

Historic Preservation Plan

City of Nampa

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INTRODUCTION

In 2004, the Nampa Historic Preservation Commission was reorganized consistent with the City of Nampa Code, Title II, Chapter 10: Historic Preservation Commission and the enabling ordinance signed into law on March 7, 1988. The Historic Preservation Commission aims to “promote the educational, cultural, economic and general welfare of the public of the City of Nampa through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the City's, the State's, and the Nation's historic, architectural, archaeological, and cultural heritage.”¹

This Historic Preservation Plan came out of the work of the Historic Preservation Commission. The need for a Historic Preservation Plan derived from Nampa's Comprehensive Plan. When the Comprehensive Plan was updated in 2002-03, historic preservation was identified as an area where there was need for additional planning.

The Historic Preservation Plan is intended to be a working document that will provide guidelines for historic preservation activities in the City of Nampa, preserving not only Nampa's historic properties but also celebrating Nampa's unique history and culture. The Historic Preservation Plan aims to give guidance in defining the unique characteristics of Nampa and addressing the issues, concerns, challenges, threats and opportunities for preserving the history of Nampa.

“A Historic Preservation Plan is a statement of the community's goals for its historic properties and the actions it will take to reach those goals.”²

Commission members that oversaw the creation of Nampa's Historic Preservation Plan were:

Matt Johnson, Chair
Mike Gable
Rhonda Crawford Kren
Wendy Miller
Shelly Hanway-Murphy

City of Nampa Staff Members who worked with the Commission during the time this Historic Preservation Plan was written were:

Beth Ineck, Economic Development Project Manager
Lynda Campbell Clark, Grant Writer & Administrator and Commission Liaison

Donna Hartmans, Arrow Rock Architects, PLLC, served as the Historic Preservation Consultant who contracted with the City of Nampa to produce the Historic Preservation Plan.

¹ From an earlier ordinance outlining the purpose and duties of Nampa's Historic Preservation Commission (Ordinance No. 2014, October 20, 1986).

² From the Ohio Historic Preservation Office

METHODOLOGY

Why a Historic Preservation Plan?

Historic preservation planning focuses on historic and cultural resources. When these historic resources occupy land, historic preservation becomes an extension of land use planning. Planning helps organize paths of action. It directs a course and establishes goals, prioritizing them in a manner in which a group of people can strategize their future endeavors consistent with a stated vision.

For this endeavor, the Preservation Commission members initially completed a questionnaire to gather information and perceptions in preparation for writing a Historic Preservation Plan. The commissioners were asked, *Who cares about preserving Nampa's heritage? Responses included the following:*

"[Those who care about preserving Nampa's heritage include] residents who are wanting to remember and preserve our past; those who have a connection to the past such as relatives or descendants of those who established our community; those who want to be good stewards of what has been left to us; [and] those who want to be able to tell the story of progress in our community through a visual connection of past and present spaces, and places in the built environment."

"This is difficult to answer – much of Nampa's heritage has been destroyed, neglected, or forgotten. The irony I've experienced is that some of the most concerned citizens are from other places and recognize the extent of the damage that has been done. There are some business owners, a few families with deep local roots, and a variety of people who value an equally wide range of historic identity, e.g. houses, buildings, railroads, etc."

Within these responses there is an awareness of Nampa's loss of heritage as well as a desire to preserve Nampa's heritage. Value is given to the connection of past to present as well as stewardship of remaining historic resources.

This Historic Preservation Plan includes a Vision Statement as well as working goals, objectives and action items as identified by the Historic Preservation Commission in the course of preparing this document. The Historic Preservation Commission discussed, refined, prioritized and edited this plan.

NAMPA'S HISTORY

Nampa, located in Canyon County in southwestern Idaho, has grown tremendously in recent years. Once a small, agricultural community, Nampa grew from 28,365 to 51,867 people between 1990 and 2000, an 83% population increase that placed Nampa as the second largest city in Idaho. Explosive growth continues today with a population of approximately 80,000 people. Nampa is located approximately 20 miles west of Boise, Idaho's state capital, near the western edge of the Snake River Plain.

Nampa's early roots, like those of many southern Idaho towns, are tied to the advent of the railroad and the development of large-scale irrigation projects. In October 1883, the Oregon Short Line Railway, a subsidiary of the Union Pacific, laid track from Granger, Wyoming to Huntington, Oregon. The railroad placed a water tank and section house at the present site of Nampa. The route bypassed Boise.

