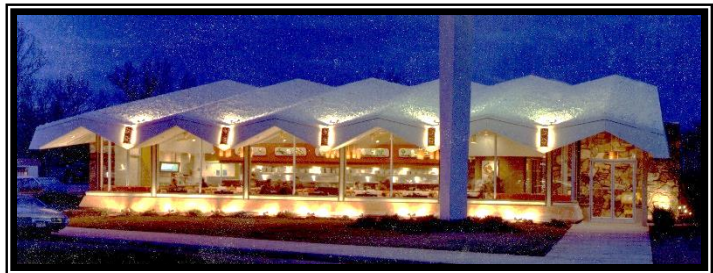


**CULTURAL RESOURCE SURVEY
RECONNAISSANCE STUDY OF
CCDC'S 30TH STREET DISTRICT
BOISE, IDAHO**



Prepared for
PRESERVATION IDAHO & THE CITY OF BOISE

By
PRESERVATION SOLUTIONS LLC

December 2016

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ACKNOWLEDGEMENTS

PRESERVATION IDAHO

PAULA BENSON

DAN EVERHART

CITY OF BOISE

SARAH SCHAFER, HISTORIC PRESERVATION MANAGER

TED VANEGAS, HISTORIC PRESERVATION PLANNER

IDAHO STATE HISTORIC PRESERVATION OFFICE (SHPO)

TRICIA CANADAY, SHPO OUTREACH HISTORIAN

BELINDA DAVIS, HISTORIC SITES REGISTRAR

SHANNON VIHLENE, DATA COORDINATOR

JAMEE FIORE, ARCHITECTURAL HISTORIAN/NATIONAL REGISTER COORDINATOR

MATT HALITSKY, HISTORIC PRESERVATION REVIEW OFFICER

This cultural resource survey has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of Interior.

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Cover photos top to bottom: 1) Idaho Power Company Service Building, c1940 (805 S 17th, BC-004) c. 1939; 2) Sambo's Restaurant, c1970 (2197 N Garden, BC-097); and 3) King Building, c1930 (1702 W Fairview, BC-076). All photos courtesy of Dan Everhart.

INTRODUCTION

METHODOLOGY

SURVEY OBJECTIVES

The primary objective of this project was to identify properties potentially eligible for the various historic preservation-specific incentives available. This was accomplished by means of a reconnaissance-level¹ survey and evaluation of resources in the west edge of downtown Boise and corresponding to the Capital City Development Corp's (CCDC) 30th Street Urban Renewal District. An additional goal of this survey project is to fulfill the City of Boise's duties as a Certified Local Government (CLG). The Idaho State Historic Preservation Office (SHPO) recognizes Boise as a CLG and, thus, a partner in the preservation of Idaho's historic resources.

Partially funded by a Historic Preservation Fund Grant from the Idaho State Historic Preservation Office (SHPO), this survey project identified eligible historic resources and potential historic district boundaries. To enhance the planning capabilities of the survey, the project also produced a user-friendly Incentives Guide as a means of clearly outlining which buildings have the potential to qualify for which preservation-specific incentives.

A community can take steps to protect its significant historic resources only if it knows what it has. Thus, a cultural resource survey is a basic building block for any local preservation program. Information gathered through survey can form the foundation for nearly every decision affecting a city's historic buildings and neighborhoods, guiding the planning, maintenance, and investment decisions of city officials, property owners, neighborhood groups, and developers.

The inventory and evaluation of community resources is the principal step to developing local public and private programs that not only preserve important historic properties, but also utilize preservation as a tool for economic development and the revitalization of older neighborhoods and commercial centers. Furthermore, survey can have the more intangible benefit of raising awareness and community pride among citizens.

To aid Boise's development and transformation in the future, the City, in partnership with Preservation Idaho, should continue to implement public policy promoting historic preservation. When integrated into the planning process and targeted at identifiable areas, historic preservation provides a level of certainty and permanence that is necessary to attract investment. Preserved commercial business areas and residential neighborhoods create stability of population, a greater tax base, and less drain on City services.

PROJECT AREA

The survey area consists of approximately 225 acres in the city's historic west edge, a mixed-use area including commercial, residential, institutional, and light-industrial resources (see map following page). Within the survey area boundaries, a street grid aligned with the cardinal directions defines the primary circulation pattern, the vast majority of parcel boundaries, and thus many buildings' alignment. The exception occurs at the northwest section of the study area where the grid aligns with the NW-SE alignment of State Street. Of the 313 parcels in the study area, 225 contain resources, which as a whole are comprised primarily of early to late-twentieth century commercial and residential buildings.

The survey area is generally concentrated between Americana to the SE, Main to the N, and the Boise River to the S, with two spurs extending up N 27th and Whitewater Park Boulevard to State Street.

¹ Reconnaissance-level survey collects the minimum level of data necessary to assess potential National Register eligibility. On the other hand, Intensive-level survey collects additional descriptive, historical, and contextual information in narrative form. For an elaborated discussion on what comprises a cultural resource survey, please see Appendix C below.

SCOPE OF WORK

This project launched in Fall 2015 with preliminary consultation with the City, Preservation Idaho, and SHPO. Fieldwork, preliminary research, and database creation were completed in the first few months of 2016. Preservation Solutions (PSLLC) submitted sample survey forms to Preservation Idaho in April and again in June 2016, with a draft survey report submitted in July 2016. Upon receipt of feedback from Preservation Idaho in September 2016, PSLLC delivered a revised report in early October. The Microsoft Access database and pdf IHSI forms (225 individual forms) were submitted to the City for mapping and printing in November 2016. All final materials were revised, completed, and submitted to Preservation Idaho in December 2016. Project deliverables resulted in the documentation of entire streetscapes across the survey area, facilitating the City, CCDC, and SHPO toward efficiently integrating preservation into planning.

Archival Research

Per consultation with SHPO, reconnaissance-level documentation of all historic buildings, structures, and sites within the survey area to preliminarily evaluate National Register eligibility was limited to the Ada County Assessor's records and the Sanborn Fire Insurance Maps available online. In addition, local historian, Dan Everhart, provided research support throughout the project. Only 8 properties had been previously documented and as such, minimal info from SHPO was available for the buildings in this area.

Fieldwork

Combined with the research, the fieldwork provided a basis for a preliminary assessment of National Register eligibility. A building-by-building analysis, which included field investigation and documentation of the exterior of each of the 225 properties containing buildings in the survey area was conducted. The lead field investigator recorded all building information sufficient to minimally complete the Idaho Historic Sites Inventory (IHSI) form, as well as general streetscape characteristics sufficient to describe the setting.

This fieldwork consisted of on-site integrity assessments, address verification, and photographic documentation of all properties. Field analysis led to the identification of potentially contributing and non-contributing resources in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Photographic documentation was in compliance with National Register and Idaho SHPO photography policies and included at least two views of each resource.

Compilation and Analysis of Data

Preservation Solutions used Idaho SHPO's Microsoft Access database template to compile the survey information based upon the information required by the IHSI Form. SHPO Data Coordinator, Shannon Vihlene, facilitated data entry by melding county assessor data (parcel number, assessor date, address, owner, etc.) into the SHPO template. The completed database includes data fields for each building's historic and current functional use; physical features (e.g., principal materials, roof type, number of stories); architect and/or builder, if known; estimated or documented date of construction; presence of historic outbuildings; source(s) of historic information; parcel identification numbers; and assessments of eligibility. When linked with the digital records of future surveys, this database will enhance the understanding of historic resources in West Boise. This information was then linked to the City's geographic information systems (GIS) software to create visual presentations of the data (see maps below).

In order to accurately evaluate the eligibility of each resource and/or group of resources according to the criteria established by the Secretary of the Interior and Idaho SHPO, the consultant analyzed the following four categories of data to identify contiguous districts, discontinuous thematic resources, and individual properties that are potentially eligible for National Register listing.

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Building Form/Architectural Style

Evaluation and Analysis

Significance Requirements

In addition to retaining integrity of historic architectural design, properties listed in the National Register must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas:

Criterion A: Association with events, activities, or broad patterns of history.

Criterion B: Association with the lives of persons significant in our past.

Criterion C: Embody distinctive characteristics of construction, or represent the work of a master, or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Have yielded, or be likely to yield information important in prehistory or history.

Integrity Requirements

In addition to historic significance, a property must also retain integrity. As defined by the National Register of Historic Places, "historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."² Thus, all properties eligible for listing in the National Register of Historic Places and/or for local designation, whether for individual significance or as contributing elements to a district,³ must retain sufficient historic architectural integrity to convey the period of time for which they are significant.⁴

The consultant visually inspected the exterior of buildings to determine the retention of integrity of each resource in the survey area. The National Register defines seven physical aspects of integrity against which a property or district must be evaluated:

- | | |
|-------------|---------------|
| ▪ Location | ▪ Workmanship |
| ▪ Design | ▪ Feeling |
| ▪ Setting | ▪ Association |
| ▪ Materials | |

To maintain integrity, a property must possess at least several of these aspects, enough so that the essential physical features that enable it to convey its historic significance remain intact. Determining which aspects are important to integrity requires knowledge of why, when, and where the property is significant.

² National Park Service, *National Register Bulletin: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of Interior, 1997), 4.

³ A contributing property to a historic district does not have to meet the threshold for individual significance, but it must contribute to the district's area of significance. Properties contributing to a district's significance for architecture must retain a higher degree of architectural integrity than in a district significant for associations with an important individual or with historical events or patterns of history.

⁴ Historic architectural integrity should not be confused with the physical condition of a building or structure. A building may be in excellent physical and structural condition, but may have lost its historical character-defining elements. Conversely, a building may retain all of its historical architectural features, but may be structurally unsound and, therefore, in poor condition.

BENEFITS OF PRESERVATION

Preservation has intrinsic value not only in celebrating a community's history, but dozens of studies conducted nationwide have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost effective strategy that produces visible and measurable economic benefits to communities.

Nationally known real estate professional Donovan D. Rypkema, author of *The Economics of Historic Preservation*,⁵ emphasizes that commitment to preservation may be one of the most effective acts of fiscal responsibility governmental entities can undertake. The State of Idaho and the federal government recognize the role rehabilitation of historic buildings can play in strengthening local economies. To encourage sustainable communities and preservation of important cultural resources they provide incentives to encourage rehabilitation of historic buildings. (See below for specific financial incentives.)

Nationwide, the most effective revitalization efforts typically incorporate historic rehabilitation as the core of their strategies. These efforts demonstrate time and again that one of the most successful approaches toward creating sustainable communities combines the old and the new; capitalizing on the aesthetics and craftsmanship of earlier eras and enhancing a community's fabric and character.

Historic settings are increasingly sought after by the public because they offer quality craftsmanship and materials, provide authenticity and variety, and encourage human interaction in a familiar context. Moreover, preservation has demonstrated practical value as a tool for economic development and environmental stewardship. Studies conducted by various institutions and organizations, including Rutgers University, the National Trust for Historic Preservation, and the Brookings Institution, have shown preservation provides the following benefits.

- 1. Historic Preservation Stabilizes and/or Increases Property Values**

Studies across the country have shown that in most cases listing in either the National Register of Historic Places (NRHP) or local historic districts almost always stabilizes property values and nearly always enhances resale values. The value of rehabilitated properties in a community's historic core increases more rapidly than the real estate market in the larger community. Studies from Texas, New York, Philadelphia, New Jersey, and elsewhere all reported the historic designation increased property values from between 5 percent and as much as 70 percent.⁶ The value of a property is determined by the buildings and public improvements around it; thus, rehabilitation of a historic property directly benefits adjacent property owners and nearby businesses.

- 2. Historic Preservation Capitalizes on Existing Public Investments**

Older neighborhoods and commercial centers represent considerable taxpayer investment in infrastructure and building construction. Conservation of the historic core, older neighborhoods, and sites of historic and aesthetic value can be one of the best tools in recovering and extending the worth of past investments while stimulating new economic activity. Streets, sewer lines, sidewalks, utilities, and so forth represent considerable public investments. Historic preservation directs development toward existing infrastructure, thus avoiding the need for and cost of new improvements. Rehabilitation of individual buildings can be more attainable and stabilizing to a local economy than a single large economic development project.

⁵ Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 2005).

⁶ Brookings Institution, Metropolitan Policy Program, *Economics and Historic Preservation: A Guide and Review of the Literature*. Available from http://www.brookings.edu/~media/research/files/reports/2005/9/metropolitanpolicy-mason/20050926_preservation.pdf

3. Historic Preservation Creates Jobs

Historic preservation consistently outperforms other industries in job creation, household income, and impact on other industries. Comparatively, historic preservation activity creates more jobs than comparable new construction activity, and often produces more jobs per dollar spent than leading industries. Typically, between 60 and 70 percent of historic rehabilitation projects costs go toward labor. This has a beneficial domino effect throughout the local economy as laborers on rehab projects are typically hired locally.

4. Historic Preservation Promotes Downtown Revitalization

Nationwide, historic preservation has proven to be an effective economic development tool for downtown revitalization efforts. The physical appearance of buildings and streetscapes reflects a community's overall vitality and economic health; rehabilitation of historic buildings not only raises individual property values, but also reinforces and often raises the property values of adjacent properties. Since 1980, the National Main Street program has provided a model that has been used by downtowns across the country to stimulate \$61.7 billion in total private and public investments in more than 2,000 communities across the country; in Idaho, the Department of Commerce oversees the Main Street program, which can be implemented in towns and cities of any size. Furthermore, maintaining the strength of a city's older commercial and residential areas, including both rehabilitated historic buildings and well-designed new buildings, can attract larger commercial ventures to the community, even if they do not locate in the historic core of the city.

