

Objective 1B: Develop a Nampa Register of Historic Places to recognize and protect our local landmarks

1.Explore the elements and benefits of developing a local Register of Historic Places, based on examples in other communities.

2. Develop criteria for inclusion on a local register, as well as incentives and protection measures.

GOAL TWO PRESERVE, PROTECT AND ENHANCE HISTORIC BUILDINGS AND SITES

Objective 2A: Strengthen the role of historic preservation in planning and community revitalization

1. Collaborate with the Planning and Zoning Department to investigate ways of implementing increased protection of Nampa's historic resources to include:
 - Adjusting boundaries, implementing other refinements and addressing enforcement issues related to the Downtown Historic District.
 - Preparing a Demolition Ordinance to provide for a waiting period prior to the issuance of a demolition permit of structures over 50 years old to provide for alternative approaches for building retention, including relocation and disassembly for salvage of building materials.
 - Modifying Chapter 10 of the Zoning Ordinance to provide design review authority to the AHPC.
 - Evaluating potential district designation for surveyed areas such as the Old Nampa Neighborhood, or alternative approaches such as design review overlays.
2. Utilize City's GIS division to coordinate future survey efforts and assess the location of key sites that may be included in a future district or part of district expansion.

Objective 2B: Continue to grow historic preservation as an economic development tool to protect and maintain the integrity of historic properties

1. Collaborate with the Chamber and other tourism entities to ensure that Nampa promotes its heritage to visitors and capitalizes on state and regional heritage tourism efforts
2. Identify key sites that would benefit from historic preservation programs and incentives, such as the Federal Historic Tax Credit, and follow through with appropriate contacts.
3. Develop a list of existing programs (grants, loans and tax credits) to provide to historic property owners. Explore methods to expand the list to include local public-private partnerships.
4. Celebrate successfully completed preservation projects and provide as example for others to follow.
5. Participate in advocacy for new State or Federal preservation legislation and funding opportunities.
6. Engage with the College of Western Idaho to determine the potential for a preservation trades program to include masonry and carpentry. Provide opportunities for job training through city-initiated projects and the Main Street program.

GOAL TWO

PRESERVE, PROTECT AND ENHANCE HISTORIC BUILDINGS AND SITES

Objective 2C: Support and enhance the efforts of the Main Street program to revitalize and protect the historic business district

1. Coordinate regularly with Main Street program officer to identify potential for joint projects.
2. Identify Main Street committee members that would consider participating in AHPC activities and potentially serving as a Commissioner.
3. Pursue modifications to the Downtown Historic District including adjusting boundaries, implementing other refinements and addressing enforcement issues.
4. Jointly prepare educational and training programs to encourage protection and appropriate rehabilitation of historic commercial buildings.

Objective 2D: Identify, strengthen and expand existing financial incentive programs

1. Identify key sites that would benefit from historic preservation programs and incentives such as the Federal Historic Tax Credit and follow through with appropriate contacts
2. Seek sources to fund preservation and rehabilitation efforts of historic sites of local significance including:
 - grants for historic preservation planning, historic building repair and rehabilitation ("bricks and mortar"),
 - low interest loan programs, and
 - tax incentive programs.
3. Develop a list of existing programs (grants, loans and tax credits) to provide to historic property owners. Explore methods to expand the list to include local private development interests.

GOAL THREE

STRENGTHEN THE OPERATION AND ADMINISTRATION OF THE AHPC

Objective 3A: Adopt and implement the 2020 HPP

1. Present the HPP to the City Council and coordinate adoption of the HPP with the new Nampa 2040: Comprehensive Plan.
2. Conduct a semi-annual meeting of the AHPC to evaluate whether HPP goals, objectives and strategies are being met.
3. Develop a program of survey and inventory, based on the historic context and reconnaissance level work of the HPP.

Objective 3B: Collaborate with other City Departments and Commissions

1. Initiate modifications to the zoning ordinance, with the Planning and Zoning Department, to include design review to the list of AHPC responsibilities to any areas governed by future overlay districts.
2. Meet with Planning and Zoning Department and other departments to improve procedures in the Downtown Historic District to address issues such as enforcement and public outreach.
3. Coordinate with information technology personnel to: archive reports, surveys and inventories; to provide easy access to City of Nampa departments; coordinate with Geographic Information Systems and other internal databases; as well as provide a portal to the public as appropriate.
4. Identify all city-led projects that may have a nexus with historic resources (such as the City-owned building at 9 12th Ave S) and consider potential for assistance through grant applications or educational opportunities.

Objective 3C: Ensure that there are sufficient resources for the AHPC to fulfill their duties

1. With the growth of both the Arts and Historic Preservation functions, evaluate the efficacy of a joint commission.
2. When new historic districts are formed, consider adding a Historic Preservation Planner position for the Planning and Zoning Department. This individual could take on the role of staff to the AHPC or they could participate jointly with the Economic Development staff person.
3. Maintain a list of individuals who may be interested in participating in AHPC activities and may be interested in a future appointment.
4. Prepare and present an annual report of AHPC activities to the City Council, aligned with the City budget cycle.
5. Request annual funding to ensure that basic activities such as support of documentation and educational activities can proceed without relying on CLG funding.