That was the impetus that led to the founding of Nampa by Alexander Duffes, a businessman and speculator who envisioned that Nampa would become a major transportation center surrounded by fertile farmlands. In 1885, Duffes and his wife Hannah homesteaded 160 acres on land bisected by the railroad tracks near the Nampa section house. Shortly after "proving up" on his homestead in July of 1886, Duffes joined with James A. McGee and James M. Stewart to organize the "Nampa Land and Improvement Company," commonly called the "Townsite Company," and filed the plat and Articles of Incorporation for Nampa on September 8, 1886.

Within a year after the developers organized the Townsite Company and officially incorporated the town, Duffes saw the beginning of his vision unfold. The first train of the Idaho Central Railway arrived in Boise from Nampa on September 1, 1887, connecting Boise, the territorial capital of Idaho, with the main line of the Oregon Short Line.

It took much longer, however, for irrigation to arrive and agricultural development to begin in Nampa. The canal companies underwent numerous ownership changes and experienced severe financial difficulties. It was not until 1892, more than five years after the developers had planned, that water reached Nampa through the irrigation canals, making farming possible.

Through the 1890s and the turn of the century, the community continued to grow. The 1900 federal census showed the population had grown to over 800 residents; ten passenger trains arrived each day, bringing more people to the community. Businessmen such as Colonel W.H. Dewey, a wealthy mining investor from Silver City, Idaho, were attracted to the town. Dewey built the Boise, Nampa & Owyhee Railroad from Nampa to Murphy and promoted a line from Nampa to Emmett. Nampa's emergence as an important railroad junction inspired Colonel Dewey to build the Dewey Palace Hotel. When it was completed in 1902, the Dewey Palace was acclaimed as one of the finest hotels in the West.

By 1905, Nampa's importance as a transportation and business center had been established. Over the next few years, despite setbacks in the national and local economies, the town began to draw industrial development as well. The first two large industries to arrive were the Western Idaho Sugar Company and the Crescent Brewing Company. The Western Idaho Sugar Company constructed and operated a sugar beet plant from 1907 through 1912. Businessman Jacob Lockman built the Crescent Brewing Company which opened in 1907 on the north side of the tracks. The brewery operated until the mid-1940s. During the days of local and national prohibition, beginning in 1909 when Canyon County voted for prohibition in a local option election, the brewery operated as the Overland Beverage Company and produced soft drinks, cider and grape juice.

Throughout its early history, Nampa faced challenges similar to other small towns in the west. A major fire destroyed a large portion of downtown Nampa in July 1909. In 1913, the Bank of Nampa failed during a time of economic depression. On a more positive note, the Interurban Railroad came to Nampa in 1909 and was the main mode of transportation in the valley until widespread use of automobiles and commercial trucks put the Interurban out of business in May of 1928.

Northwest Nazarene College broke ground on its first building in 1915 after the establishment of an elementary school in 1913. Today Northwest Nazarene University offers numerous majors as well as graduate degrees and remains a vital part of the community.

Other significant institutional organizations were established during those early days in the history of Nampa and remain important to the city today, including the Idaho State School and Hospital which opened as a state-supported mental sanitarium in 1918. In May of 1917, the Sisters of Mercy arrived in Nampa and began offering medical care in a remodeled frame house. For two and a half years, the Sisters lived in tents near the house that served as a hospital before Mercy Hospital was opened in November of 1919. Mercy Medical Center continues to play a significant role in providing health care services in Nampa today as the only hospital in the community.

Other significant milestones in the history of Nampa include the construction and opening in 1909 of the Deer Flat Reservoir south of Nampa. By 1920, nearly 200,000 acres of irrigated farmland provided abundant crops, making Canyon County a significant agricultural stronghold. Today, the Deer Flat Reservoir continues to provide important irrigation water to the region as well as providing recreational opportunities for the people of the area.

World War I, the Depression of the 1930's, and World War II all brought significant challenges to the people of Nampa. At the same time, the town continued to grow and prosper. A group of Nampa businessmen, working with the Nampa Chamber of Commerce, began a concerted effort to enlarge the economic base of the town beyond agriculture by actively soliciting new industrial enterprises to the town beginning in 1947. This effort led to the establishment of the Nampa Industrial

Corporation in 1949. By April of 1974, the Nampa Industrial Corporation had invested approximately \$1,236,400 in land, improvements and facilities and had brought numerous commercial and industrial enterprises to the area. By the 1980s, businesses continued to locate near the Nampa Industrial Corporation complex, including computer related industries.

In 1965, the first enclosed shopping center in the Treasure Valley, Karcher Mall, opened on Caldwell Boulevard in Nampa. By 1985, sixty-five stores occupied space at Karcher Mall with several other retail stores located nearby. Unable to compete with Karcher Mall, the downtown business district struggled. In the 1980s, however, several private developers renovated some of the buildings in the downtown core, including the Longbranch Station project, the First Street Market project, renovation of the C. Meister building and the W. Hardiman building.