5. Historic Preservation Encourages Tourism

Heritage tourism is a consistently growing industry nationwide and historic resources are among the strongest assets for attracting visitors; in 2005, 81 percent of the 146.4 million U.S. adults who took a trip of 50 miles or more away from home were cultural and heritage tourists.⁷ Studies confirm cultural heritage visitors spend more and take longer trips compared to other travelers. More and more tourists are looking for the authentic "insider" experience and seek out what makes a community unique. Cultural resources directly reflect a community and region's evolution and differentiate it from other areas, providing the one-of-a-kind connection to the heritage tourist.

6. Environmental Stewardship

Utilizing preservation as a tool in the conservation of resources provides a practical and effective economic and environmental strategy for future planning. As "green" technologies and practices become increasingly part of public discourse, there is growing consensus in support of environmental protection efforts. After years of exploiting resources, citizens are now considering how their activities and surroundings fit into the larger environment. This includes the recognition of the massive investment of materials and energy contained in built resources and efforts to encourage better stewardship of older buildings and structures. Buildings contain materials and energy already expended in the mining and/or harvesting of raw materials, manufacturing and shipping of materials, and assembling of the structure; "extending the useful service life of the building stock is common sense, good business, and sound resource management."⁸ Moreover, materials from the demolition of buildings accounts for up to 40 percent of landfill contents, the cost of which is indirectly borne by taxpayers. At the same time, new construction consumes new energy and resources. As stated by Carl Elefante of the U.S. Green Building Council, "The greenest building is...one that is already built."⁹ For more information about historic preservation and sustainability, please visit <http://www.achp.gov/sustainabilitylinks.html>.

⁷ Oregon Arts Commission, "Exploring Authentic Oregon: The Importance of Cultural Tourism," September 2006. Available from http://www.oregonartscommission.org/sites/default/files/publication_or_resource/publication_file/Cultural-Toursim-In-Oregon_2006-Report.pdf.

⁸ Carl Elefante, AIA, LEED AP, "The Greenest Building Is...One That Is Already Built," *Forum Journal*, no. 4 (Summer 2007), 32.

⁹ Elefante, 26.

BENEFITS OF PRESERVATION

ECONOMIC AND FINANCIAL INCENTIVES

Older neighborhoods and commercial centers represent considerable taxpayer investment in infrastructure and building construction. Conservation of the historic core, older neighborhoods, and sites of historic and aesthetic value can be one of the best tools in recovering and extending the worth of past investments while stimulating new economic activity.

The federal government, as well as entities at both the national, statewide, and local level, recognize the role rehabilitation of historic buildings can play in strengthening local economies. As such, many provide rehabilitation incentives to encourage sustainable communities and preservation of cultural resources.

To qualify for either the state or federal incentive programs, the rehabilitation work typically must comply with the Secretary of the Interior's Standards for Rehabilitation, which can be found at the National Park Service's website at <http://www.nps.gov/hps/tps/standguide/>. The Secretary's Standards are designed to address changes that will allow older buildings to function in the twenty-first century.

FEDERAL FINANCIAL INCENTIVES

The **20 percent Federal Rehabilitation Tax Credit** applies to owners, and some renters, of income-producing National Register-listed properties. The amount of tax credits is calculated based on qualified rehabilitation expenditures at the end of the project. Eligible properties must be eligible and/or listed in the National Register of Historic Places. More information relating to the federal program requirements can be found at the following National Park Service websites:

<http://www.nps.gov/tps/tax-incentives.htm> and

<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

Alternately, a **10 percent Federal Rehabilitation Tax Credit** is available for the rehabilitation of commercial, non-residential buildings that are *not* eligible for listing in the National Register of Historic Places and were constructed before 1936. With no formal application process and limited restrictions to the design of rehabilitation work, this can be a good tool for buildings in locally designated conservation districts (see Recommendations for an elaborated discussion of conservation districts). For more information on the federal tax credit incentives, visit:

<http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

Charitable Contributions/Easement Donation

IRS code provides for income and estate tax deductions for charitable contributions of partial interest in a historic property. Typically taking the form of an easement, in these cases a *certified historic structure* need not be depreciable to qualify, and may include the land area on which it is located.

A facade easement on a registered historic building must:

- preserve the entire exterior of the building (i.e. front, sides, rear, and height);
- prohibit any change to the exterior that is inconsistent with the building's historic character;
- include a written agreement between the easement donor and the organization receiving the easement contribution; and
- include donor provision of additional substantiation requirements

If the deduction claimed is over \$10,000, the taxpayer must pay a \$500 filing fee. For additional information, see IRS publication 526. In Boise, Idaho, there are eight façade easements, overseen/managed by the City.

STATE & OTHER FINANCIAL ASSISTANCE PROGRAMS

Idaho Heritage Trust

In their mission to preserve the historic fabric of Idaho, the Idaho Heritage Trust provides grants and technical assistance to preservation projects statewide. Since their founding in 1989, this nonprofit organization has successfully assisted over 500 projects, with all of Idaho's 44 counties represented.

<http://www.idahoheritage.org/index.html>

Idaho Main Street

Overseen by the Idaho Department of Commerce, the Main Street Program can help pool resources and direct them toward downtowns and historic neighborhood business districts.

<http://commerce.idaho.gov/communities/main-street/>

Transportation Alternatives (TA) federally funds community-based projects that, among other things, improve the cultural, historic, and environmental aspects of our transportation infrastructure. TA projects must relate to surface transportation and be one of 10 eligible activities, among which are Historic Preservation & Rehab of Historic Transportation Facilities.

<http://itd.idaho.gov/transportation-performance/ccl/programGuide.html>

National Trust for Historic Preservation

The National Trust for Historic Preservation provides seed money for preservation projects. Successfully stimulating preservation at the local level, these grants are distributed three times each year.

<https://savingplaces.org/grants#.WFGbRrLafIV>

Low Income Housing Tax Credits (LIHTC)

Administered by the U.S. Department of Housing and Urban Development (HUD), the LIHTC can be directed toward rehabilitation of existing buildings and is often combined with the Federal Rehabilitation Tax Credit. <https://www.huduser.gov/portal/datasets/lihtc.html>

Community Development Block Grant (CDBG) Program

Also administered by HUD, the CDBG program provides annual grants to communities for a wide range of local development needs. This flexible program allocates resources to address issues unique to each community.

https://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

Boise Neighborhood Reinvestment Grant (NRG) Program

A partnership between the City of Boise and City registered neighborhood associations, this program funds neighborhood projects that enhance the identity and quality of life in our community. Among the eight topical planning areas considered are Arts and History, and as such, preservation activities could benefit.

<http://energize.cityofboise.org/toolkit/nrg/>

Certified Local Government (CLG) Program

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level. Participation in the CLG program allows access to a pool of matching grant funds set aside for preservation projects. The City of Boise is a CLG and has regular access to these funds. <https://history.idaho.gov/certified-local-government-clg-program>

EXAMPLES OF IDAHO PROJECTS

FEDERAL, STATE, AND OTHER FINANCIAL INCENTIVES

OWYHEE HOTEL, BOISE

- ✓ Federal Rehabilitation Tax Credits
- ✓ Façade Easement Tax Deduction
- ✓ City Incentives



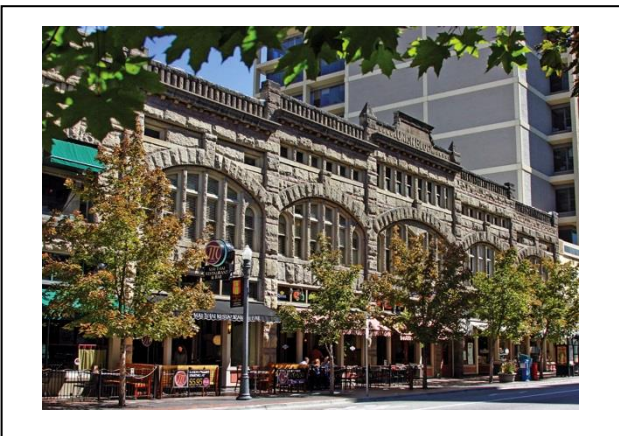
WILSON THEATER, RUPERT

- ✓ Federal Rehabilitation Tax Credits
- ✓ Idaho Heritage Trust Grants



UNION BLOCK, BOISE

- ✓ Federal Rehabilitation Tax Credits
- ✓ Façade Easement Tax Deduction
- ✓ City Incentives



SKIATTABOE BUILDING, MOSCOW

- ✓ Idaho Heritage Trust Grant(s)



BOULEVARD MOTEL SIGN, BOISE

- ✓ Idaho Heritage Trust Grant(s)



UNION PACIFIC DEPOT, CALDWELL

- ✓ Idaho Heritage Trust Grant(s)
- ✓ Transportation Alternatives Funds



WHITMAN HOTEL, POCATELLO

- ✓ Federal Rehabilitation Tax Credits
- ✓ Low Income Housing Tax Credits



PANIDA THEATER, SANDPOINT

- ✓ National Trust Grant(s)
- ✓ Idaho Heritage Trust Grant(s)



396 PARK AVE., IDAHO FALLS

- ✓ CDBG Grant Funds



RECOMMENDATIONS

OVERVIEW

Preservation Idaho and the City have, over the years, initiated a number of efforts to revitalize and enhance the appearance of downtown Boise and the surrounding neighborhoods. These efforts can be amplified with the recognition that the conservation of historic buildings and neighborhoods is one of the best tools for recovering the worth of past investments while fueling a new economic activity.

Development of a preservation program within the context of revitalization of the older commercial centers and residential areas of Boise can provide a level of stability that is necessary to attract investment. Preserved neighborhoods that accommodate appropriate new construction create stability of population, an expanded tax base, job retention, and less drain on City services.

To aid the city's development and transformation in the future, Preservation Idaho and the City should continue to implement public policy promoting historic preservation in targeted areas, while integrating it into the City's planning and land use processes. As indicated in this survey effort, a variety of historic and cultural resources contribute to defined areas and have the potential to form a marketable identity for the downtown area and close-in neighborhoods.

Today, as in the past, there is a heterogeneous mix of property uses and historic types in the Survey Area, all with varying degrees of physical and architectural integrity. While individual buildings may have the potential to attract new businesses or residential investment, if the area as a whole is to become viable, it must compete with other local and regional development. Experience demonstrates that areas that create and/or retain a unique visual character that combines both the historic and the new, enhancing an existing sense of place, are the most successful competitors.

RECOMMENDATIONS

NATIONAL REGISTER DESIGNATION

Concurrent with identification of historic resources is the need to identify specific buildings eligible for listing in the National Register of Historic Places and thus qualified for voluntary participation in federal and state incentive programs. The list below itemizes NRHP eligibility in the Survey Area.

The National Register program provides several ways to nominate properties based on their level of significance, architectural integrity, and proximity to other historically significant resources. Properties can be nominated individually or as contributing elements to a historic district.

A National Register Historic District possesses a significant concentration and/or continuity of buildings, sites, structures, or objects united historically or aesthetically by plan or physical development. Areas that appear to retain contiguous resources that together might form a National Register Historic District are identified in the Recommendations section. These properties possess historic integrity and are located adjacent to or near other similar properties that share the same historic context(s). Contributing resources do not have to be individually distinctive, but must add to the significance of the grouping within one or more historic contexts. The majority of the components that contribute to a district's historic character must possess integrity, even if they are individually undistinguished, as must the district as a whole.

RECOMMENDATIONS

NATIONAL REGISTER DESIGNATION – HISTORIC DISTRICTS

The survey identified four potential NRHP historic districts within the overall survey area, which are listed below and outlined on the map to follow.¹⁰

WEST END RESIDENTIAL HISTORIC DISTRICT

The survey identified a sufficient contiguous grouping of early to mid-twentieth century dwellings that warrant listing as a National Register Historic District. This large residential neighborhood includes both high style and vernacular designs applied to primarily single-family dwellings. The district also includes some scattered neighborhood commercial, religious, and educational resources along and at the corners of primary traffic corridors.

Identification of precise district boundaries was outside the scope of the current survey project. As such, the area indicated by blue line on the potential districts map below encompasses what appears to be the highest density of NRHP-eligible properties. Additional survey to the east and west of the 27th Street corridor would be necessary to identify exact historic district boundaries that minimally meet National Register criteria.



2614 W. Woodlawn Ave.

IDAHO POWER INDUSTRIAL HISTORIC DISTRICT

This small potential district is comprised of the 1912 Beaver River Power Station (01-4275), the 1939 Idaho Power Service Building, and the historically associated Idaho Power Service Yard across the street to the south. This grouping of resources reflects the industrial and infrastructural development of Boise during the first half of the 20th century. Additionally, both buildings are good examples of their respective architectural styles and representative of the work of the important Boise architectural firms of Tourtellotte & Hummel and Wayland & Fennel.



805 S. 17th Street

¹⁰ Prior to proceeding with a NRHP nomination, official eligibility and exact boundary lines should be confirmed with Idaho SHPO.

WEST PLEASANTON RESIDENTIAL DISTRICT

The current survey of identified a grouping of mid-20th century dwellings that appear to warrant listing as a National Register Historic District. Identification of precise district boundaries was outside the scope of the current survey project. Additional survey to the east toward N. 27th Street would be necessary to identify exact historic district boundaries that minimally meet National Register criteria.



3000 Block W. Pleasanton Ave.

NORTH WHITEWATER RESIDENTIAL DISTRICT

This small grouping of early to mid-20th century dwellings may warrant listing as a National Register Historic District. Identification of precise district boundaries was outside the scope of the current survey project. As such, additional survey to the east and southeast would be necessary to identify exact historic district boundaries that minimally meet National Register criteria.