GOAL FOUR CULTIVATE PUBLIC AWARENESS AND PARTNERSHIPS

Objective 4A: Provide opportunities to increase public's understanding of preservation, particularly for historic property owners and civic leaders

1. Add links to survey reports, inventory forms, illustrated design guidelines and brochures to the AHPC website. Distribute paper copies as appropriate to affected property owners and businesses.
2. Create and disseminate appropriate public information, guidelines and contact information when new historic districts are identified and adopted.
3. Promote the role of the AHPC within the community by attending local service organization meetings, presenting at other commission and council meetings, hosting a booth at community events and participating in historic neighborhood events.
4. Engage in continued annual training for AHPC members to deepen understanding of preservation practices (utilize CLG funding and SHPO staff, as appropriate).
5. Develop and offer a training program for citizens and decision makers.
Potential topics:
 - Local preservation ordinances/commission procedures
 - Historic Districts and how they work
 - Historic designations (local or national) and what that means to you
 - Financial incentives for preservation (grants, loans, easements)
 - Federal historic preservation laws and programs
 - Lead paint removal and safe work practices
 - Energy efficiency and weatherization in historic buildings
 - Rehabilitation techniques (windows, masonry, woodwork etc.)

Objective 4B: Create and expand opportunities for collaboration among Idaho partners, including communities, organizations and cultural groups

1. Become an organizational member of state and national preservation organizations.
2. Plan to meet regularly with Canyon County HPC to coordinate activities (events, trainings, etc.) and survey and documentation efforts.
3. Participate in Idaho State Historical Society activities and invite SHPO personnel to provide training sessions on-line or in-person.
4. Share Nampa education and training opportunities with other interested organizations.
5. Seek assistance from partners to develop and disseminate enhanced technical assistance to historic property owners.
6. Participate in advocacy for new State or Federal preservation legislation and funding.
7. Engage with the College of Western Idaho to determine the potential for a preservation trades program to include masonry and carpentry. Provide opportunities for job training through city-initiated projects and the Main Street program.

IMPLEMENTATION

Table 5.1

Timeframe:

- Immediate (0 - 1 year)
- Short Term (1-3 years)
- Mid Term (4-7 years)
- Long Term (8-10 years)
- On-going (underway and/or continuous)

NOTE: parenthetical numbers at end of strategy correspond with strategies as numbered and presented in full in Chapter V (Goal.Objective.Strategy)

Responsible Entities/Partners:

- Arts & Historic Preservation Commission (AHPC)
- Canyon County Historic Preservation Commission (CCHPC)
- Nampa Main Street Staff (NMS)
- Nampa Economic Department Staff (NED)
- Nampa Planning & Zoning Department Staff (NPZ)
- Nampa GIS Staff (NGIS)
- Preservation Idaho (PI)
- Nampa City Council (CC)
- Idaho State Historic Preservation Office (SHPO)

IMMEDIATE Strategy	Timeframe	Responsible Entity/Partners
Present the HPP to the City Council and coordinate adoption of the HPP with the new <i>Nampa 2040: Comprehensive Plan</i> . (3.A.1)	Immediate	AHPC, NED
Become an organizational member of state and national preservation organizations. (4.B.1)	Immediate	AHPC, NED
Share Nampa education and training opportunities with other interested organizations. (4.B.4)	Immediate	AHPC, CCHPC, PI, SHPO

IMPLEMENTATION

SHORT TERM Strategy	Timeframe	Responsible Entity/Partners
Meet with landmark property owners to discuss the importance of historic preservation and the potential for their sites, including Northwest Nazarene University campus, Amalgamated Sugar plant, Idaho State School, Washington Federal bank, KFDX building, Hasbrouck House (1.A.3)	Short term	AHPC
Prepare a Demolition Ordinance to provide for a waiting period prior to issuance of a demolition permit (structures over 50 years old) and to provide for alternative approaches for building retention, including relocation and disassembly for salvage of building materials. (2.A.1.b)	Short term	AHPC, NED/NPZ , PI, SHPO
Seek sources to fund preservation and rehabilitation efforts of local historic sites including: grants for historic preservation planning, historic building repair and rehabilitation (“bricks and mortar”), low interest loan programs, and tax incentive programs. (2.D.2)	Short term	AHPC, SHPO, NMS, NED
Pursue and expand Historic Context development and prioritize annual survey and inventory projects, as well as nominations to the National Register of Historic Places. (1.A.1)	Short term	AHPC, SHPO
Plan to meet regularly with Canyon County HPC to coordinate activities (events, trainings etc.) and survey and documentation efforts. (4.B.2)	Short term	AHPC, CCHPC, NED

IMPLEMENTATION

SHORT TERM Strategy	Timeframe	Responsible Entity/Partners
Collaborate with Canyon County HPC regarding historic contexts to coordinate efforts and potentially leverage resources to conduct survey and inventory.(1.A.2)	Short term	AHPC, CCHPC, SHPO, NED
Identify key sites that would benefit from historic preservation programs and incentives, such as the Federal Historic Tax Credit, and follow through with appropriate contacts.(2.B.2, 2.D.1)	Short term	AHPC, NED
Seek assistance from partners to develop and disseminate enhanced technical assistance to historic property owners. (4.B.4)	Short term	AHPC, CCHPC, PI, SHPO
Adjust boundaries, implement other code refinements, improve public outreach and address enforcement issues related to the Downtown Historic District (2.A.1.a; 2.C.3; 3.B.2)	Short term	AHPC, NMS/NED/NPZ , CC
Identify all city-led projects that may have a nexus with historic resources (such as the city-owned building at 9 Twelfth Avenue S)) and consider potential for assistance through grant applications or educational opportunities. (3.B.4)	Short term	AHPC, CC
Utilize City's GIS division to coordinate future survey efforts and assess the location of key sites that may be included in a future district or part of district expansion. (2.A.2)	Short term	AHPC, NED/NPZ/NGIS