Today, there is another revival of interest in the downtown historic business district with a historic façade renovation program which is overseen by the Historic Preservation Commission, remodeling of a number of buildings by private developers including Market Limone and a comprehensive downtown revitalization project that is underway through the City of Nampa.³

³ Information for the section on Nampa's History is taken from the book, *Nampa, Idaho: A Journey of Discovery*, by Lynda Campbell Clark, published by Pacific Press in 1985. In addition, information was derived from the Statement of Significance in the National Register nomination of the Old Nampa Neighborhood Historic District. TAG Historical Research, 2006.

PAST PRESERVATION EFFORTS

Preservation Commission

The Historic Preservation Commission was established by city ordinance in 1986 with a revised ordinance passed by the City Council and approved by the Mayor in March of 1988. The 1988 ordinance established Title II, Chapter 10 of the Nampa City Code and re-enacted the Historic Preservation Commission. The Commission was not active, however, until being reorganized in 2004. It is made up of six members with support from City of Nampa staff. This Preservation Plan includes Goals for the Commission.

Past Preservation Efforts

Research at the Idaho State Historic Preservation Office revealed that there have been past studies concerning downtown Nampa and the Old Nampa Historic Neighborhood.

In 1982-83 a survey was undertaken to inventory a small part of downtown Nampa (ISHS Survey #16). A total of three acres was surveyed and an historic district was established - Nampa Historic District. Ten properties along the 1200 and 1300 block of First Street South were included in the district.

In 1988 a greater area of downtown Nampa was surveyed (ISHS Survey # 143). This encompassed fifty acres and 103 properties were inventoried. The area extended from the Depot at the north to the alley between 3rd and 4th Streets at the south, the alley between 10th and 11th Avenues at the west, and 14th Avenue at the east with a small jog at the southeast extending to 15th Avenue. No further increase in the size of the historic district was established from this study.

In 2006 a reconnaissance level survey was funded by the State Historic Preservation Office through a grant request by the Nampa Historic Preservation Commission. The survey was conducted in the residential neighborhood southwest of downtown (ISHS Survey #313). Forty-five acres encompassing 347 properties were inventoried. From this study a National Register nomination was prepared and the Old Nampa Neighborhood Historic District was listed. This area extends from 4th to 9th Street South and from the alley between 4th and 5th Avenues South to 11th Avenue South.

National Register Properties

There are sixteen properties in Nampa listed on the National Register of Historic Places. This includes the Nampa Historic District and the Old Nampa Neighborhood Historic District. A list of these properties is provided in Appendix D. Identification and listing of historic properties is an on-going work in progress. Any current listing of historic properties is by no means to be considered comprehensive.

Local Historic Sites

The City of Nampa Comprehensive Plan (2004) includes a list of historic sites. This list was derived from older lists, some of which have been demolished, and should not be considered comprehensive. National Register listed sites are included here as well. (See Appendix E).

In early 2007 members of the Commission took an informal windshield survey of Nampa's potential historic sites utilizing the State Historic Preservation Office's database format. (See Appendix F). These two lists can serve as a beginning point for identifying and addressing preservation of historic buildings. Additional information is needed, however, including another survey or series of surveys to inventory historic sites in more detail. Additional surveys will provide a more in-depth inventory utilizing the Idaho State Historical Society's inventory format and data base program. Sites that are in danger of demolition should be prioritized and inventoried first. Identification of properties with historical significance is a first step in preserving the history for the future. Some of these properties may be eligible for the National Register and could be nominated.

In developing a list of historic sites, the Commission should include cemeteries, cultural sites of interest – including sites significant to the Native American and Hispanic cultures, residences, churches, schools, and other varying building types. Sites that relate to the history of Nampa should be inventoried. For example, perhaps worker housing associated with the railroad, industrial buildings, and agricultural and archaeological sites could be included. It is recommended that a systematic and comprehensive survey of Nampa be undertaken. It is important to recognize that identification of historic properties is a non-ending activity.

Historic Signage

In July of 2007, signage was installed to recognize the Old Nampa Neighborhood Historic District and identify the District's boundaries. Colorful street signs posted on the bordering streets notify citizens that they have entered a Historic District and serve an educational purpose in notifying Nampa's people that this neighborhood is historically significant. This effort serves to promote preservation in Nampa on the neighborhood level. As more neighborhoods are surveyed and designated historic districts, appropriate signage can be installed. The Nampa Historic Preservation Commission worked with the City of Nampa's Street Department to produce and install these signs.

HISTORIC PRESERVATION LAW

The following Federal historic preservation legislation is summarized for a greater understanding of impacts on state and community laws.