900 N. Whitewater Park Blvd.



RECOMMENDATIONS

NATIONAL REGISTER DESIGNATION – INDIVIDUALLY ELIGIBLE BUILDINGS

The survey identified fifteen (15) properties that retain sufficient historic integrity and significance to be eligible for individual listing in the National Register of Historic Places, which listed below.¹¹

BEAVER RIVER POWER STATION (01-4275)

Now known as the Powerhouse Event Center, the 1912 Beaver River Power Station was determined eligible for listing in the National Register in 1982, but is not actually listed. Designed by prominent Boise architects, Tourtellotte and Hummel, the building has direct associations with the industrial development of Boise during the early 20th century. In addition, it is a good example of the eclectic combination of classicism applied to industrial buildings, as well as the influence of the contemporary Prairie School Style, visible through the geometric pendants atop each pilaster/engaged pier.



LEO FALK RETAIL BUILDING

Built c1947, this building has direct associations with the commercial development of the west edge of Boise during the mid-20th century. It is a good example of the subtle application of the Streamlined Moderne style onto a one-part commercial block. Features reflecting this influence include the full-width shallow visor awning with curved corners and the decorative horizontal bands on each of the storefront piers that are created by slightly recessed courses of brick.



¹¹ The National Register criteria also serve as the basis for local designation of historic properties. Additional research, evaluation, consultation with the Idaho State Historic Preservation Office's National Register program staff will be necessary to pursue preparation of individual nominations for these properties.

WHITTIER SCHOOL

Built in the late 1940s, this building has direct associations with trends in education and community development at the west edge of Boise during the mid-20th century. It is a good example of the Modern Movement style as applied to an institutional building. Features reflecting this influence include the overall horizontality, the buff-colored brick, large bands of windows, and low flat-roof entrance porches supported by angular/trapezoidal posts.



301 N. 29th Street

IDAHO CONTRACTORS BUILDING

Built around 1960, this building has direct associations with the commercial development along 27th Street during the mid-20th century. It is an excellent example of Modern Movement aesthetics applied to an office building. Features reflecting this influence include the overall horizontality, the buff-colored brick, bands of curtain wall window systems, and the flush entrances off the associated surface parking lot to the east.



110 N. 27th Street

SHARP & SMITH ENGINEERING

Built in 1965, this building has direct associations with the commercial development along 27th Street during the mid-20th century. It is an excellent example of Modern Movement aesthetics applied to a small office building. Features reflecting this influence include the overall horizontality, the blonde-colored brick, bands of curtain wall window systems, and the aluminum-framed entrance system sheltered by the flat-roof entrance porch.



327 N. 27th Street

DUPLEX AT 414-418 N. 27TH STREET

Built around 1952, this residential duplex has direct associations with the residential and community development at the west edge of Boise during the mid-20th century. It is an excellent example of a creative interpretation of the contemporary Ranch Style. Features reflecting this influence include the very shallow hipped roof, wide boxed eaves, combination of buff-colored brick and wide-reveal wood clapboards, the asymmetrical fenestration, and the bands of both small high-set windows and picture windows.



414-418 N. 27th Street

MULTI-UNIT DWELLINGS AT 1009 N. 27TH STREET

Built circa 1941, this small collection of duplex buildings has direct associations with the residential development of the west edge of Boise during the mid-20th century. It is a good example of the transitional nature of the Minimal Traditional style, reflected by shallow pitch roofs, tight eaves, and gabled entrance stoops.



1009 N. 27th Street

GOODMAN OIL SERVICE STATION

Built in 1949, this building has direct associations with transportation-specific commercial development along Fairview Avenue on the west edge of Boise during the mid-20th century. It is also an excellent example of a Modern Movement building incorporating elements of both the Streamlined Moderne and Art Deco styles onto a small commercial block. Character-defining features include the curved retail/office section at the west end with its stacked round roof tiers, the vehicular service section at the east end with its two large vehicular bays and utilitarian aesthetic, the full width curtain wall around the retail/office section, and the varying profiles of the stacked roof tiers alternating upwards from cylindrical to scalloped to octagonal.



2222 W. Fairview Ave.

FLETCHER OIL CO. OFFICES

Built in 1929, this building has direct associations with the early 20th century oil industry development of the west edge of Boise. It is an uncommon example of a relatively utilitarian building with an applied Neoclassical entrance porch. Character-defining features include the smooth concrete walls, historic multi-light steel windows, and the center entrance enframed by a broken pediment supported by Tuscan columns.



2801 W. Fletcher Street

SAMBO'S RESTAURANT

Built in the late 1960s, this building is one of few, if not the only, Googie Style buildings in Boise. It also has direct associations with the commercial development of the west edge of Boise during the mid-to-late 20th century. Character-defining features include the sawtooth roof profile, full-width curtain wall, and corner location along a busy traffic artery allowing the building to act as its own advertisement.



2197 N. Garden Street

HENRY RUST BUILDING

Built in the early to mid-1970s, this building has direct associations with the commercial development of the west edge of Boise during the mid-to-late 20th century. It is a rare example of a 16-sided building and the investigational architecture of the 1970s. Character-defining features include the shallow pitch to the conical roof, the wide eaves, the curtain wall systems forming each wall section, the incorporation of landscaped planters and setting amidst mature trees, and the central sky-lit atrium.



2617-2627 W. Idaho Street

SYMS-YORK BUILDING

Built c1948, this building has direct associations with the commercial and light-industrial development of the west edge of Boise during the mid-20th century. It is also a good example of the Modern Movement aesthetic. Features reflecting this influence include the overall horizontality, the long bands of large multi-light steel windows, the visor awning over the entrance, the original full-light aluminum entrance door, the contrasting verticality of the office and stair section at the northeast corner, the large sections of glass block illuminating the stairs within, the projecting 'portal' enframements around each secondary entrance and the unique corrugated profile cast concrete panels over the main entrance.



2401 W. Main Street

IDAHO ELECTROPLATING

Built around 1947, this modest building has direct associations with the commercial development of the west edge of Boise during the mid-20th century. It is a good example of a utilitarian building constructed for a light-industrial function. Character-defining features are the uncommon use of dyed concrete blocks, the single entrance door and separate display window, the lack of applied decoration, the original multi-light steel windows in the side elevation, the historic three-part folding vehicular door in the rear elevation (featuring half-light folding doors with X-brace lower panels), and the original wall painted sign on the east elevation with letters that read, "ELECTROPLATING."



2518 W. Main Street

MAIN STREET AUCTION

Built around 1946 to serve as an auction house, this building has associations with the commercial development of the west edge of Boise during the mid-20th century. Its functional design clearly communicates this historic use and contuse to serve the same use today. Character-defining features include the monitor roof allowing natural illumination, the full-length central corridor/alley allowing easy transport of goods, the series of display bays flanking the corridor, and the vehicular bays at each end of the building.



2912 W. Main Street

DWELLING AT 2625 W. REGAN STREET

Built around 1948, this dwelling has direct associations with mid-20th century residential development west of downtown Boise. It is an excellent example of the Minimal Traditional style, a transitional style between the Tudor Revival and Ranch styles. Features reflecting this style include the relatively steep pitch to the hipped roof, the gabled entrance stoop, the slightly recessed arched entrance, the large picture window, the prominent exterior brick chimney, and the use of clinker brick throughout.



2625 W. Regan Street

APPENDIX A

LIST OF PROPERTIES SURVEYED

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
249 S 16TH ST	BC-001	Foerstel Building	C 2001	NE		
223 S 17TH ST	BC-002	Atelier Design Building	C 2005	NE		
621 S 17TH ST	01-4275	Beaver River Power Station; Idaho Power Sub-Station	C 1912	I/C	X	
700 S 17TH ST	BC-003	OEC-Office Environment Co. outbuilding	C 1975	NE		
805 S 17TH ST	BC-004	Idaho Power Service Building	1939	C	X	
806 S 17TH ST	BC-005	Idaho Power Storage Yard	C 1950	C	X	
825 S 17TH ST	BC-006	City of Boise shop/garage	C 1950	NE		
828 S 17TH ST	BC-007	Standard Oil Co. Sub Station	C 1935	NE		X
829 S 17TH ST	BC-008	City of Boise shop/garage	C 1950	NE		
114 S 23RD ST	BC-009	wholesale furniture bldg	C 1941	NE		
200 S 23RD ST	BC-010	Peterson Furniture	C 1900	NE		X
223 S 23RD ST	BC-011	bldg materials warehouse	C 1955	NE		
275 S 23RD ST	BC-012	bldg materials warehouse (275 S 23rd)	C 1947	NE		
300 S 23RD ST	01-22166	plumbing supplies warehouse	C 1948	NE		
105 N 24TH ST	BC-013	machine shop; auto parts; laundry	C 1942	NE		
111-115 S 24TH ST	BC-014	Leo Falk Retail Store	C 1947	I	X	
308 S 24TH ST	BC-015	Boise Rescue Mission	C 1999	NE		
308 S 25TH ST	BC-016	Urban Ascent	C 2000	NE		
110 N 27TH ST	BC-017	Idaho Contractors; A G C OF AMERICA	C 1960	I/C	X	
219 N 27TH ST	BC-018	Berkshire Hathaway	C 2001	NE		
270 N 27TH ST	BC-019	Idaho General Bldg	C 1978	NC		
301 N 27TH ST	BC-020	Welker Chiropractic	C 1946	NE		
327 N 27TH ST	BC-021	Sharp & Smith Engineering	1965	I/C	X	
410 N 27TH ST	BC-022	dwelling	C 1950	NC		
411 N 27TH ST	BC-023	dwelling	C 1915	C	X	
414-418 N 27TH ST	BC-024	duplex	C 1952	I/C	X	

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
415 N 27TH ST	BC-025	dwelling	C 1915	C	X	
419 N 27TH ST	BC-026	dwelling	C 1915	C	X	
503 N 27TH ST	BC-027	dwelling	C 1950	C	X	
515 N 27TH ST	BC-028	Richardson Adams Attys	C 1947	C	X	
520 N 27TH ST	BC-029	dwelling	C 2002	NE		
601 N 27TH ST	BC-030	dwelling	C 1935	C	X	
605 N 27TH ST	BC-031	dwelling	C 1940	C	X	
707 N 27TH ST	BC-032	Tait Architecture & Engineering	C 1971	NE		
717 N 27TH ST	BC-033	dwelling	C 1927	NE		X
719 N 27TH ST	BC-034	dwelling	C 1927	C	X	
723 N 27TH ST	BC-035	dwelling	C 1927	C	X	
819 N 27TH ST	BC-036	Jerry's 27th Street Market	C 1952	NE		
901 N 27TH ST	BC-037	dwelling	C 1932	C	X	
908-906 N 27TH ST	BC-038	apartments	C 1978	NC		
910 N 27TH ST	BC-039	dwelling	C 1910	C	X	
912-914 N 27TH ST	BC-040	duplex	C 1944	C	X	
913 N 27TH ST	BC-041	dwelling	C 1945	NE		
915 N 27TH ST	BC-042	dwelling	C 1992	NE		
916-918 N 27TH ST	BC-043	duplex	C 1944	C	X	
917 N 27TH ST	BC-044	dwelling	C 1927	NE		X
919 N 27TH ST	BC-045	office building	C 1947	NE		
1000-1002 N 27TH ST	BC-046	duplex	C 1944	C	X	
1001 N 27TH ST	BC-047	office bldg	C 1977	NE		
1006 N 27TH ST	BC-048	duplex	C 1944	C	X	
1009 N 27TH ST	BC-049	group of duplexes	C 1941	I/C	X	
1011 N 27TH ST	BC-050	dwelling	C 1935	NE		X
1015 N 27TH ST	BC-051	dwelling	C 1941	NE		
101 S 27TH ST	BC-052	Integra	C 1966	NE		
111 S 27TH ST	BC-053	US Bank	C 1958	NE		

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
277 S 27TH ST	BC-054	Midas Muffler	C 1990	NE		
170 N 29TH ST	BC-055	Advance Auto Parts	C 1971	NE		
301 N 29TH ST	01-19834	Whittier School	C 1948	I	X	
503 S AMERICANA BLVD	BC-056	beer & soft drinks warehouse; auto parts warehouse	C 1946	NE		
511 S AMERICANA BLVD	BC-057	A2O Fitness	C 1967	NE		
521 S AMERICANA BLVD	BC-058	Miller Auto Repair	C 1960	NE		
525 S AMERICANA BLVD	BC-059	CORPUS CHRISTI HOUSE	C 1957	NE		
527-529 S AMERICANA BLVD	BC-060	Bob Bailey Insurance	C 1963	NE		
595-599 S AMERICANA BLVD	BC-061	Glancey Rockwell & Assoc.	C 1970	NE		
605 S AMERICANA BLVD	BC-062	Caliente Salon	C 1967	NE		
623-619 S AMERICANA BLVD	BC-063	Southside Chapel of the Christian & Missionary Alliance	C 1950	NE		
703 S AMERICANA BLVD	BC-064	Americana West Office	C 2001	NE		
2614 W BANNOCK ST	BC-065	Greek Orthodox parsonage	C 2000	NE/NC		
2616-18 W BANNOCK ST	BC-066	Sts Constantine & Helen Greek Orthodox Church	1951	NE/NC		
2620 W BANNOCK ST	BC-067	Ahavath Israel Synagogue	C 1912	NE		X
2717 W BANNOCK ST	BC-068	Post Insurance	C 2001	NE		
2801 W BANNOCK ST	BC-069	Dwelling	C 1939	NE		
2807 W BANNOCK ST	BC-070	Dwelling	C 1910	NE		X
2809 W BANNOCK ST	BC-071	Apartments	C 1992	NE		
2811 W BANNOCK ST	BC-072	Dwelling	C 1939	NE		
2815-19 W BANNOCK ST	BC-073	Apartments	C 1990	NE		
2821 W BANNOCK ST	BC-074	Dwelling	C 1946	NE		
2713 W DAVIS ST	BC-075	Hall-and-Parlor dwelling	C 1915	C	X	
1702 W FAIRVIEW AVE	BC-076	King Building	C 1921	NE		X
1800 W FAIRVIEW AVE	BC-077	Red Lion Downtowner Hotel	C 1960	NE		
2200-06 W FAIRVIEW AVE	BC-078	Twin Dragon	C 1963	NE		
2222 W FAIRVIEW AVE	BC-079	Goodman Oil Service Station	1949	I	X	
2223 W FAIRVIEW AVE	BC-080	Lucky Dog Tavern	C 1978	NE		
2300 W FAIRVIEW AVE	BC-081	Ennis Express Patio Furniture	C 1962	NE		