IMPLEMENTATION

SHORT TERM Strategy	Timeframe	Responsible Entity/Partners
Coordinate with information technology personnel to: archive reports, surveys and inventories; provide easy access to City of Nampa departments; utilize Geographic Information Systems and other internal databases; provide a portal to the public, as appropriate. (3.B.3)	Short term	AHPC, NED/NPZ/NGIS
Evaluate potential district designation for surveyed areas such as the Old Nampa Neighborhood, or alternative approaches such as design review overlays. (2.A.1.d)	Short term	AHPC, NED/NPZ
Participate in advocacy for new State or Federal preservation legislation and funding opportunities. (2.B.5, 4.B.6)	Short term	AHPC, PI, NED

IMPLEMENTATION

MID TERM Strategy	Timeframe	Responsible Entity/Partners
Prepare educational and training programs to encourage protection and appropriate rehabilitation of historic commercial buildings. (2.C.4)	Mid term	NED staff, NMS, AHPC, SHPO
Promote the role of the AHPC within the community by attending local service organization meetings, presenting at other commission and council meetings, hosting a booth at community events and participating in historic neighborhood events. (4.A.3)	Mid term	AHPC, NED
Explore the elements and benefits of developing a Local Register of Historic Places, based on examples in other communities. (1.B.1)	Mid term	AHPC, NMS, NED
Develop criteria for inclusion on a Local Register, as well as incentives and protection measures. (1.B.2)	Mid term	AHPC, NMS, NED, SHPO
With the growth of both the Arts and Historic Preservation functions, evaluate the efficacy of a joint commission. (3.C.1)	Mid term	AHPC, CC
Initiate modifications to the zoning ordinance, with the Planning and Zoning Department, to include design review to the list of AHPC responsibilities to any areas governed by future overlay districts (3.B.1, 2.A.1.c)	Mid term	AHPC, NED/NPZ
Conduct historic resource survey of historic neighborhoods, including Glen View Estates (log-cabin style homes), Shalimar Terrace (mid-century ranch homes), Piersall Park/Ord Neighborhood (bungalows), Park Avenue/Lakeview park (19 th century residences) (1.A.4)	Mid term	AHPC, SHPO

IMPLEMENTATION

LONG TERM Strategy	Timeframe	Responsible Entity/Partners
Create and disseminate appropriate public information, guidelines and contact information when new historic districts are identified and adopted. (4.A.2)	Long term	AHPC, NED
When new historic districts are formed, consider adding a Historic Preservation Planner position for the Planning and Zoning Department. This individual could take on the role of staff to the AHPC or they could participate jointly with the Economic Development staff person. (3.C.2)	Long term	AHPC, CC, NPZ
Engage with the College of Western Idaho to determine the potential for a preservation trades program to include masonry and carpentry. Provide opportunities for job training through city-initiated projects and the Main Street program. (2.B.6; 4.B.7)	Long term	AHPC, NED/NMS

IMPLEMENTATION

ONGOING Strategy	Timeframe	Responsible Entity/Partners
Conduct a semi-annual meeting of the AHPC to evaluate whether HPP goals, objectives and strategies are being met. (3.A.2)	Immediate/On-going	AHPC, NED
Maintain a list of individuals who may be interested in participating in AHPC activities and may be interested in a future appointment. (3.C.3)	Immediate/On-going	AHPC, NED
Prepare and present an annual report of AHPC activities to the City Council, aligned with the City budget cycle. (3.C.4)	Immediate/On-going	AHPC, NED , CC
Engage in continued annual training for AHPC members to deepen understanding of preservation practices (utilize CLG funding and SHPO staff, as appropriate). (4.A.4)	Immediate/On-going	AHPC, NED, SHPO
Develop a list of existing programs (grants, loans and tax credits) to provide to historic property owners. Explore methods to expand the list to include local public private partnerships. (2.B.3, 2.D.3)	Short term/On-going	AHPC, SHPO
Develop a program of survey and inventory, based on the historic context and reconnaissance level work of the HPP. (3.A.3)	Short term/On-going	AHPC, NED , SHPO
Request annual funding to ensure that basic activities such as support of documentation and educational activities can proceed without relying on CLG funding. (3.C.5)	Short term/On-going	AHPC, NED , CC

IMPLEMENTATION

ONGOING Strategy	Timeframe	Responsible Entity/Partners
Participate in Idaho State Historical Society activities and invite SHPO personnel to provide training sessions on-line or in-person. (4.B.3)	Short term/ On-going	AHPC, SHPO
Add links to survey reports, inventory forms, illustrated design guidelines and brochures to the AHPC website. Distribute paper copies as appropriate to affected property owners and businesses. (4.A.1)	Short term/On-going	AHPC, NED, NMS
Celebrate successfully completed preservation projects and provide as example for others to follow (2.B.4)	Short term/On-going	AHPC, NED
Coordinate regularly with Main Street program officer to identify potential for joint projects. (2.C.1)	Short term/On-going	AHPC, NED, NMS
Identify Main Street committee members that would consider participating on AHPC activities and potentially serve as a Commissioner. (2.C.2)	Short term/On-going	AHPC, NED,NMS
Develop and offer a training program for citizens and decisionmakers. (4.A.5)	Mid term, On-going	AHPC, NED , SHPO

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TAG.
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<https://app.box.com/s/153gwx5xvk6awewvjfe0katx0wogg17c>

TAG.
Nampa Downtown Survey 2008
<https://app.box.com/s/77h27ywb94gxdqszvojiaogt99peo9w>



APPENDICIES

- A. HISTORIC PRESERVATION LAWS
- B. PUBLIC INVOLVEMENT RESPONSES
- C. PRESERVATION INCENTIVES
- D. NATIONAL REGISTRY LISTED &
ELIGIBLE PROPERTIES
- E. RESIDENTIAL BUILD YEAR MAP

Nampa Meridian irrigation Office (built 1909). Photo Courtesy CCHS

APPENDIX A: LAWS GOVERNING HISTORIC PRESERVATION

There are many laws at both the Federal and State levels related to Historic Preservation and Archaeology. A comprehensive listing of all of these laws, and their subsequent amendments and subsections, would many, many pages. It is important for the purposes of carrying out this Plan, however, to have a basic understanding of some of the most significant Federal and State laws. As such, this appendix provides some brief information on the most important laws. Most information on each can be found on the National Park Service website (Federal laws) or on the State of Idaho Legislature website (Idaho statutes).