FEDERAL LEGISLATION

The Antiquities Act of 1906

Enacted on June 8 1906, this act makes it a crime to harm any historic or prehistoric resource on federal property. It gives the President authority to proclaim historic landmarks, historic and prehistoric structures, or other objects of historic or scientific interest on lands owned or controlled by the Federal government. It gives the secretaries of the Interior, Agriculture and War the authority to allow examination of ruins, excavation of archaeological sites and gathering of objects of antiquity within their respective jurisdictions.

The Historic Sites, Buildings, and Antiquities Act of 1933

Enacted August 21, 1933, this act created the National Historic Landmarks program, the Historic American Building Survey, and led over time to the creation of the Historic American Engineering Record and the Historic American Landscapes Survey.

The National Historic Preservation Act (NHPA) of 1966

The legal basis for historic preservation took a dramatic turn with the National Historic Preservation Act of 1966. This Act:

- Establishes the National Register of Historic Places, which also includes National Historic Landmarks.
- Provides a process for placing sites on the Register that requires consultation with the property owner.
- Provides for the curation of historical records and artifacts and provides standards for documenting historic properties.
- Certifies local governments for participation in the National Register of Historic Places program in order to receive allocation of grant funding administered through the National Park Service.
- Provides that at least every four years that the State Historic Preservation Office shall review significant threats to properties listed in, or eligible for listing in the National Register.
- Outlines the process for creating and maintaining state historic preservation programs.
- Authorizes grants to states, the National Trust, and Native American tribes, as well as for threatened National Landmarks and for protection of religious properties.
- Requires the development and implementation of a comprehensive preservation education and training program.
- Requires that any federal undertaking take into account the effect upon any district, site, building, structure, or object that is included in or eligible for

- inclusion in the National Register (commonly referred to as Section 106 review).
- Creates a fund for carrying out the provisions of the Act.
 - Requires that the heads of the federal agencies take responsibility for the preservation of historic properties owned or controlled by such agency (Section 110).
 - Establishes the Advisory Council on Historic Preservation.
 - Authorizes participation in the International Center for Study of the Preservation and Restoration of Cultural Property.
 - Requires under Section 304 that any public official receiving grant money under the Act is required not to disclose information to the public about the location, character or ownership of an historic resource if there is a risk that such disclosure may:
 - Cause a significant invasion of privacy.
 - Risk harm to the resource, or
 - Impede the use of a traditional religious site by practitioners.
 - Establishes a National Center for Preservation Technology and Training.

Executive Order 11593

Issued by President Nixon, this order, instructs Federal agencies to direct their policies, plans, and programs such that federally owned sites, structures, or objects of historical, architectural, or archaeological significance are preserved, restored, and maintained. This requires Federal agencies to locate, inventory and nominate to the National Register of Historic Places all properties under their control that appeared to meet minimum standards for listing on the Register. It also requires greater consideration before property is sold, demolished or substantially altered.

Archaeological Resources Protection Act of 1979

This act protects archaeological resources on public and Native American lands and fosters increased cooperation between the government and the professional archaeological community. It establishes a permit system for excavating or removing archaeological resources from public land.

Tax Reform Act of 1986, as Amended

In 1976 the nation's tax laws were modified to try to provide financial incentives to preserve privately owned historic structures. These incentives were updated in 1986 as the Tax Reform Act. The Act has been revised over time to generally benefit the income-producing properties that are listed on the National Register. It affords a 20% tax credit to National Register listed properties completing a "substantial rehabilitation."

National Transportation Act of 1987

Section 4f of this act requires verification of adverse affects on properties listed on or eligible for listing on the National Register of Historic Places. Strategies are developed to create the least harmful affect to the historic site during the undertaking of the federally funded project.

Native American Graves Protection and Repatriation Act of 1990

This is an act intended to protect Native American graves and associated burial goods discovered as part of an activity such as mining or agriculture, that such activity be stopped in the area of discovery until the appropriate Federal agency has been notified.

STATE LEGISLATION

Idaho Statutes Title 18, Chapter 70, Section 35: Damaging Caves or Caverns Unlawfully

It is a misdemeanor to damage a cave or cavern or to remove any archaeological artifacts found within a cave or cavern without permission of the Owner.

Idaho Statutes Title 27, Chapter 5: Protection of Graves

This law prohibits willful disturbance or destruction of human burial sites, prohibits possession of artifacts or human remains taken from a grave other than as authorized, and provides for professional archaeological excavation.

Idaho Statutes Title 31, Chapter 8: Property Tax Levy

Counties may levy a tax to fund historic preservation societies and museums within the county that operate as non-profit corporations. Based on property values a county may collect beneficial funds towards historic preservation purposes. According to SHPO this funding mechanism has not been utilized in the state.