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
2309 W FAIRVIEW AVE	BC-082	The Annex - Ennis Furniture	C 1969	NE		
2310-16 W FAIRVIEW AVE	BC-083	service station equip; tire recap.	C 1940	NE		
2316-24 W FAIRVIEW AVE	BC-084	Sunset Motors	C 1987	NE		
2343-45 W FAIRVIEW AVE	BC-085	service station	C 1966	NE		
2403 W FAIRVIEW AVE	BC-086	auto/trucks repair bldg	C 1947	NE		
2412 W FAIRVIEW AVE	BC-087	Boise Auto Mart	C 1947	NE		
2420 W FAIRVIEW AVE	BC-088	Vista Auto	C 1981	NE		
2510 W FAIRVIEW AVE	BC-089	MCDONALDS / CHEVRON	C 2000	NE		
2600 W FAIRVIEW AVE	BC-090	Bryson's Capri	C 1952	NE		
2608 W FAIRVIEW AVE	BC-091	Enterprise Car Rental - commercial trucks	C 1996	NE		
2618 W FAIRVIEW AVE	BC-092	Enterprise Car Rental	C 1966	NE		
3020 W FAIRVIEW AVE	BC-093	used auto parts warehouse	C 1952	NE		
4000 W FAIRVIEW AVE	01-23194	Idaho Marine Company	C 1953	NE		
4060 W FAIRVIEW AVE	BC-094	Boise Inn	C 1980	NE		
2801 W FLETCHER ST	BC-095	Fletcher Oil Co. Offices; Sinclair Oil Co. Office	1929	I	X	
2850 W FLETCHER ST	01-23177	Goodman Oil Company site	NON EXTANT	NE		
1750 W FRONT ST	BC-096	Grove Park	C 1982	NE		
2197 N GARDEN ST	BC-097	Sambo's Restaurant	C 1969	I	X	
1645 W GROVE ST	BC-098	Al's Car Care	C 1991	NE		
3109 W HESTER ST	BC-099	dwelling	C 1977	NE		
3112 W HESTER ST	BC-100	dwelling	C 1938	NE		
2617-2627 W IDAHO ST	BC-101	Henry Rust Building	C 1975	I	X	
2620 W IDAHO ST	BC-102	dwelling	C 1905	C	X	
2624 W IDAHO ST	BC-103	dwelling	C 1905	C	X	
2700 W IDAHO ST	BC-104	beverage bottling bldg	C 1952	C	X	
2701 W IDAHO ST	BC-105	Auto Imports	C 1925	NE		X
2711 W IDAHO ST	BC-106	dwelling	C 1940	NC		
2715-19 W IDAHO ST	BC-107	J's General Automotive; Boise Detail	C 1996	NE		
2720 W IDAHO ST	BC-108	AD AS Furniture	C 1961	NE		

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
2723 W IDAHO ST	BC-109	dwelling	C 1900	C	X	
2800 W IDAHO ST	BC-110	Gregg's Autohaus	C 1971	NE		
2801 W IDAHO ST	BC-111	Transtar	C 1970	NE		
2803 W IDAHO ST	BC-112	KB Orthopedics	C 1990	NE		
2809 W IDAHO ST	BC-113	Idaho Deal Finder	C 1957	NE		
2810 W IDAHO ST	BC-114	Napa Auto Parts	C 1970	NE		
2816 W IDAHO ST	BC-115	dwelling	C 1915	NE		X
2903 W IDAHO ST	BC-116	BRJ	C 1954	NE		
2923 W IDAHO ST	BC-117	TATE RENTS	C 1947	NE		
2620 W JEFFERSON ST	BC-118	dwelling	C 1940	C	X	
2623 W JEFFERSON ST	BC-119	dwelling	C 1910	C	X	
2700 W JEFFERSON ST	BC-120	dwelling - 4square	C 1910	NE		X
3040-42 W JEFFERSON ST	BC-121	duplex	C 1996	NE		
3201 W JORDAN ST	BC-122	apartments	C 1994	NE		
2626 W MADISON AVE	BC-123	dwelling	C 1948	C	X	
3026-28 W MADISON AVE	BC-124	duplex	C 2000	NE		
3027-29 W MADISON AVE	BC-125	duplex	C 1999	NE		
1800-10 W MAIN ST	BC-126	All In One Auto Sales	C 1976	NE		
1826 W MAIN ST	BC-127	The Torch	C 1937	NE		
1900A&B W MAIN ST	BC-128	four-family flat; Comet Club dance hall	C 1939	NE		
1902 W MAIN ST	BC-129	auto garage & wood storage	C 1940	NE		
2202 W MAIN ST	BC-130	Northwest Heating & AC	C 1945	NE		
2210 W MAIN ST	BC-131	Mountain Waterworks	C 1977	NE		
2212 W MAIN ST	BC-132	small animal hospital	C 1937	NE		
2226-2232 W MAIN ST	BC-133	dry cleaning	C 1937	NE		
2275 W MAIN ST	BC-134	Denny's	C 1971	NE		
2304 W MAIN ST	BC-135	Fairly Reliable Bob's	C 1980	NE		
2318-20 W MAIN ST	BC-136	machine shop/plumbing shop	C 1937	NE		
2323 W MAIN ST	BC-137	Stinker Station	C 1983	NE		

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
2401 W MAIN ST	BC-138	Syms-York Printing	C 1948	I	X	
2416 W MAIN ST	BC-139	Rocky Mtn Auto	C 1954	NE		
2422 W MAIN ST	BC-140	Boise Electric Bikes	C 1948	NE		
2506 W MAIN ST	BC-141	GILS K-9 BAR	C 1983	NE		
2510 W MAIN ST	BC-142	Billiards of Idaho	C 1988	NE		
2514 W MAIN ST	BC-143	Two Ocean Prints	C 1955	NE		
2518 W MAIN ST	BC-144	Idaho Electroplating	C 1947	I	X	
2565 W MAIN ST	BC-145	Avis Car Rental	C 1988	NE		
2600 W MAIN ST	BC-146	Bronco Motors	C 1968	NE		
2601-33 W MAIN ST	BC-147	Ala'l Auto Sales	C 1971	NE		
2646-70 W MAIN ST	BC-148	Bronco Motors	C 1963	NE		
2675 W MAIN ST	BC-149	State of Idaho Bureau of Highways Materials Laboratory	1939	NE		
2710 W MAIN ST	BC-150	Maverik Gas Station & Convenience Store	C 1973	NE		
2718 W MAIN ST	BC-151	Main Street Motors	C 1966	NE		
2720 W MAIN ST	BC-152	Adam's Auto Sales	C 1961	NE		
2820 W MAIN ST	BC-153	Prestige Water Sports	C 1990	NE		
2900 W MAIN ST	BC-154	Eberlestock USA	C 1950	NE		
2912 W MAIN ST	BC-155	MAIN STREET AUCTION	C 1946	I	X	
2980 W MAIN ST	BC-156	EBERLESTOCK	C 1979	NE		
3003 W MAIN ST	BC-157	Whitewater Oral Surgery	C 2014	NE		
3031 W MAIN ST	BC-158	COTTONWOOD SUITES	C 1974	NE		
3101 W MAIN ST	BC-159	Riverfront Plaza	C 2005	NE		
3201 W MOORE ST	BC-160	dwelling	C 1940	NE		
2612 W PLEASANTON AVE	BC-161	dwelling	C 1941	C	X	
2620 W PLEASANTON AVE	BC-162	dwelling	C 1946	C	X	
2621-2619 W PLEASANTON AVE	BC-163	dwelling	C 1941	C	X	
2622 W PLEASANTON AVE	BC-164	dwelling	C 1920	C	X	
2712-14 W PLEASANTON AVE	BC-165	duplex	C 1971	NE		
3010 W PLEASANTON AVE	BC-166	dwelling	C 1953	C	X	





ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
3014 W PLEASANTON AVE	BC-167	dwelling	C 1952	C	X	
3017-19 W PLEASANTON AVE	BC-168	duplex	C 1999	NE		
2615 W REGAN AVE	BC-169	dwelling	C 1940	C	X	
2620 W REGAN AVE	BC-170	dwelling	C 2006	NE		
2621 W REGAN AVE	BC-171	dwelling	C 1937	C	X	
2622 W REGAN AVE	BC-172	dwelling	C 1947	C	X	
2625 W REGAN AVE	BC-173	dwelling	C 1948	I/C	X	
2700 W REGAN AVE	BC-174	Albertsons Ice Cream (former)	C 1949	NE		
2707 W REGAN AVE	BC-175	dwelling	C 1922	C	X	
2713 W REGAN AVE	BC-176	dwelling	C 1900	C	X	
3011 W REGAN AVE	BC-177	apartments	C 1900	NE		X
3019 W REGAN AVE	BC-178	dwelling	C 1971	NE		
3027 W REGAN AVE	BC-179	dwelling	C 1971	NE		
3033-35 W REGAN AVE	BC-180	Duplex	C 2000	NE		
3041-49 W REGAN AVE	BC-181	Duplex	C 2000	NE		
1620 W RIVER ST	BC-182	Interfaith Sanctuary Housing	C 1972	NE		
1623 W RIVER ST	BC-183	OLIVER & THOMPSON INC	C 1984	NE		
1649 W SHORELINE DR	BC-184	Office Building	C 2008	NE		
1661 W SHORELINE DR	BC-185	QUINN BUILDING	C 1973	NE		
1673 W SHORELINE DR	BC-186	Riverwalk Center	C 2003	NE		
1689 W SHORELINE DR	BC-187	River Walk Apartments	C 2002	NE		
1700 W SHORELINE DR	BC-188	CASH & CARRY GROCERY	C 1995	NE		
1791 W SHORELINE DR	BC-189	Boise Fire Department Maint. Division	C 1985	NE		
2620 W STEWART AVE	BC-190	dwelling	C 1910	C	X	
2621 W STEWART AVE	BC-191	dwelling	C 1949	C	X	
2709 W STEWART AVE	BC-192	dwelling	C 1949	NE		
2712 W STEWART AVE	BC-193	dwelling	C 2000	NE		
2714 W STEWART AVE	BC-194	dwelling	C 1949	NE		
3015 W STEWART AVE	BC-195	STEWART AVE APARTMENTS	C 1996	NE		

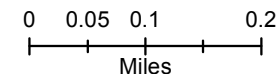
ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
3110 W STEWART AVE	BC-196	duplex	C 1977	NE		
203 N WHITEWATER PARK BLVD	BC-197	MULDERS AUTO MACHINE SHOP	C 1974	NE		
257 N WHITEWATER PARK BLVD	BC-198	F. M. INC.	C 1986	NE		
601 N WHITEWATER PARK BLVD	01-23292	Idaho River Sports	C 1963	NE		
878 N WHITEWATER PARK BLVD	BC-199	duplex	C 2002	NE		
880 N WHITEWATER PARK BLVD	BC-200	duplex	C 2002	NE		
884 N WHITEWATER PARK BLVD	BC-201	duplex	C 2002	NE		
888 N WHITEWATER PARK BLVD	01-18391	dwelling	C 2002	NE		
890 N WHITEWATER PARK BLVD	BC-202	dwelling	C 2003	NE		
894 N WHITEWATER PARK BLVD	BC-203	dwelling	C 2001	NE		
896-98 N WHITEWATER PARK BLVD	BC-204	dwelling	C 2001	NE		
900 N WHITEWATER PARK BLVD	BC-205	dwelling	C 1929	C	X	
908 N WHITEWATER PARK BLVD	BC-206	dwelling	C 1946	C	X	
924 N WHITEWATER PARK BLVD	BC-207	dwelling	C 1947	C	X	
944 N WHITEWATER PARK BLVD	BC-208	duplex	C 1928	C	X	
982 N WHITEWATER PARK BLVD	01-793	dwelling (formerly 982 Rose St.)	C 1921	C	X	
49 S WHITEWATER PARK BLVD	BC-209	Idaho Power Garage/Shop	C 1969	NE		
2611 W WOODLAWN AVE	BC-210	dwelling	C 1930	NC		X
2612 W WOODLAWN AVE	BC-211	dwelling	C 1920	NC		X
2614 W WOODLAWN AVE	BC-212	dwelling	C 1917	C	X	
2619 W WOODLAWN AVE	BC-213	dwelling	C 1951	C	X	
2621 W WOODLAWN AVE	BC-214	dwelling	C 1945	NC		
2630 W WOODLAWN AVE	BC-215	duplex	C 1976	NC		
2703 W WOODLAWN AVE	BC-216	St. Mary's Rectory (moved to this location)	1937	NE		
2711 W WOODLAWN AVE	BC-217	dwelling	C 1930	NE		X
2712-14 W WOODLAWN AVE	BC-218	apartments	C 1975	NE		
3009 W WOODLAWN AVE	BC-219	dwelling	C 1948	NE		
3010 W WOODLAWN AVE	BC-220	dwelling	C 1948	NE		
3013 W WOODLAWN AVE	BC-221	dwelling	C 1945	NE		