FEDERAL LAWS

Antiquities Act, as amended (54 USC 320301-320303 and 18 USC 1866(b)): The Antiquities Act of 1906 was the first act in the United States to establish that archaeological site on public lands are important public resources, and required that the Federal government take measures to protect archaeological sites from looting and/or vandalism.

Archaeological Resources Protection Act, as amended (16 USC 470aa-mm): This act was passed to provide increased protections for public archaeological sites, and to increase the penalties which can be imposed for violations. It was passed in order to address some of the short comings of the Antiquities Act, specifically in terms of providing for effective enforcement and clear definitions. This law, along with the Antiquities Act, is the foundation for archaeological protections on public and tribal lands, and includes provisions to help prevent the illegal excavation, removal, and/or trafficking of archaeological resources.

Native American Graves Protection and Repatriation Act, as amended (25 USC 3001-3013): This act codified in United States law that Native Americans, Indian Tribes, and Native Hawaiians have rights related to the "treatment, repatriation, and disposition of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony." It requires that Federal government and any museums receiving Federal funds disclose what Native American, Tribal, and/or Native Hawaiian cultural artifacts they have in their possession, and work with those groups to attempt to reach an agreement for the repatriation of those artifacts. It also provides important protections for Native American grave sites and requires consultation with Indian Tribes and Native Hawaiian organizations whenever archeological investigations encounter, or are expected to encounter, Native American cultural items or when such items are unexpectedly discovered on Federal or tribal lands.

National Historic Preservation Act, as amended (54 USC 300101 et seq.): This is the central law around which nearly all historic preservation efforts in the United States take place. Originally passed in 1966, the National Historic Preservation Act established the National Register of Historic Places (NRHP), National Historic Landmarks (NHL) program, the State Historic Preservation Offices (SHPO), and later the Certified Local Government (CLG) program). It also includes important provisions such as the Section 106 and Section 110 processes.

IDAHO STATE LAWS

Idaho Code 18-7027: Prohibits the disturbance of prehistoric human burials, or the possession of human remains or artifacts removed from a burial, unless the excavation is conducted by a qualified archaeologist with the prior approval of the State Historical Society and the appropriate Indian tribe.

Idaho Code 27-501: Assigns responsibilities to the agency for consultation, determination of appropriate actions, and providing for re-interment of human remains that have been disturbed.

Idaho Code 33-39: Provides for the creation of an Idaho Archaeological Survey and designates the State Archaeologist as director.

Idaho Code 67-41: States that the agency [Idaho State Historical Society] shall:

- Identify, preserve, and protect sites, monuments, and points of interest in Idaho of historic merit (67-4114)
- Protect archaeological and vertebrate paleontological sites and resources on public land (67-4119)
- Govern the agency and administer the powers and duties required to preserve and protect any historical record of the history and culture of Idaho" (67-4123). Senate Bill 1011 (2009), passed by the Senate and House and signed into law by the governor April 14, 2009, defines "historical record" as "any record, artifact, object, historical or archaeological site or structure, document, evidence or public or private writing pursuant to the provisions of title 9, Idaho Code, relevant to the history of the state of Idaho."
- Encourage and promote interest in the history of Idaho (67-4126 [2])
- Collect, preserve, and exhibit artifacts and information illustrative of Idaho history, culture and society. (67-4126 [3])
- Identify historic, architectural, archaeological, and cultural sites, buildings, or districts, and to coordinate activities of local historic preservation commissions. (67-4126 [14])

Idaho Code 67-46: Gives authority to the agency to carry out the preservation and protection of the state's historic, archaeological, architectural, and cultural heritage resources. This section of code also authorizes municipalities to create historic preservation commissions, establish design review for historic districts, and carry out other historic preservation efforts at the local level.

Idaho Code 67-65: The Idaho Local Planning Act of 1975 requires a local governments' comprehensive plan must include a component for "Special Areas or Sites." There must be an analysis of areas, sites, or structures of historical, archaeological, or architectural significance within the jurisdiction of the governing board.

APPENDIX B: PUBLIC INVOLVEMENT RESPONSES

The AHPC invited public comment and participation throughout the development of this plan, including two public meetings and a survey that was distributed digitally and at community events.

December 18, 2019 - Benefits of Historic Preservation, Brief History of Nampa, Important Themes and Sites

Stakeholders represented: *City of Nampa staff from Mayor's Office, Planning and Zoning and Economic Development Departments, City Council, Commissioners from Arts & Historic Preservation, Planning and Zoning and Building Design Review, Canyon County Historical Society, Nampa citizens*

After a presentation about the community and historic resources, the top six goals were selected (and amended) as the most relevant for the AHPC and partners to focus on in the coming years:

1. Identify, strengthen and expand existing financial incentive programs, and develop new incentives and funding sources particularly for key sites.
2. Encourage historic preservation as an economic development tool (community revitalization, heritage tourism, Main Street etc.) and ensure that sites are protected and maintain their historic integrity.
3. Survey and identify historic properties and create a Nampa Register of Historic Places to recognize and protect our local landmarks.
4. Strengthen the role of historic preservation in local planning and community revitalization through enhanced communication and use of local designations.
5. Provide range of training and programs to increase understanding of historic preservation for the general public, as well as historic property owners and civic leaders
6. Support and enhance the efforts of the Main Street program and protection of historic commercial buildings in and around the downtown.