Idaho Statutes Title 67, Chapter 41: State Historical Society

Establishes the Idaho State Historical Society, provides for designation of historic sites, sets penalties for damage to archaeological or historical sites and requires permits for excavation of archaeological sites.

Idaho Statutes Title 67, Chapter 46: Preservation of Historic Sites

Enacted in 1975, this statute slows the following:

- Creation of preservation commissions
- Enumerates the powers and duties of commissions.
- Grants authority for a property tax levy to fund preservation commissions.
- Authorizes counties or cities to acquire historic properties.
- Authorizes counties or cities to create historic districts.
- Empowers local government to require a certificate of appropriateness for any proposed change to a structure within an historic district.
- Requires a certificate of appropriateness for any change in use of a structure or property within an historic district.
- Provides for appeals of commission decisions.
- Empowers local government to enact special restrictions to protect historic properties.
- Allows local governments to own historic easements
- Grants local governments the authority to designate properties as historic, establishes a process for doing so, and allows for the process of changing the use of such properties.

- Authorizes local government to exempt historic properties from local building or health codes, or both, if deemed necessary to preserve them.
- Authorizes local governments to transfer development rights from designated historic properties.

CITY OF NAMPA

Ordinance No. 2014 dated October 20, 1986 established the Nampa Historic Preservation Commission. This ordinance was updated by Ordinance No. 2085 dated Marcy 7, 1988 which sets the membership for the Historic Preservation Commission at six members. Title II, Chapter 10 of the Nampa Code outlines the Historic Preservation Commission and its duties. (See Appendices A, B, and C).

The City of Nampa's Planning and Zoning Department has designated the DH Downtown Historic Subdistrict. This is an enabling ordinance for the commercial building code application for historic buildings.

The City of Nampa has adopted both the International Building Code, which includes certain provisions relative to historic buildings, and the International Existing Building Code which is available for use by any designer who might need to utilize a code compliance methodology that allows us to look at historic buildings differently than new buildings. Both of those codes are delineated in Chapter IV of City Code. The International Existing Building Code defines an historic building in Chapter 2 as:

Any building listed in the State or National Register of Historic Places designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.⁴

The City of Nampa is also a Certified Local Government (CLG) as designated by the State Historic Preservation Office. In order for a governmental entity to receive state-administered funding via the National Park Service, it must.

- Establish an historic preservation review commission.
- Maintain a systematic survey of and inventory of historic properties.
- Provide for public participation.
- Encourage local historic preservation planning.
- Enforce the Idaho Local Act of 1975.
- Enforce the Idaho Statutes pertaining to Preservation of Historic Sites.
- Enforce the Idaho Antiquities Act of 1984, and
- Satisfactorily perform responsibilities delegated to it under federal statute

⁴ International Code Council. International Existing Building Code. (ICC, 4051 West Flossmoor Road, Country Club Hills, IL, January 2006).

OPPORTUNITIES, CHALLENGES AND IMPLEMENTATION

The members of the Nampa Historic Preservation Commission identified areas of concern, challenges facing the implementation of historic preservation policies and opportunities for expanding historic preservation activities within the community.

OPPORTUNITIES

- Increase communication and education about the value of historic preservation with city officials, staff and the general public
- Increase education and promote interest in the history of the community
- Enhance downtown revitalization encouraging a public connection to the historic downtown for business and entertainment
- Define and address the unique historic characteristics of Nampa
- Encourage widespread involvement in historic preservation issues
- Clarify and expand the role of the Historic Preservation Commission
- Educate the public, city officials, business leaders and developers on the positive connection between sound economic business development and promotion of historic preservation
- Intact historic structures in the city's core offer an opportunity to build upon and promote historic preservation
- Historic preservation in general offers the opportunity for Nampa to embrace its history while redefining itself in the context of being a modern city that leverages the newest technology and provides a desirable place to live
- Embrace new residents of Nampa through encouraging an interest in historic preservation and the history of the community

CHALLENGES AND THREATS

- Rapid growth and new development that outpaces historic preservation
- Short-term economic objectives by business people without consideration of historic preservation
- General lack of knowledge on what can and should be preserved
- A perception by some that there is nothing to preserve; that all the significant historic buildings have already been destroyed
- A lack of understanding of the economic value of historic preservation
- Recognition that historic properties should be preserved but lack of a plan for implementing historic preservation

IMPLEMENTATION STRATEGIES

- Establish enforceable signage ordinance that enhances the downtown historic districts
- Create a gathering place for Nampa's people in the historic downtown
- Institute specific design review standards and building code amendments to maintain the architecture and integrity of historic resources
- Define areas of historic impact from the city's Comprehensive Plan
- Encourage advocacy for historic preservation by groups and organizations
- Expand "Old Town" or the existing Downtown Historic District, recognizing that the historic center of Nampa is worthy of preservation
- Continue to identify and protect historic buildings through surveys

VISION STATEMENT

The Vision of the Nampa Historic Preservation Commission is defined in the following statement. This statement is supported by the goals, objectives, and actions that have been developed in the next section of the Historic Preservation Plan.