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY	20% TC	10% TC
3012-14 W WOODLAWN AVE	BC-222	apartments	C 1978	NE		
3016 W WOODLAWN AVE	BC-223	dwelling	C 1950	NE		
3017 W WOODLAWN AVE	BC-224	dwelling	C 1944	NE		
3020 W WOODLAWN AVE	BC-225	dwelling	C 1950	NE		



Legend

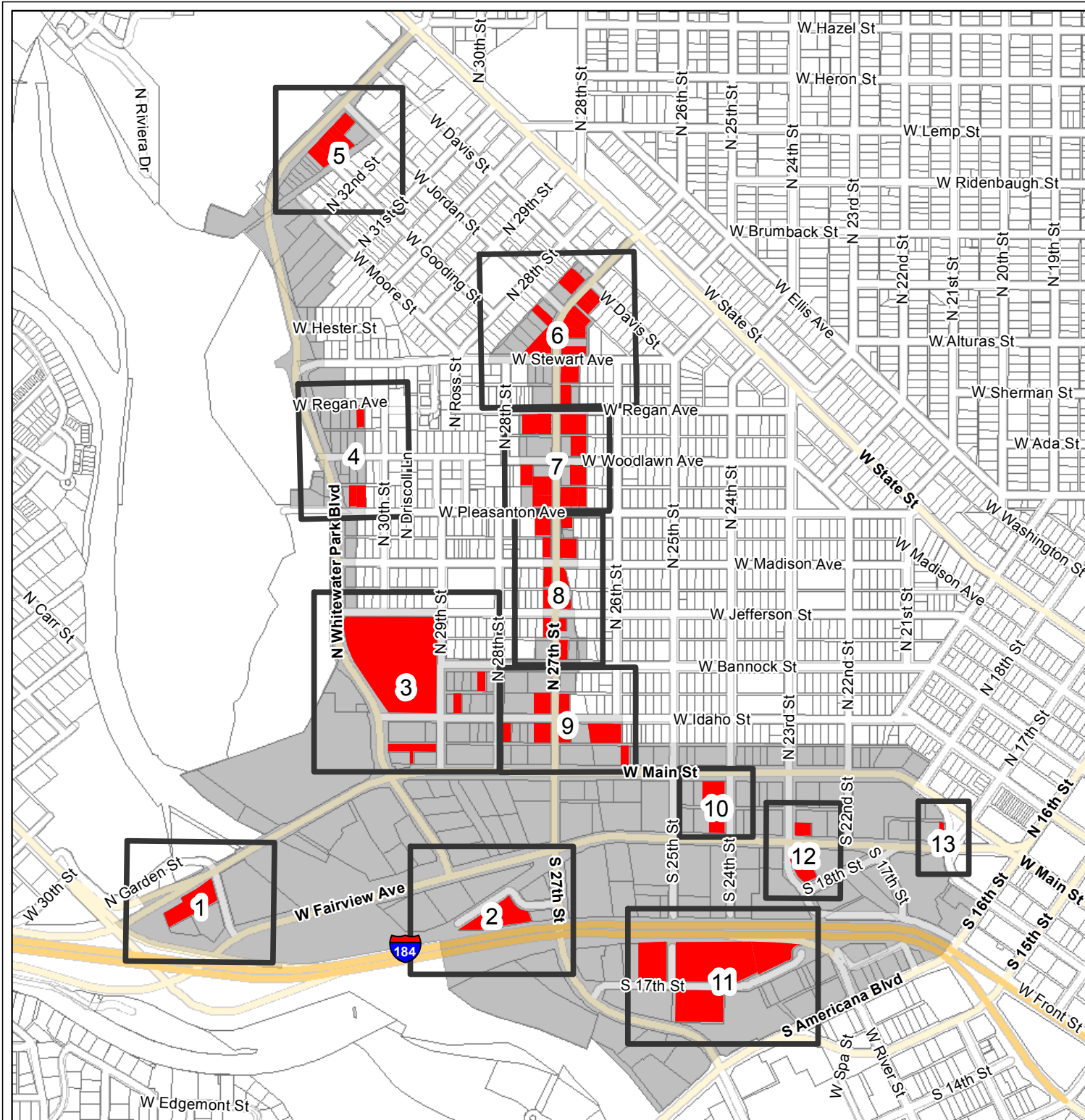
-  Page Areas
 Parcels with Historic Incentives Potential
 Parcels
 30th Street Urban Renewal District

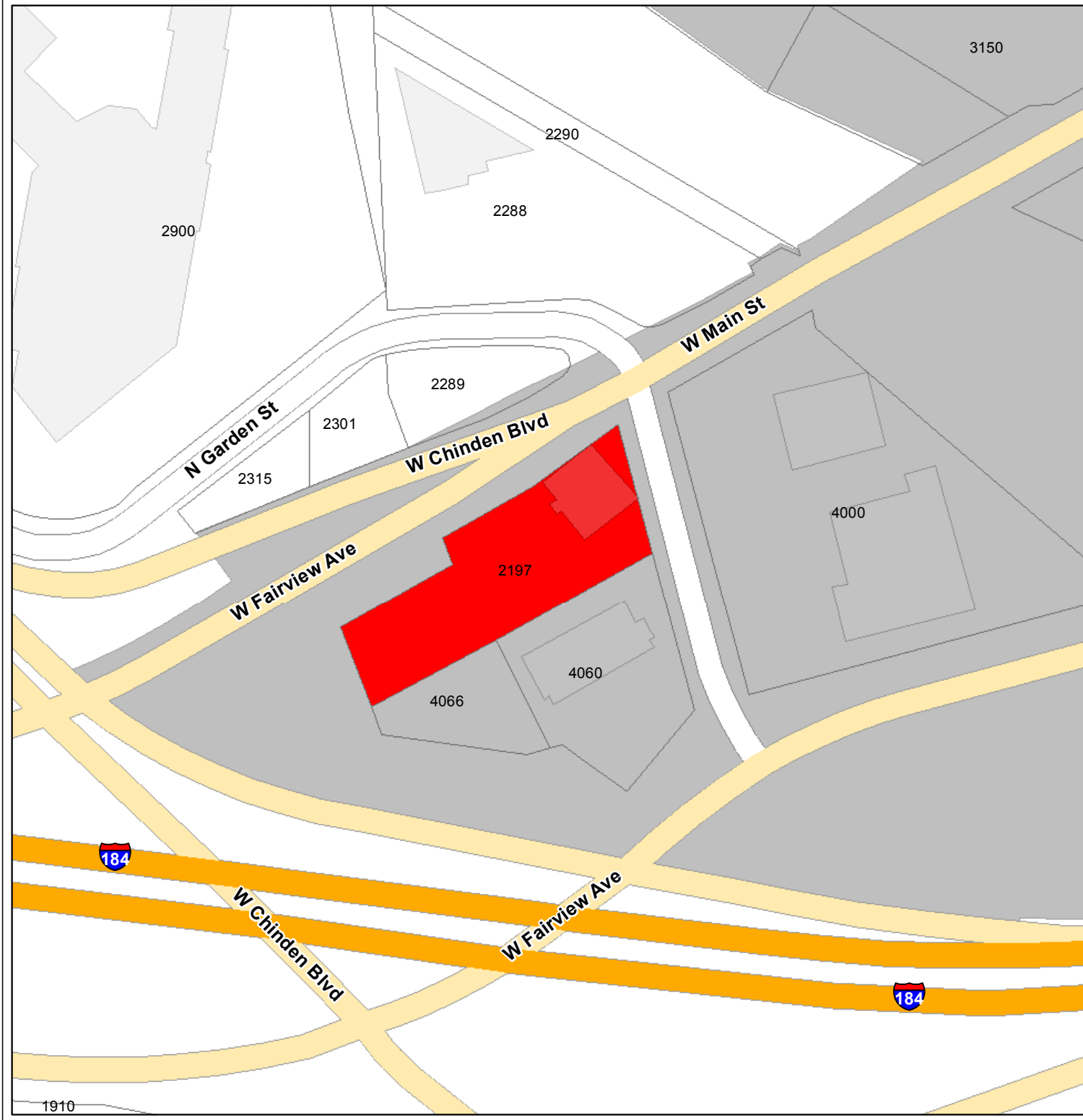


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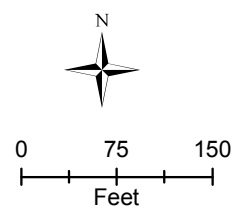
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






**30th Street URD Area
Historic Incentives Potential**



Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



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




30th Street URD Area Historic Incentives Potential



0 80 160
Feet

Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



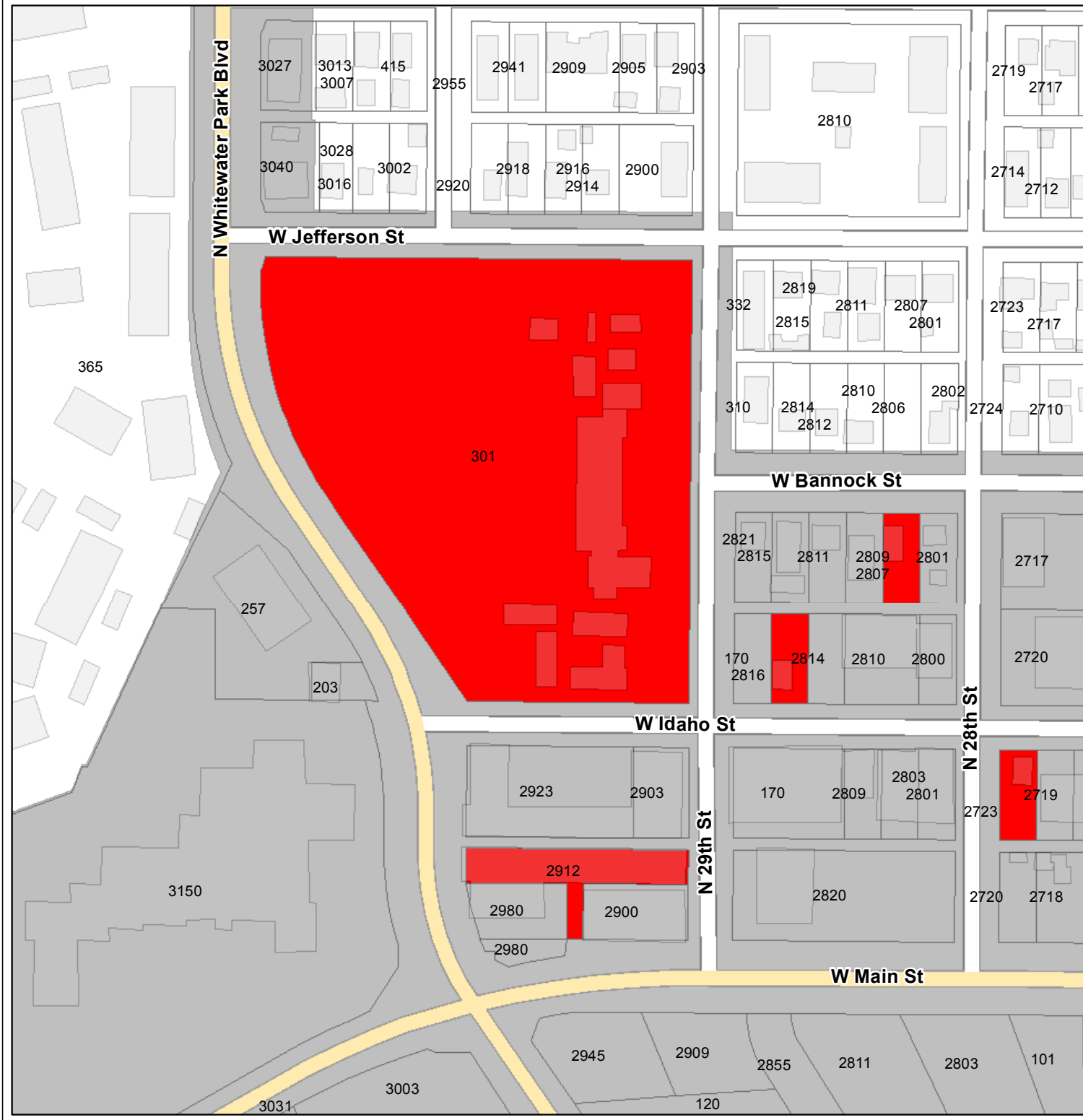
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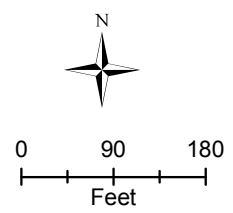
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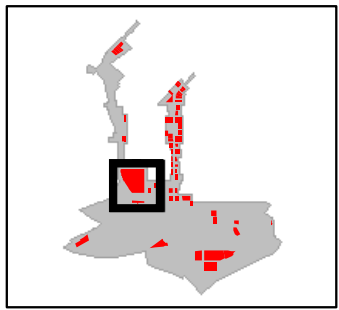


**30th Street URD Area
Historic Incentives Potential**



Legend

- Buildings
- Parcels with Historic Incentives Potential
- 30th Street Urban Renewal District



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


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30th Street URD Area Historic Incentives Potential



0 60 120
Feet

Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



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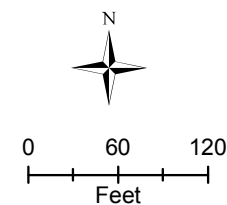
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