Alternate: Create and expand opportunities for collaboration among Idaho communities, organizations and cultural groups

OTHER ISSUES DISCUSSED: There was general agreement that AHPC should have more authority in the design review process and that many historic sites exist that have not been studied or determined significant. Participants expressed concern about the maintenance of historic buildings that some structures will be lost to neglect. There was also conversation about a need for training of craftspeople to support work on historic buildings.

KEY SITES IDENTIFIED BY THE COMMUNITY

The list of sites below were identified in the survey and mentioned during both public meetings as community assets that should be documented and protected.

- Train Depot
- Downtown Commercial Core
- The Pix Theater
- KFXD Building
- Sandstone Building
- Hasbrouck House
- Old Water Tower
- Washington Federal Bank
- Train Tower
- School Buildings
- Historic Library Building
- Church of the Brethren

February 10, 2020 - Overview of Preservation Programs and Tools

Stakeholders represented: *City of Nampa staff from Planning and Zoning and Economic Development Departments, Commissioners from Arts & Historic Preservation, Planning and Zoning and Building Design Review, Canyon County Historical Society, State Historic Preservation Office, Nampa citizens*

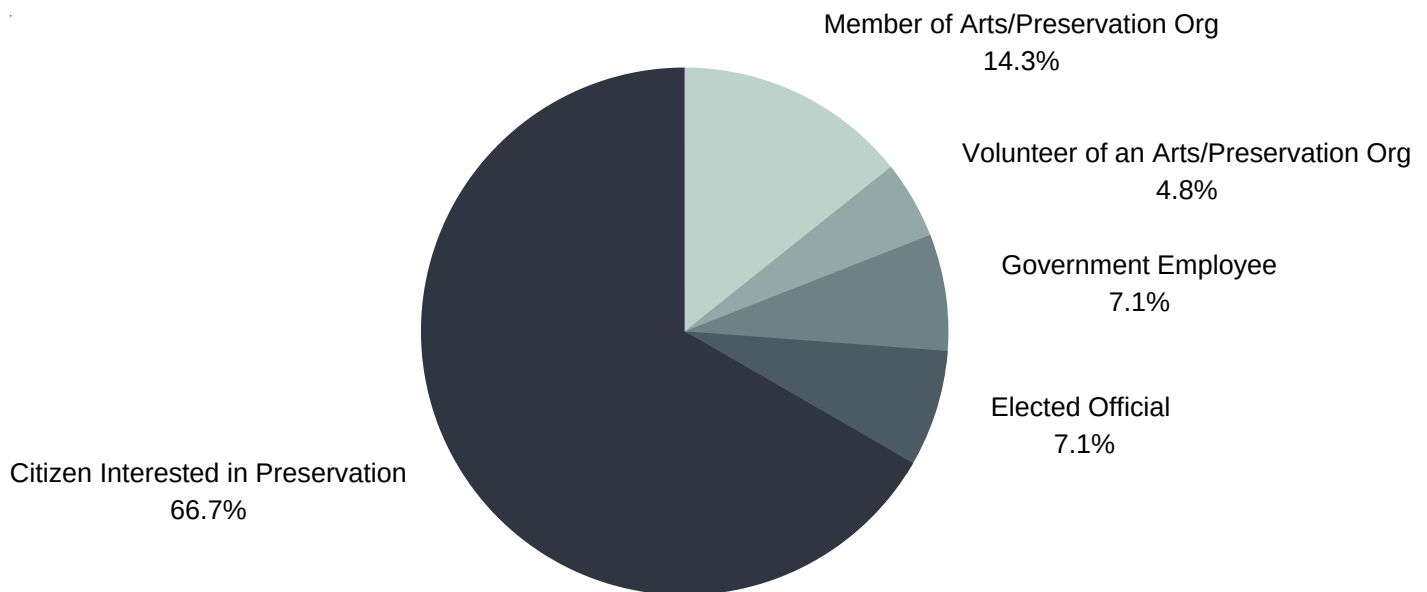
After a presentation about the current preservation program as well as additional programs and resources, the group identified the following priorities:

- A. Encourage historic preservation as an economic development tool (community revitalization, heritage tourism, Main Street etc.) and ensure that sites are protected and maintain their historic integrity.
- B. Strengthen the role of historic preservation in local planning and community revitalization through enhanced communication and use of local designations.
- C. Support and enhance the efforts of the Main Street program and protection of historic commercial buildings in and around the downtown.
- D. Survey and identify historic properties and create a Nampa Register of Historic Places to recognize and protect our local landmarks.
- E. Identify, strengthen and expand existing financial incentive programs, and develop new incentives and funding sources particularly for key sites.
- F. Provide range of training and programs to increase public's understanding of preservation, particularly historic property owners and civic leaders.
- G. Create and expand opportunities for collaboration among Idaho communities, organizations and cultural groups.