Nampa will be a model community that successfully establishes historical context through the progression of time, maintaining a stand-alone identity that brings exclusive importance to being a resident. This will be achieved by consciously developing amenities that meet the contemporary needs of Nampa's citizens, while simultaneously celebrating Nampa's history and its central role in the Treasure Valley.

GOALS - OBJECTIVES - ACTIONS

A Goal is a general statement of a future condition desirable for the community of Nampa. A goal has a long-term focus and provides a basis for action.

An Objective is a statement of measurable activity to be accomplished in pursuit of a goal. An Objective refers to a specific aspiration that is reasonably attainable.

Action items are the "ingredients" utilized to support the objective which in turn meets the goal. Action Items are activities which may require funding, partnering, politicizing, and engaging public support.

The following themes present goals, objectives, and actions items which can be applied to specific preservation issues, concerns, challenges and opportunities as outlined in the previous section.

Nampa Historic Preservation Commission (NHPC)

This theme investigates the role of the Commission within the Nampa community.

GOAL #1 – Nampa Community

Establish credibility, build a strong perception of the NHPC in the Nampa community, and be proactive in promoting preservation concepts and values. Establish a positive working relationship with city leaders so that decision-makers can have confidence in the Commission's recommendations.

OBJECTIVE

Create relationships with the City of Nampa, its departments, and community groups/organizations and the public in general.

ACTIONS

- Regularly attend NHPC meetings and support its Goals.
- Meet regularly with City Council, Planning & Zoning and City Department Managers to educate them on the role and purpose of the HPC in the context of city government.
- Collaborate with city leaders on decisions that reflect the established design review standards and criteria.
- Work with Nampa City Council and Planning and Zoning Commission to enact an ordinance that will create a local historic design review process to regulate the appropriateness of alterations to historic properties according to the established guidelines.
- Make consistent decisions in public meetings.
- Members of the NHPC shall also participate in Chamber of Commerce, Neighborhood Associations, Downtown Business organizations, and other organizations to educate these groups on the Commission's role.
- Work with developers to engage them in preservation values.
- Work with transportation and utility companies to engage them in preservation values.
- Emphasize the role of historic preservation and economic development.

GOAL #2 – Façade Rehabilitation

Oversee the physical alterations to the exterior of buildings within the Commission's jurisdiction.

OBJECTIVE

The decision process of the NHPC shall be guided by the *Nampa's Design Guidelines for Historic Preservation* and the *Secretary of Interior's Standards for Treatment of Historic Properties (National Park Service)*.

ACTIONS

- Create Design Guidelines for property owners, contractors, and developers.
- Become well versed in the application of the Secretary of Interior's Standards for Treatment of Historic Properties.
- Property Owners shall submit rehabilitation plans to the Commission.
- Create a Certificate of Appropriateness for work on local landmarks or properties in historic districts based on Design Guidelines and the Secretary of Interior's Standards. The Commission shall review and prepare written comments of decisions.

GOAL #3 – Continuing education of NHPCCommissioners

Engage in the benefits of the Idaho State Historical Society's preservation and history programs and other preservation organization's activities.

OBJECTIVE

Participate in the Idaho State Historical Preservation Office's (SHPO) Certified Local Government (CLG) program.

ACTIONS

- Attend SHPO-sponsored workshops.
- Attend other preservation workshops: i.e. National Trust for Historic Preservation, Preservation Idaho, etc.
- Prepare grant proposals to fund specific projects each year.

GOAL #4 – HPC Operations

The HPC shall be organizationally and financially sound and be able to promote and fund preservation projects.

OBJECTIVE

Obtain funding to implement HPC projects/activities and maintain sufficient staff support.

ACTIONS

- CLG grants through the SHPO.
- Request funding from the City of Nampa
- Other grant opportunities: i. e. foundations, CDBG, etc.

GOAL #5 – Public Education

Educate the public about the importance of historic preservation and how the community benefits from preserving its heritage.

OBJECTIVE

Establish an active and efficient Historic Preservation Commission that the public trusts and supports.