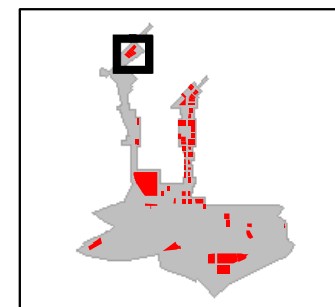


30th Street URD Area Historic Incentives Potential



Legend

-  Buildings
 Parcels with Historic Incentives Potential
 30th Street Urban Renewal District



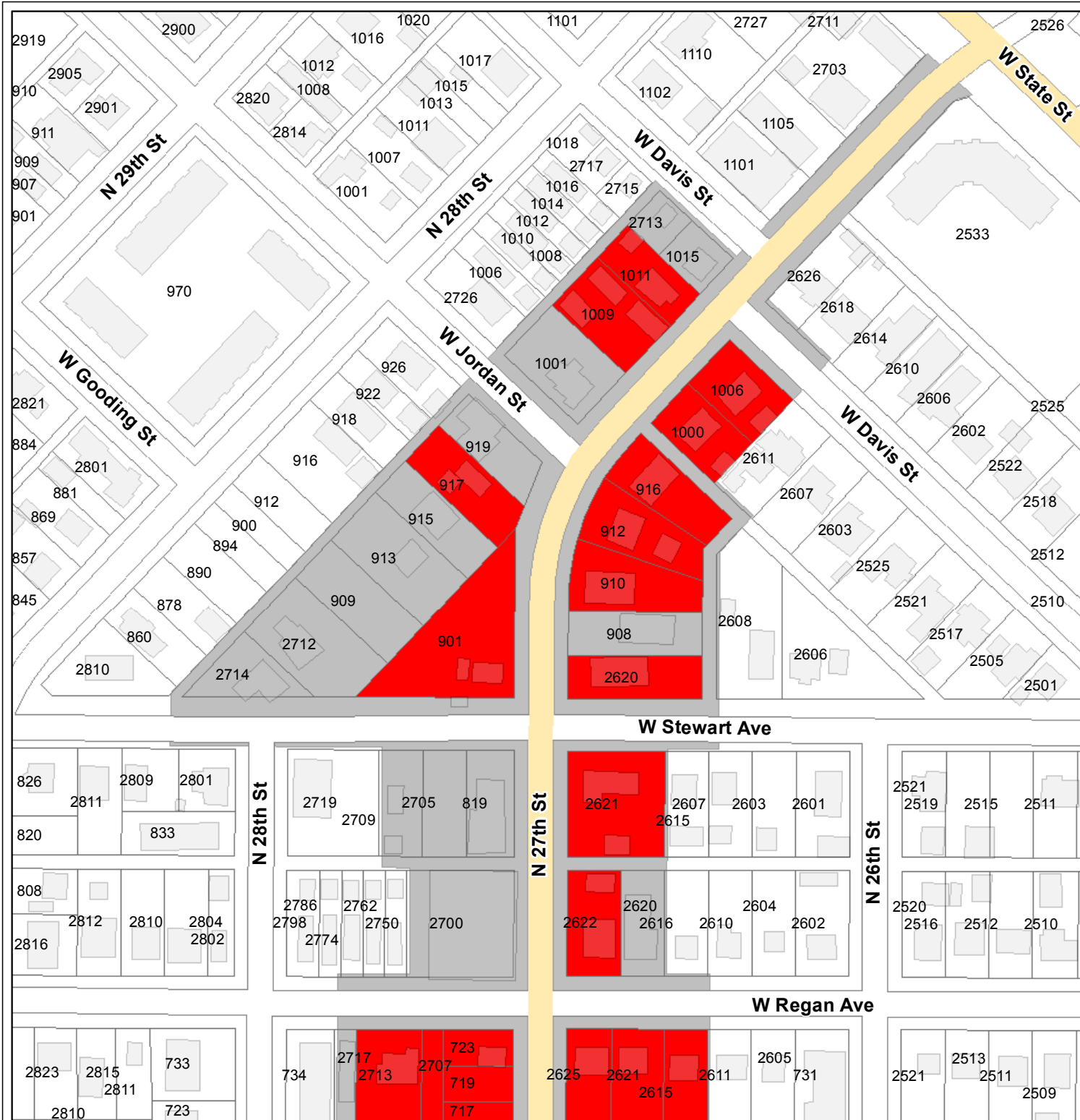
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




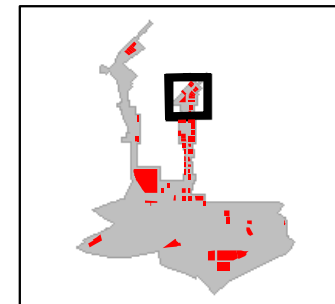
30th Street URD Area Historic Incentives Potential



0 80 160
Feet

Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



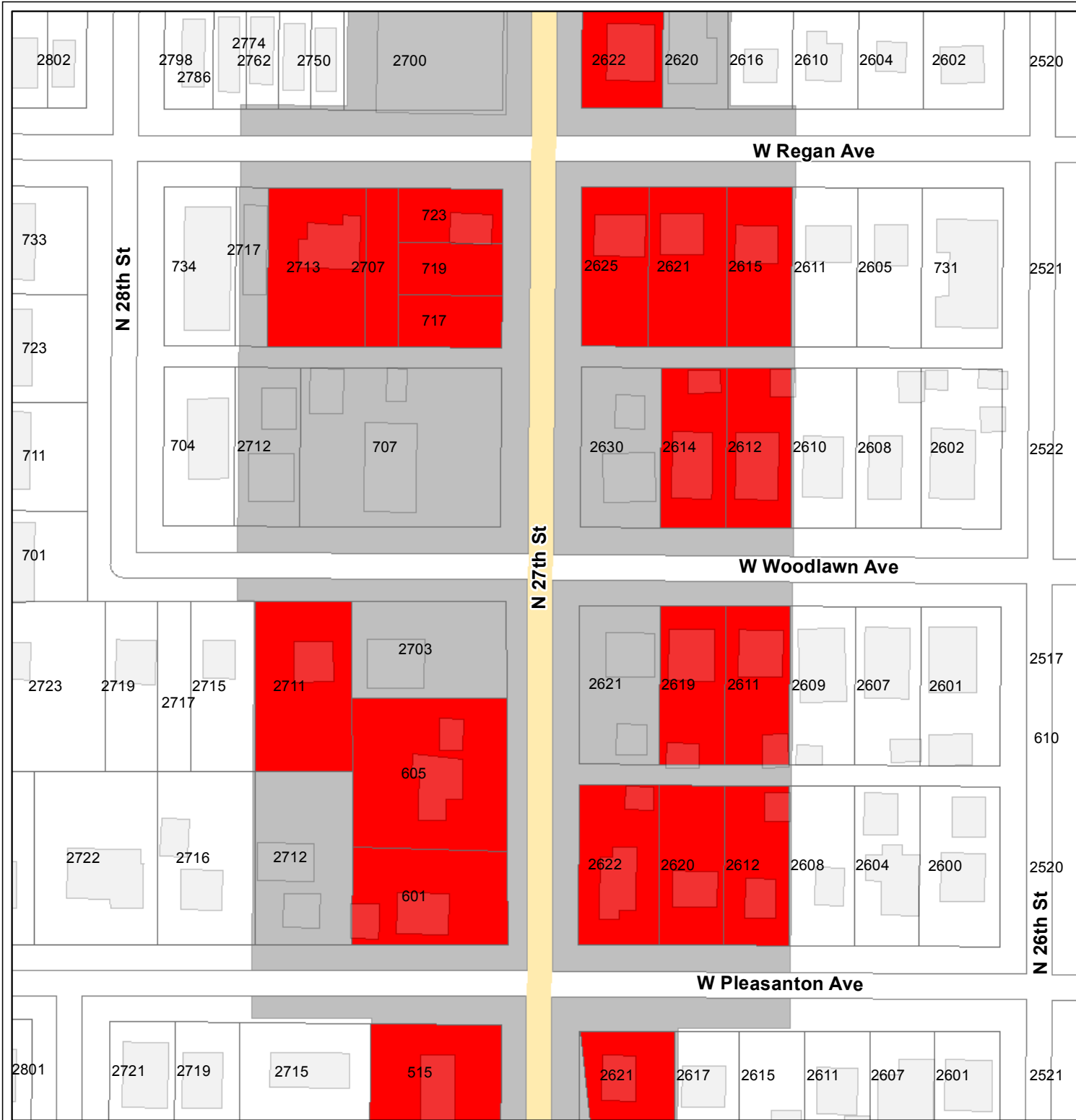
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




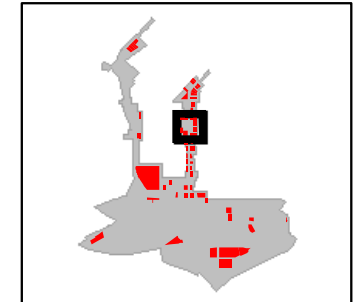
30th Street URD Area Historic Incentives Potential



0 50 100
Feet

Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



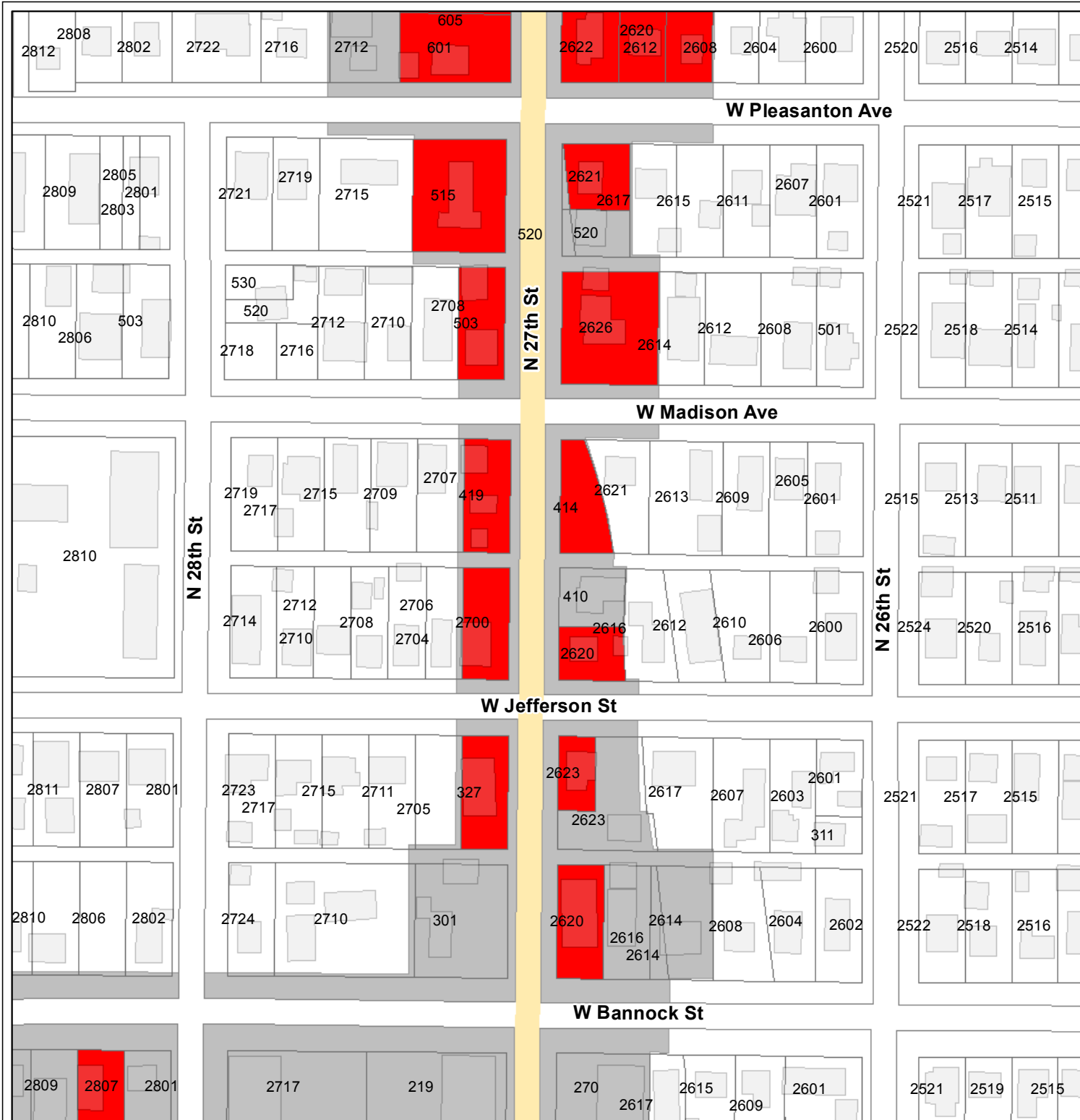
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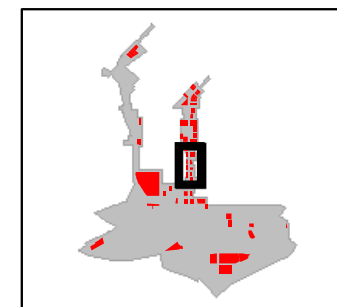
30th Street URD Area Historic Incentives Potential



0 75 150
Feet

Legend

- Buildings
- Parcels with Historic Incentives Potential
- 30th Street Urban Renewal District