Community Preservation Survey - November 15 - January 20

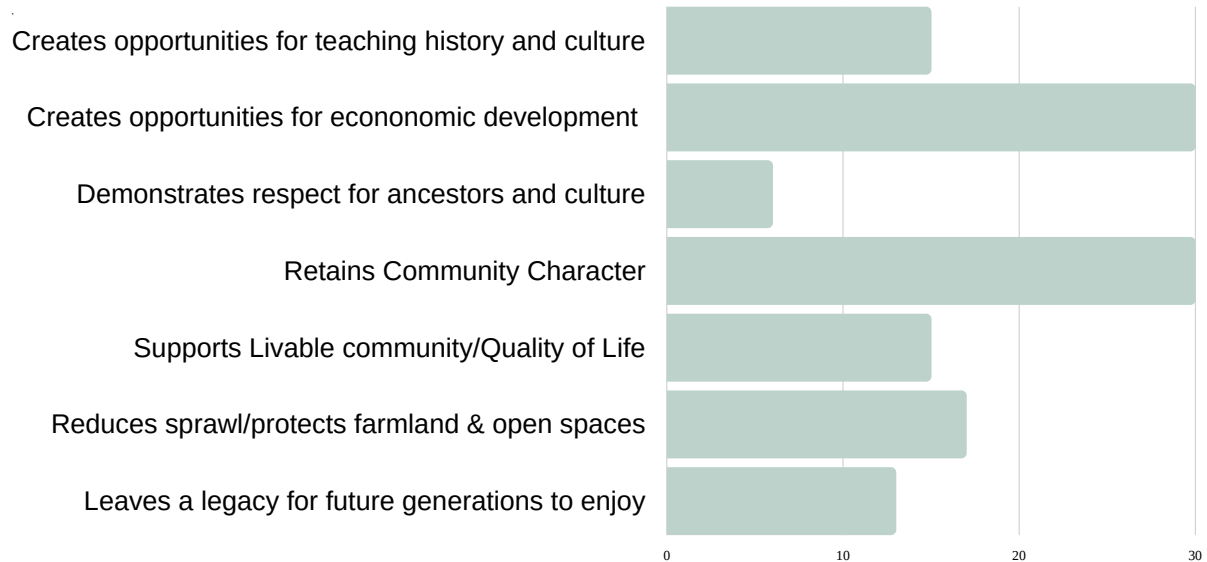
A brief survey was distributed to the community in both digital and paper formats over social media and in high traffic places like the Library and at holiday events. Answers are summarized below.

Question 1: Describe Yourself

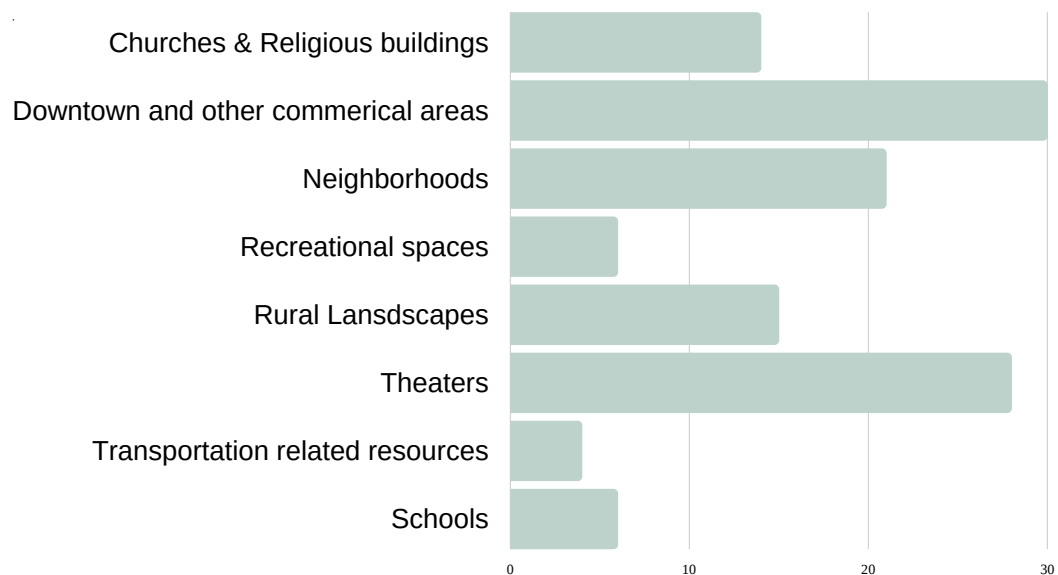


Community Preservation Survey - November 15 - January 20

Question 2: How important of each of the aspects listed below to you as they relate to preserving Nampa's Heritage?



Question 3: In Nampa, which types of structure or historic sites do you believe are the most vulnerable or threatened?



APPENDIX C: PRESERVATION INCENTIVES

Preserving historic resources requires dedication and skill as well as financial resources. Old buildings and sites, unless extremely well cared for over the decades, will require attention for repairs, replacements and, in some cases, full rehabilitation to introduce new uses or simply provide modern conveniences.

As stated in the City of Nampa Historic Preservation Plan (Nampa, 2008), there are intangible incentives that encourage preservation of our historic resources:

“Creating a sense of pride in ownership of an historic property is an essential aspect of embracing historic preservation concepts and goals. Instilling the owner with the knowledge that their property holds significance within the larger realm of the community, county and or state leads to a greater appreciation by others in this quest for heritage preservation.”

However, there are also financial programs that have proven to offer enough return to owners and developers, to make more substantial projects possible. These programs vary in scope and eligibility and they may change over time. At this writing the following grants, loans and tax incentives are available:

GRANTS:

The City of Nampa Historic Façade Rehabilitation Matching Grant Program applies to downtown commercial properties in the historic district. This program offers the owner of an historic building within the Historic Subdistrict the opportunity to qualify for up to 50% matching funds from the City for façade restoration. There is a \$30,000 limit on this incentive. Therefore, a \$60,000 façade rehabilitation project would qualify for 50% funding by the City (and the owner would be responsible for expenses over the \$60,000 total).