ACTIONS

- Promote sensitivity towards historic properties through the use of communications such as "The Ten Most Endangered List," news articles about specific properties, and educational research material at a local academic level.
- Educate developers on the long-term economic benefits/outcomes of historic preservation through media accounts of successful renovations and revitalization and restoration of historic residential properties.
- Hold public meetings in which the Commission can explain the need for preserving specific properties by sharing the property's history and significance to the community.
- Make decisions that impact current development in a way that demonstrates the ability to maintain a cohesive environment.
- National Historic Preservation Week occurs every May – create activities based on the yearly theme as provided by the National Trust for Historic Preservation. Partner with other entities: i.e. Neighborhood associations, Nampa historical society.

Downtown Central Historic Core

This theme focuses on Nampa's historic downtown core and how the Commission can promote preservation in this specific area.

GOAL #1

Create a revitalized downtown core that includes not only a strong sense of place and history, but demonstrates and reflects urban renewal in an historic context. Maintain as many of the existing buildings as possible that have an established historical significance and are structurally sound.

1. OBJECTIVE

Define an historic district in downtown Nampa.

ACTIONS

- Survey the Downtown Historic District Zone as per the Nampa Comprehensive Plan: 10th – 16th Avenues South and Front – 4th Streets South.
- Establish a local historic district or expand upon the established National Register Historic District (the 1200 & 1300 blocks of First Street).

2. OBJECTIVE

Continue the façade rehabilitation program for historic downtown buildings.

ACTIONS

- Create architectural Design Guidelines.
- The Commission shall oversee the details of each property's rehabilitation.

3. OBJECTIVE

Enforce signage guidelines that enhance the historic commercial district.

ACTIONS

- Establish signage guidelines

GOAL #2

Enhance the downtown core of Nampa in a way that makes it attractive to citizens in the 21st century.

1. OBJECTIVE

Establish an historic identity of downtown while at the same time facilitating the revitalization and recreation of a vibrant mixed-use nucleus that showcases businesses, entertainment, arts, and residential interests.

ACTIONS

- Expand the Downtown Historic District.
- Design and install street furniture, public art, and interpretive signage.
- Offer tours of the historic district to expand citizens' knowledge of the area.

GOAL #3

Acknowledge that new construction is inevitable. Recognize that what is being established today is also going to be history tomorrow.

1. OBJECTIVE

Allow new structures to integrate into the downtown historic district that can help to establish a continuing story of history.

ACTIONS

- Architectural Design Guidelines shall include concepts for integrating new structures.

GOAL #4

Promote the use of Federal Tax Credits within the Historic Districts.

1. OBJECTIVE

Educate developers that historic preservation can be financially feasible when redeveloping an historic structure.

ACTIONS

- Find out who owns buildings in the historic district and provide them with information about tax advantages for substantially rehabilitating their building.

Neighborhoods

This theme investigates the opportunities for preservation to support and celebrate Nampa's neighborhoods.

GOAL #1

Recognize neighborhoods that have identifying characteristics/history and promote community within these neighborhoods to help generate community space, camaraderie, and a sense of pride for its residents.

1. OBJECTIVE

Define historic neighborhoods.

ACTIONS

- Conduct historic surveys.
- Establish historic districts.
- Promote public comment through neighborhood meetings.
- Encourage and promote the creation of Neighborhood Associations.
- Engage and partner in activities with Neighborhood Associations.

GOAL #2

Utilize the City of Nampa's Comprehensive Plan and determine specific locations in the city's core areas where properties and locations of historic importance exist.

1. OBJECTIVE

Define historic neighborhoods and properties

ACTIONS

- Identify areas of development based on the Comprehensive Plan and conduct surveys in those areas – specifically the historic railroad corridor.
- Designate properties and locations in zoning areas that might pose a threat to the redevelopment or destruction of places of historic importance.
- Educate city leaders and property owners about the historic significance of specific locations.
- Educate the public about the community and commercial benefits of historic preservation.
- Install markers that identify and educate the public about historic sites.

GOAL #3

Establish historic design review district to preserve neighborhoods.

1. OBJECTIVE

Define historic neighborhoods via systematically surveying specific areas of Nampa.

ACTIONS

- Create architectural Design Guidelines for residential properties.
- Define a process for overseeing the rehabilitation of historic properties.

Special Interest Areas

This theme focuses on special areas in Nampa that offer opportunities for preservation.

GOAL #1 – Public Education

Establish special interest areas and/or zones within the community that may help to identify a theme or characteristic.

1. OBJECTIVE

Educate the public on special interest areas in greater Nampa

ACTIONS

- Install interpretive signage for City Parks, National Register-listed properties, and historical/archaeological sites.

Streets

This theme considers Nampa's transportation routes and how the NHPC can draw on a preservation perspective to improve on the streetscape.

GOAL #1

Promote up-grades and aesthetically pleasing avenues and boulevards that act as connectors to the established areas and zones utilizing identifying features to unite the community or zone. Identify historic elements of roadways and landscaping.