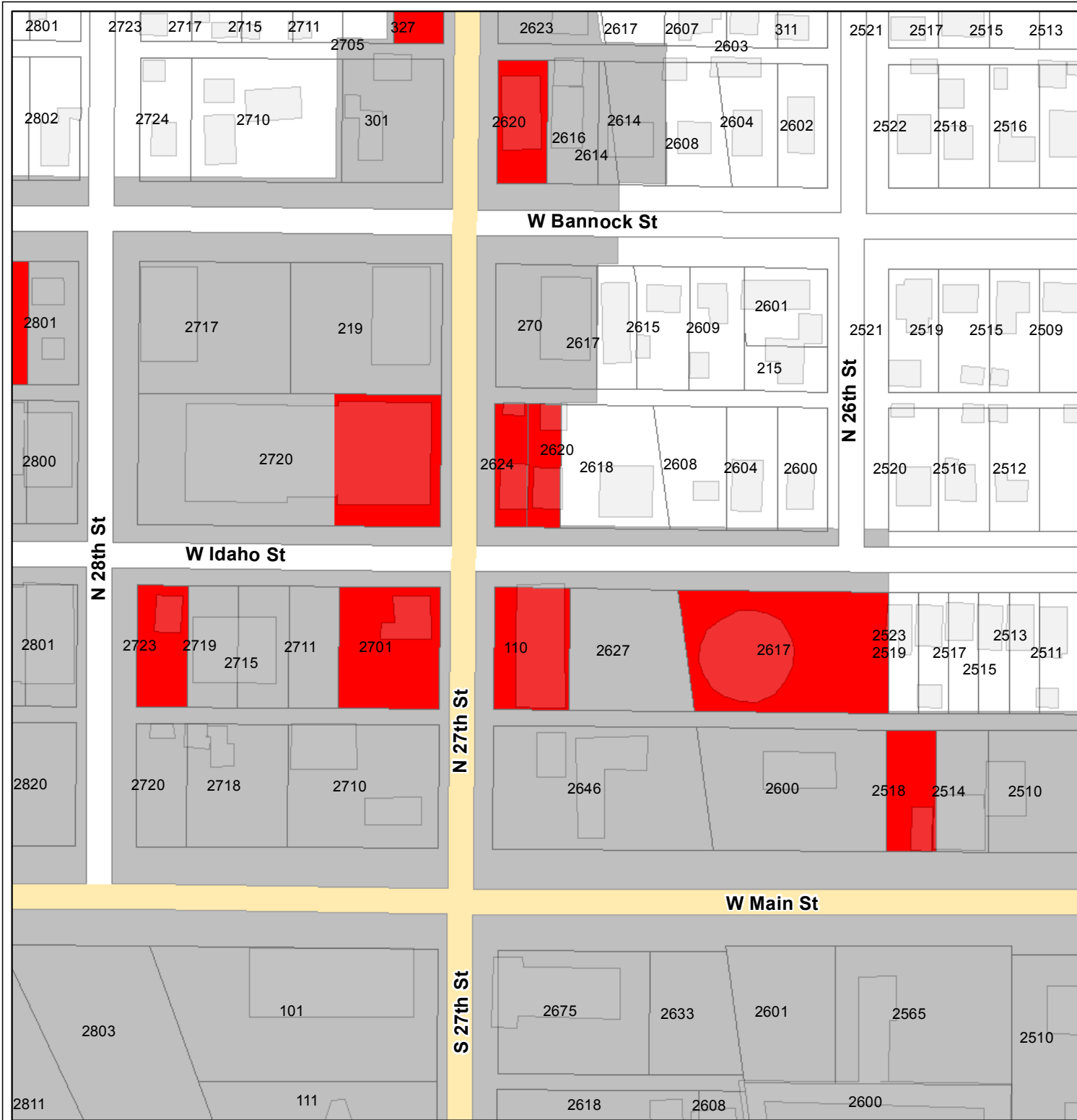
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




30th Street URD Area Historic Incentives Potential



0 70 140
Feet

Legend

-  Buildings
-  Parcels with Historic Incentives Potential
-  30th Street Urban Renewal District



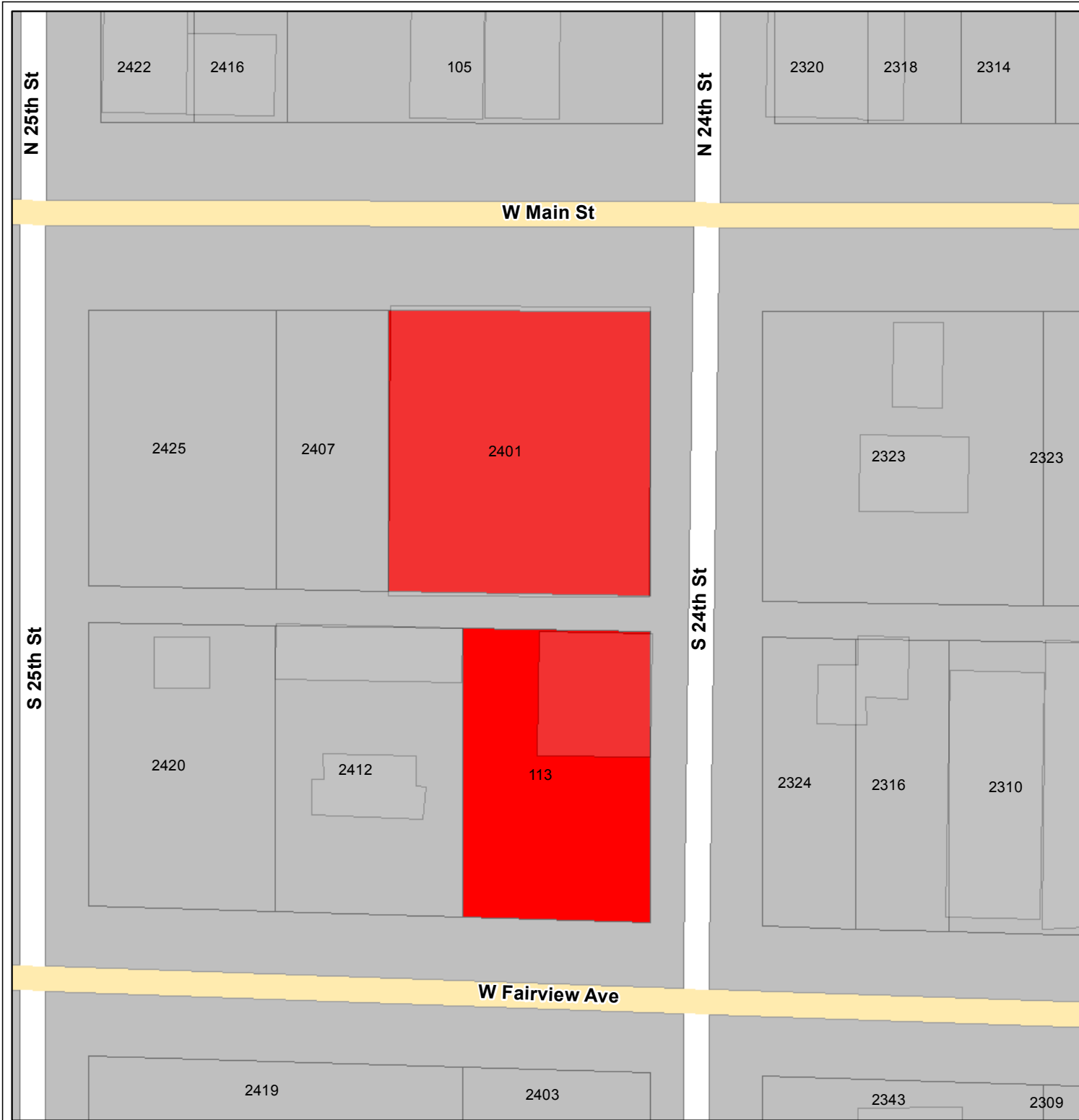
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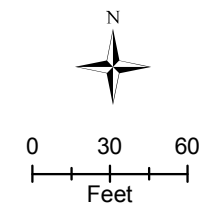
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


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30th Street URD Area Historic Incentives Potential



Legend

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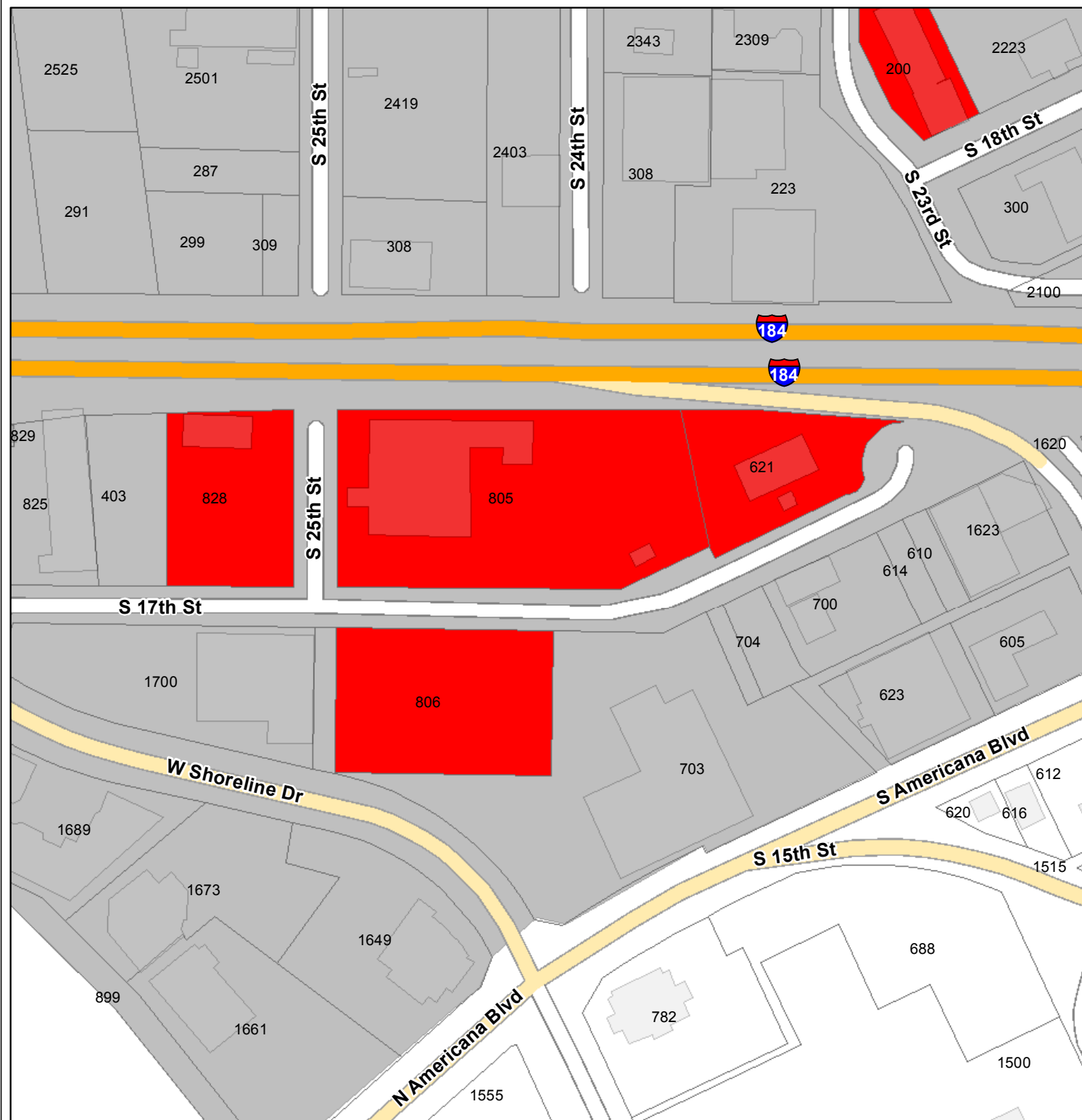
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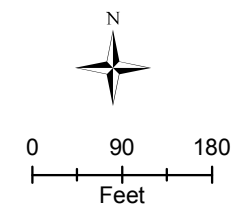
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


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30th Street URD Area Historic Incentives Potential



Legend

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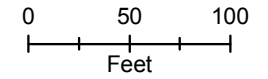


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


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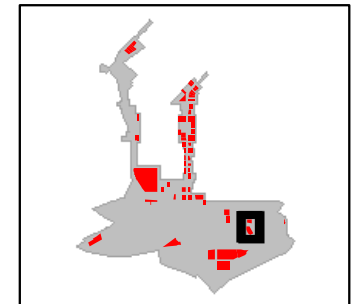
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30th Street URD Area Historic Incentives Potential