Idaho State Historical Society administers the **Certified Local Government** program that provides funding to local commissions that participate in the program. Participants have access to a pool of matching grant funds set aside for preservation projects. (Nampa regularly applies for these funds for planning, training and survey). The Idaho State Historical Society also provides annual community enhancement grants to assist organizations “in preserving and interpreting community history.” These monies support groups with programs, interpretation and heritage tourism. (see ISHS website on this grant)

Idaho Heritage Trust provides an annual matching grant for historic preservation projects across the state to preserve “the historic fabric of Idaho, which means the Trustees prefer to award funds to projects that will result in the preservation of buildings and artifacts.” The work funded by the Trust must meet the Secretary of the Interior’s Standards for the Treatment of Historic Buildings, or in the case of archaeological sites or collections, the applicable standards in the field.

National Trust for Historic Preservation has a number of matching grants including the Preservation Fund (typically \$5,000 or less and awarded 3 times a year) for preservation planning. They also offer grants for organizational sustainability (the Brink and Moe funds) and for more substantial planning and “bricks and mortar” projects (Favrot and Mitchell funds).

LOANS:

The Kevin and Mary Daniels Fund is a revolving loan and grant fund provided in partnership through the National Main Street Center, the City of Nampa, the National Trust for Historic Preservation, and the National Trust Community Investment Corporation. The fund provides zero interest loans to business and building owners, in the Nampa Downtown Historic District, to support façade improvements on buildings and storefronts, placemaking and community transformation projects. The repayment period for all loans is 36 months. Façade improvement and community transformation project applicants are required to provide a 50% match.

TAX CREDITS INCENTIVES:

The Federal Historic Tax Preservation Incentives Program, also known as the Federal Historic Tax Credit (HTC), provides a 20 percent federal tax credit to property owners who undertake a substantial rehabilitation of their National Register listed or National Register eligible building. The credit is administered by the National Park Service and the Idaho SHPO and is limited to commercial or other income producing properties. The rehabilitation efforts must be undertaken in accordance with the Secretary of Interior Standards and the amount of tax credits is calculated based on qualified rehabilitation expenditures at the end of the project. More information is available on the National Park Service website.

Some historic building rehabilitation projects which incorporate a significant low-income housing component, also apply for **Low Income Housing Tax Credits** (administered by the U.S. Department of Housing and Urban Development). The credit can be directed to historic rehabilitation and is often paired with the HTC.

At present there is no State HTC, but Preservation Idaho is working with ISHS to present state legislation that would enable a credit like the Federal HTC, while addressing specific needs and interests of Idaho communities.

OTHER TAX INCENTIVES:

Charitable contributions of partial interest in a historic property, typically through a preservation easement to include façade easements, may be eligible for income and estate tax deductions under Federal tax provisions. These provisions apply to certified historic structures and must meet specific provisions regarding the nature and extent of acceptable modifications and the agreement between the donor and the receiving organization. More information on this may be found at the **National Park Service** website.

OTHER PROGRAMS:

National Main Street offers grants to communities within the Main Street network, as targeted funds become available. The **Idaho Main Street** program also encourages Main Street communities to coordinate with them on possible grants, loans and other funding options.

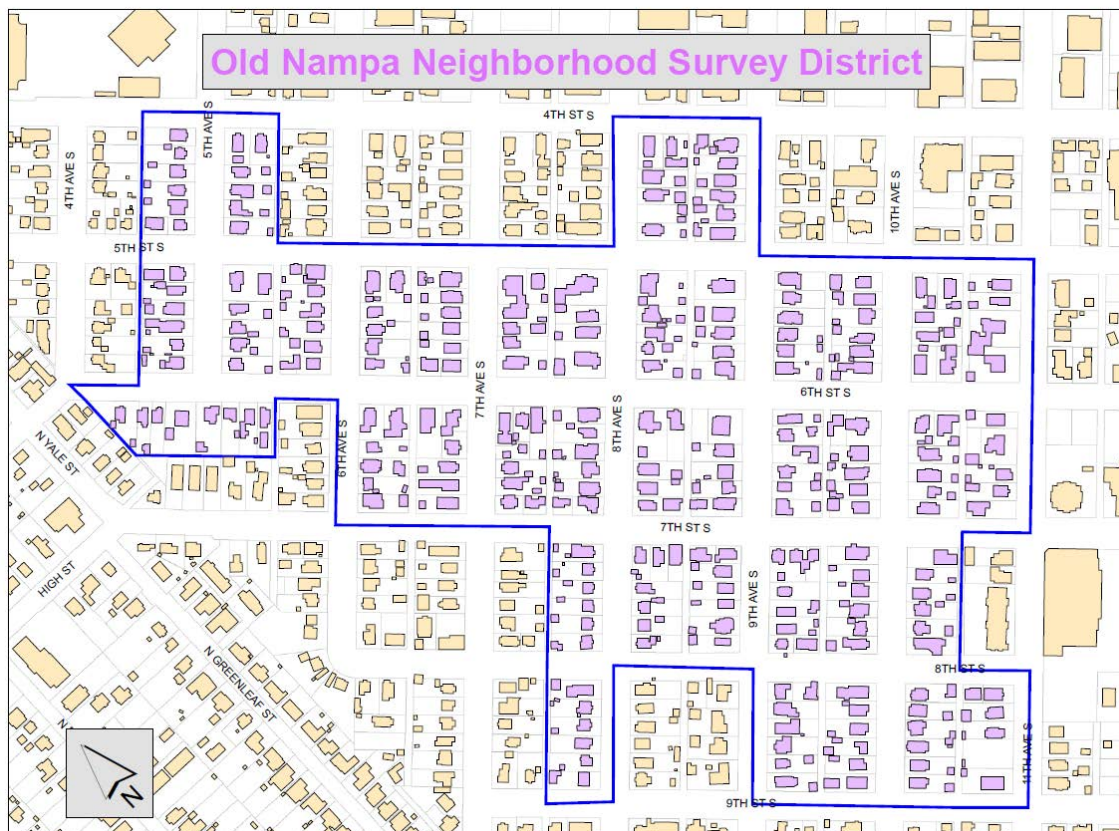
Transportation Alternative Program is a program that federally funds community-based projects that, among other things, improve the cultural, historic, and environmental aspects of our transportation infrastructure. TA authorizes funding for programs and projects defined as transportation alternatives, including: on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; community improvement activities such as historic preservation and vegetation management; environmental mitigation related to storm water and habitat connectivity; recreational trail projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways.