1. OBJECTIVE

Partner and work with transportation departments and utility companies to engage them in preservation values.

ACTIONS

- Establish landscaping and lighting Design Guidelines. Items to consider: green spaces, boulevards, bridges, promenades, textures, color, foliage, furniture, and scale.

GOAL #2

Promote unified signage that is pleasing and cohesive throughout an identified area.

1. OBJECTIVE

Establish a hierarchy of signage. This can establish a progression of links to educate the user when moving from one area to another and identify corridors and connector spaces.

ACTIONS

- Create Signage Guidelines. Items to consider: size, orientation, color, lighting, shape, and scale.

Heritage Education

This theme examines the role of preservation in heritage education in various venues in Nampa.

GOAL #1

Create a "Program of Significance" within the community to engage individuals to belong.

1. OBJECTIVE

Create public interest in preserving heritage, steering citizens into good stewardship practices.

ACTIONS

- Offer tours of historic homes (could be a money maker!)
- Offer historic tours of specific areas of Nampa, not just the grand residences of "founders" and tidy neighborhoods. History happens everywhere affecting someone – include ethnic heritage areas/sites/
- Establish a newspaper column about Nampa history and historic preservation.
- Community festival to celebrate the arts – art shows and fairs.
- Community festival to celebrate agriculture – farmers markets.
- Community festival to celebrate transportation – railroad town.
- Community festival to celebrate settlement – pioneers.
- Create a speakers bureau on Nampa history topics.
- Create "historic walking tours" – self-guided brochures for citizens and tourists.

PRESERVATION INCENTIVES

Non-Financial Incentives

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. When one owner takes the stand to retain the property instead of demolishing it for greater land use value, that is a step in recognizing pride in one's heritage.

Financial Incentives

Federal Incentives

A financial incentive offered by the Federal government, via the National Park Service, is a tax credit applied to their federal income tax for income-producing properties only. The owner can contact the SHPO to clarify whether the restoration and rehabilitation intensions for the historic property qualifies for the tax credits.

Owners that agree to façade or conservation easements that restrict the use of their property can often claim a charitable deduction for any resulting diminished value.

Additional information on these incentives can be obtained from the Idaho SHPO and tax law experts.

State Incentives

No state incentives currently exist.

Local Incentives

Currently the City of Nampa has in place an Historic Façade Rehabilitation Matching Grant Program for downtown commercial properties in the historic district. This program offers the owner of an historic building within the Downtown 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. The owner is responsible for expenses over the \$60,000 total.

Historic Preservation Incentive Tools

Other states offer creative incentives for historic preservation. Unfortunately, Idaho has not embraced any incentives. Amending state statutes is another possibility. Applying Idaho Statutes Title 31, Chapter 8: The Property Tax Levy for preservation societies and museums that operate as a non-profit corporation could fund projects for the Canyon County Historical Museum located in Nampa's historic railroad depot.

Grants

Grants are available for funding studies, bricks and mortar projects, and preservation projects. SHPO, Idaho Heritage Trust, National Trust for Historic Preservation, Preserve America, and Save America's Treasures are a few of the entities offering grant opportunities. Information about each can be found on the World Wide Web.

SUMMARY

As the City of Nampa has grown, historic preservation has taken on an enhanced importance in helping Nampa maintain its identity while serving its people. The community in general is ripe for additional education and communication regarding the role of historic preservation. Downtown revitalization offers tremendous opportunity, in particular, for enhancing the culture of the community through preservation of properties of historic significance. The Historic Preservation Commission, working hand-in-hand with city officials and city staff, looks forward to defining and expanding the role of historic preservation for the future Nampa.

Prioritizing tasks and projects for the Commission is paramount. The following tasks should be part of the Commission's short-term action items:

Short-term: 3-5 years

- Create and adopt Design Guidelines for the Downtown (commercial) Historic District.
 - A sub task is to create an Historic Design Review Board if different from the NHPC.
- Resurvey of the Downtown Historic District to determine if the district should be expanded. This should be done on a systematic basis using the SHPO's database format.
 - A sub task is to internally layer historic properties within the citywide planning & zoning system.
- Create Design Guidelines for signage.
- Fund a position for an Historic Preservation Planner within the City Planning & Zoning Dept.

Short-term: 5-10 years

- Continue to survey residential neighborhoods and outlying individual properties again using the SHPO's database format. Create additional historic districts.
- Create and adopt Design Guidelines for residential Historic District.
- Continue to identify additional historic districts.

Ongoing:

- Commission interaction with the City Council and city departments.
- Public education.
- Continue Commissioner participation in education of historic preservation issues; attend workshops and conferences.
- Continue the façade rehabilitation program.
- Partner with other agencies, organizations, and community groups.