Legend

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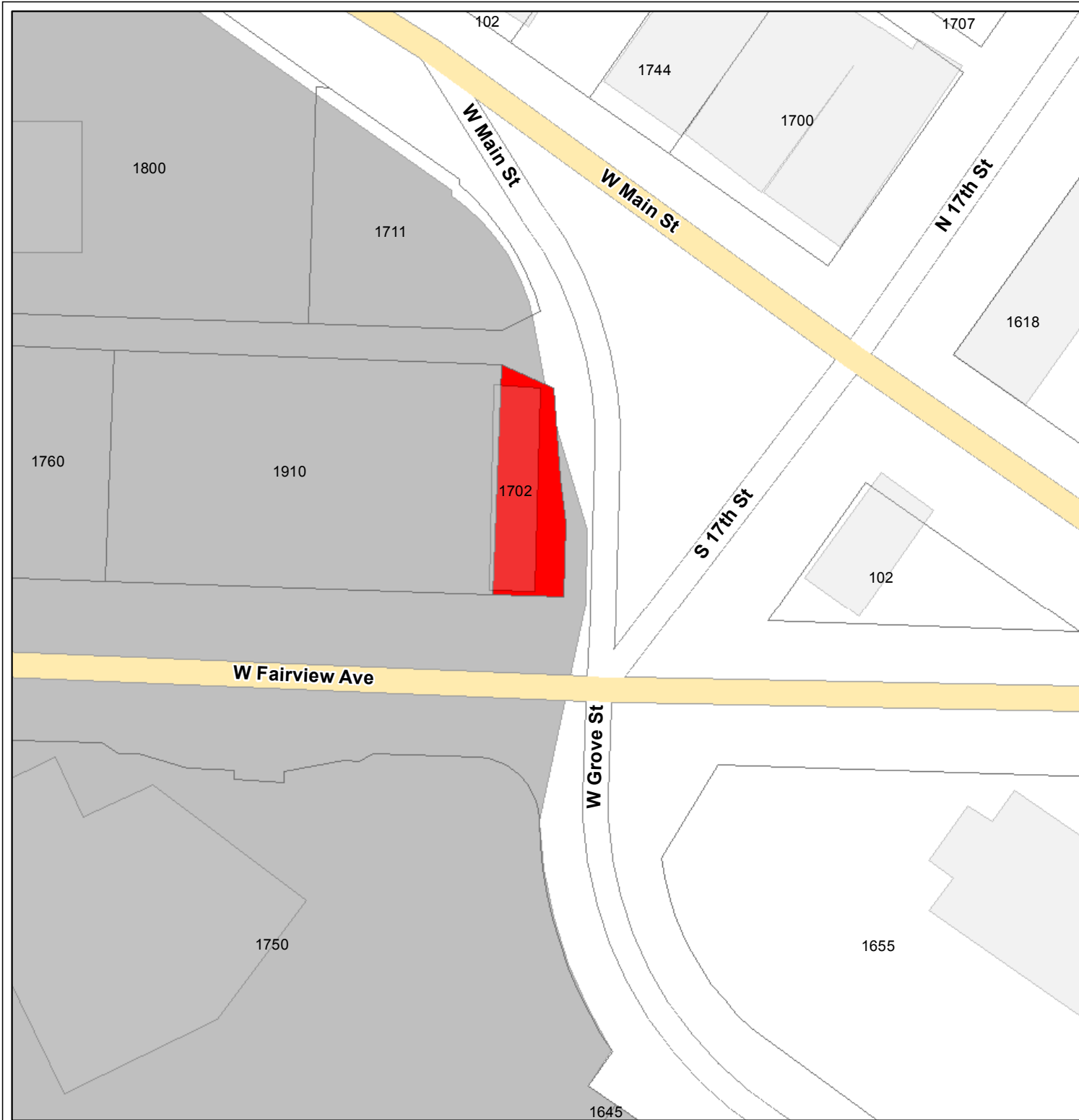


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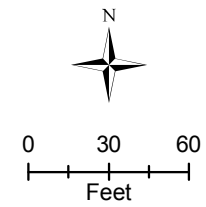
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






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WHAT IS A CULTURAL RESOURCE SURVEY?

A cultural resource survey is the process of identifying and gathering information on a community's architectural and historical resources. To assess the significance of cultural resources, the survey process includes:

- a field investigation to photograph, verify the location, and determine the architectural character, associated features, and historical integrity of each resource;
- a literature search and archival research to gather information concerning the survey area's historical contexts and associated functional and/or architectural property types;
- analysis of the survey data and historic contexts to determine which resources appear to have historical/architectural significance; and
- formulation of management recommendations for future identification, evaluation, registration, and protection strategies.

Communities undertake cultural resource survey in response to the growing recognition that cultural resources have value and should be taken into consideration in planning processes. To this end, the information yielded in a cultural resource survey is important because it:

- identifies properties that contribute to the city's character, illustrate its historical and architectural development and, as a result, deserve consideration in planning;
- identifies properties or areas for which study and research may provide information about the community's historic growth and development;
- assists in establishing priorities for future survey, conservation, restoration, and rehabilitation efforts within the city;
- provides the basis for legal and financial tools to recognize and protect resources;
- provides planners with a property database and computer generated mapping to utilize for the establishment of preservation planning efforts;
- increases public and private sector awareness of the need for preservation efforts; and
- provides guidance in developing a comprehensive preservation plan, enabling local governments and federal agencies to meet planning responsibilities and review requirements under existing federal legislation and procedures.

Survey Products

Work products generated from the survey process include an inventory form for each property, photograph(s) of each resource, and a survey report with maps outlining the survey area and findings. The inventory forms contain information specific to each property and should be incorporated into the city's ongoing record of historic resources. The survey report is a technical document providing an understanding of the survey data and methodology and recommendations for future evaluation and protection of significant resources.

SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FEDERAL, STATE, AND LOCAL PRESERVATION NETWORK

Nationwide, a variety of federal and state laws, as well as incentive programs protect many historic properties. In general, local preservation laws provide the most substantive protection for historic properties.

Federal Framework

A number of federal laws affect historic preservation in various ways:

- by establishing preservation programs for federal, state, and local government agencies;
- by establishing procedures for different kinds of preservation activities; and
- by creating opportunities for the preservation of different types of resources.

The National Historic Preservation Act of 1966, as amended, is the centerpiece of the national historic preservation program. The primary mandates of the act of 1966 are as follows:

- Authorization for the Department of the Interior, National Park Service to expand and maintain the National Register of Historic Places;
- Provision for the establishment of State Historic Preservation Officers to administer federal preservation programs;
- Specification of how local governments can be certified for participation in federal programs;
- Authorization for preservation grants-in-aid to states and local governments;
- Provision of a process for federal agencies to consider and mitigate adverse impacts on historic properties that are within their control; and
- Establishment of a rehabilitation tax credit program for private property owners that is also part of the Internal Revenue Code. The tax codes also allow charitable contributions through façade and scenic easements.

National Park Service

All preservation programs are administered by the National Park Service (NPS), Department of the Interior. One component of this charge is the development of programs and standards to direct federal undertakings and guide other federal agencies, states, and local governments in developing preservation planning and protection activities on a local level.

Secretary of the Interior's Standards (<http://www.nps.gov/hps/tps/standguide/>)

The centerpiece of this effort is the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. These standards provide all federal agencies, state historic preservation officers, and other organizations with methodologies and guidelines for the preservation of historic and archaeological resources. These standards and guidelines address issues relating to preservation planning, which includes the identification, evaluation, and protection of historic/cultural resources. They serve as the standards for all projects undertaken with federal funding, incentives, loans, or action by the federal government that impact significant historic resources. They have been upheld in federal and state court decisions. Perhaps most importantly, the standards serve as the base for design guidelines in the

majority of designated districts and sites throughout the United States. In the three decades the standards have been used, they have proven to stabilize and increase property values.

National Register of Historic Places (<http://www.nps.gov/nr/>)

The National Register of Historic Places is the nation's official list of properties important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Park Service oversees the National Register program. In Idaho, the State Historic Preservation Office administers the National Register program. Properties of local, regional, state, and national significance may be nominated to the National Register. Resources listed in the National Register include districts, sites, buildings, structures, and objects. Listing a property in the National Register has a number of advantages, including:

- Recognition of the property's value to the community, state, and nation;
- Eligibility for grants and loan programs that encourage preservation;
- Qualification for participation in federal and state rehabilitation tax credit programs; and
- Consideration in planning for federal or federally assisted projects.

Section 106

Section 106 of the National Historic Preservation act of 1966, as amended, requires federal agencies to consider the effect of federally assisted projects on properties listed in or eligible for the National Register of Historic Places. If a project threatens to harm such properties, the federal Advisory Council on Historic Preservation may be consulted in a process designed to promote consideration of ways to avoid or minimize such harm. The federal Advisory Council on Historic Preservation (ACHP) provides a detailed summary at <http://www.achp.gov/106summary.html>.

Federal Law

Other federal laws protecting cultural resources include:

- National Environmental Policy Act of 1969
- Housing and Community Development Act of 1974
- Surplus Real Property Act of 1972
- Public Buildings Cooperative Use Act of 1976
- AMTRAC Improvement Act of 1974
- Emergency Home Purchase Assistance Act of 1974
- The Department of Transportation Act of 1966
- Archaeological and Historic Preservation Act of 1974
- Archaeological Resources Protection Act of 1979
- Antiquities Act of 1906
- Historic Sites Act of 1935
- Executive Order 11593, Protection and Enhancement of the Cultural Environment

Certified Local Government Program (<http://www.nps.gov/history/hpg/local/clg.html>)

The federal government established the Certified Local Government (CLG) program in 1980 to promote the preservation of prehistoric and historic resources and allow local communities to participate in the national historic preservation program to a greater degree. Prior to this time, preservation programs developed within a decentralized partnership between the federal and state governments, with the states carrying out the primary responsibility for identification, evaluation, and protection of historic properties. Through the CLG program, Congress extended this partnership to the local government level to allow local participation in the preservation planning process. Communities that meet Certified Local Government qualifications have a formal role in the National Register nomination process, establishment of state historic preservation objectives, and participation in designated CLG grant fund.

Grants-in-Aid Programs

The National Park Service provides grants-in-aid to states to promote preservation activities on the state and local level. In Idaho, grants are awarded for identification, evaluation, and protection of historic and archaeological resources according to federal and state guidelines.

Federal Preservation Incentives (<http://www.nps.gov/tps/tax-incentives.htm>)

Tax incentives for the preservation and rehabilitation of historic properties are among the most useful tools for a local government to encourage the protection of historic resources. The most widely used federal incentives are the historic Rehabilitation Tax Credits and the charitable contribution deduction. Since the passage of the Tax Reform Act of 1986, the most widely used federal tax incentives allowed under the Internal Revenue Code are the Rehabilitation Tax Credits, the Charitable Contribution Deduction (Tax Treatment Extension Act of 1980), and the Low Income Housing Credit.

State Framework

Each state has a State Historic Preservation Officer (SHPO) appointed by the Governor to administer federal preservation programs. The Idaho Historic Preservation Program is a division of the Idaho State Historical Society. The program's responsibilities include:

- conducting ongoing surveys to identify and evaluate cultural resources;
- preparing comprehensive statewide preservation plans;
- nominating properties to the National Register of Historic Places;
- reviewing federal projects for effects on cultural resources;
- administering the rehabilitation state and federal tax credit program;
- administering a range of assistance programs;
- providing public information, education, and training programs; and
- providing technical assistance to counties and local governments in developing local preservation programs.

Local Framework

As noted above in the discussion of federal programs, local governments strengthen their local historic preservation efforts by achieving Certified Local Government (CLG) status from the National Park Service (NPS). The NPS and state governments, through their State Historic Preservation Offices (SHPOs), provide valuable technical assistance and small matching grants to hundreds of diverse communities whose local governments endeavor to retain what is significant from their community's past for the benefit of future generations. In turn, the NPS and state governments gain the benefit of having a local government partnership in the national historic preservation program. Another incentive for participating in the CLG program is the pool of matching grant funds SHPOs set aside to fund CLG historic preservation sub-grant projects, which is at least 10 percent of a state's annual Historic Preservation Fund (HPF) grant allocation. Grant funds are distributed through the HPF grant program, administered by the NPS and SHPOs.

Jointly administered by the NPS in partnership with SHPOs, the CLG Program is a model and cost-effective local, state, and federal partnership that promotes historic preservation at the grassroots level across the nation. Working closely with such national organizations as the National Association of Preservation Commissions, the CLG program seeks: (1) to develop and maintain local historic preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties and (2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

PRESERVATION NETWORK	PUBLIC	PRIVATE
FEDERAL / NATIONAL	<p>NATIONAL PARK SERVICE (NPS)</p> <p>ADVISORY COUNCIL ON HISTORIC PRESERVATION</p>	<p>NATIONAL TRUST FOR HISTORIC PRESERVATION</p> <p>PRESERVATION ACTION</p> <p>NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS</p> <p>AMERICAN ASSOCIATION OF STATE AND LOCAL HISTORY</p> <p>ASSOCIATION FOR PRESERVATION TECHNOLOGY</p> <p>SOCIETY FOR AMERICAN ARCHAEOLOGY</p>
STATE	<p>IDAHO STATE HISTORICAL SOCIETY</p> <p>STATE HISTORIC PRESERVATION OFFICE (SHPO)</p> <p>REGIONAL OFFICES FOR THE NATIONAL PARK SERVICE (NPS)</p> <p>IDAHO STATE HISTORICAL MUSEUM</p>	<p>PRESERVATION IDAHO</p> <p>REGIONAL OFFICES FOR THE NATIONAL TRUST FOR HISTORIC PRESERVATION</p>
LOCAL GOVERNMENT	<p>CITY OF BOISE HISTORIC PRESERVATION COMMISSION</p> <p>BOISE CITY DEPARTMENT OF ARTS & HISTORY</p>	<p>ADA COUNTY HISTORIC PRESERVATION COUNCIL</p> <p>OTHER LOCAL PRESERVATION AND HISTORY ORGANIZATIONS</p>

APPENDIX F

RECOMMENDED RESOURCES

ARCHITECTURAL HISTORY

- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, DC: The Preservation Press, 1987.

NATIONAL REGISTER OF HISTORIC PLACES

- National Park Service, National Register of Historic Places - <http://www.nps.gov/nr/>
- National Register Instructional Bulletins - <http://www.nps.gov/history/nr/publications/>
- Idaho State Historic Preservation Office, National Register Program - <http://history.idaho.gov/state-historic-preservation-office>

ADVOCACY SOURCES

- National Trust for Historic Preservation <http://www.preservationnation.org/>
- Preservation Idaho - <http://www.preservationidaho.org/>

FINANCIAL INCENTIVE PROGRAMS

- National Park Service, Historic Preservation Tax Incentives – <http://www.nps.gov/tps/tax-incentives.htm>
- Idaho State Historic Preservation Financial Incentives – <https://history.idaho.gov/federal-tax-incentives>
- Idaho Heritage Trust – <http://www.idahoheritage.org/index.html>