APPENDIX D: NATIONAL REGISTER OF HISTORIC PLACES LISTED & ELIGIBLE PROPERTIES

PROPERTY NAME	STREET
Nampa Main Post Office	123 11th Ave. S.
Nampa City Hall - Demolished	203 12th Avenue S.
Nampa Depot	1200 Front St.
Nampa and Meridian Irrigation District Office	1503 1st St. S.
Nampa Department Store (1910)	1307 1st St. S.
Nampa Presbyterian Church	1423 2nd St. S.
Nampa Department Store (1919)	1315 1st St. S.
1895 Commercial Building	1309 1st St. S.
Blue Eye Building	1226 1st St. S.
1st Street Market	1224 1st St. S.
Hardiman, W., Building	1220 1st St. S.
Meister, C., Building	1224 (1216) 1st St. S.
Dewey Building	1221-1225 1st St. S.
Nampa American Legion Chateau	1508 2nd St. S.
Lockman, Jacob P., House	23 9th Ave. N.
Nampa Valley Grange	203 5th Ave. S.
Mercy Hospital - Burned	1615 8th St. S.
Wiley, H. Orton, House	524 E. Dewey
Nampa First Methodist Episcopal Church	12th Ave. & 4th
St. Paul's Rectory and Sisters' House - Demolished	810 15th. Ave. S.
Old Nampa Neighborhood	<i>*see map on page x</i>

PROPERTY NAME	STREET
Gowen Building	102 11th Ave. N.
Infrastructure - Idaho Northern & Pacific Railroad	RR Intersection @ 11th Ave. Extension
Nampa Armory	212 N. King Road
Nampa OMS	212 N. King Road
Idaho State Sanitarium Administration Campus	1660 11th Ave.
11th Avenue UPRR Overpass	11th Ave. - 1st St. N and 1st St. S
Sportsman's Bar	1314 1st St. S.
Washington Federal Savings & Loan	223 11th Ave. S.
Salle Building	309 11th Ave. S.
Willard Hotel	108-112 12th Ave. S.
Longbranch Station	16 12th Ave. S.
First Baptist Church	1417 3rd St. S.
Snake River Stampede Horse Barn	403 Cavalry St.
7th Ave. S. house - 716	716 7th Ave. S.
Nampa Creamery	616 1st St. S.
1st St. S., 1519--House	1519 1st St. S.
2nd St. S., 711--House	711 2nd St. S.
2nd St. S., 907--Fourplex	907 2nd St. S.
3rd St. S., 404--House	404 3rd St. S.
3rd St. S., 501-07--Fourplex	501-507 3rd St. S.
3rd St. S., 511--House	511 3rd St. S.
3rd St. S., 704--House	704 3rd St. S.
3rd St. S., 708--House	708 3rd St. S.
3rd St. S., 712--House	712 3rd St. S.
4th St. S., 1316--House	1316 4th St. S.
Yale St., 132--House	132 Yale St.
5th Ave. S., 213--House	213 5th Ave. S.
6th Ave. S., 320--House	320 6th Ave. S.
6th Ave. S., 324--House	324 6th Ave. S.
6th Ave. S., 319--House	319 6th Ave. S.
7th Ave. S., 323--	323 7th Ave. S.
9th Ave. S., 320--House	320 9th Ave. S.
9th Ave. S., 324--House	324 9th Ave. S.
Church of the Brethren	323 11th Ave. S.
Colonial Apartments	315 13th Ave. S.
14th Ave. S., 319--House	319 14th Ave. S.
15th Ave. S., 219--House	219 15th Ave. S.
15th Ave. S., 315--House	315 15th Ave. S.
15th Ave. S., 319--House	319 15th Ave. S.
16th Ave. S., 111--Fourplex	111 16th Ave. S.

PROPERTY NAME	STREET
16th Ave. S., 315--House	315 16th Ave. S.
16th Ave. S., 323--House	323 16th Ave. S
Broadmore Country Club	103 Shannon Drive
Michael Harris Property	803 S. Powerline Road
Long Property	1604 Amity Avenue
Bloomquist Property	812 S. Powerline Road
N. Middleton Rd. house -2321	2321 N. Middleton Rd.
Central Assembly Building	1415 5th St. S.
9th Ave. N. house - 103	103 9th Ave. N.
10th Ave. N. house - 323	323 10th Ave. N.
6th St. N. house - 1824	1824 6th St. N.
KFDX Building	1022 12th Ave. S.



APPENDIX E: RESIDENTIAL BUILD YEAR MAP

