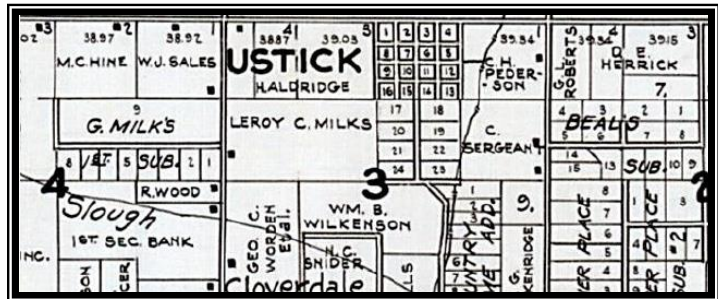


CULTURAL RESOURCE SURVEY

USTICK TOWNSITE

BOISE, IDAHO



PREPARED FOR

THE CITY OF BOISE

DEPARTMENT OF ARTS & HISTORY

BY

PRESERVATION SOLUTIONS LLC

SEPTEMBER 2019

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PROJECT OBJECTIVES

The City of Boise Department of Arts and History completed this project with the following objectives:

- to provide the City and Ustick-area residents with accurate and up-to-date documentation of their historic resources;
- to provide the City and Ustick-area residents with a basis for preservation planning within the study area;
- to provide property owners with an understanding of the potential eligibility of properties;
- to update and amplify the existing body of documentation of Boise’s historic resources maintained by the Idaho State Historic Preservation Office (SHPO).

METHODOLOGY

The Ustick Townsite Survey included survey documentation of the remaining historic core of the original town site of Ustick, as well as a handful of outlying properties in the vicinity chosen by the neighborhood association and City. A total of forty-two properties received Idaho Historic Sites Inventory (IHSI) documentation.¹ Within the study area, forty nonhistoric, incompatible infill dwellings dating to c.2003 were intentionally not surveyed (see map below on page 15).

¹ It should be noted this number is not to be confused with a building count, as some of these include ancillary buildings and/or secondary structures.

Local research included both primary and secondary sources (e.g. local histories, historic photographs, maps, assessor records, city directories, and so forth). In addition, useful resources included previous documentation at SHPO, historic aerials, and various online newspaper archives.

One public meeting presentation took place in August 2018 to acquaint property owners with the project. The presentation included illustrated Power Point slides outlining the project, as well as handouts explaining historic preservation survey methodology, and the National Register program and its effect on property owners. Ample time was allowed to address all specific questions and/or concerns from property owners and neighborhood association members.

This project was completed in compliance with the Secretary of the Interior's Standards for Identification and the latest survey guidance provided by the Idaho SHPO. Field data collection took place in August 2018. All data and photographs were entered into the Idaho Historic Sites Database, from which the attached property list and statistical reports were generated. Draft IHSI forms were submitted to the City and SHPO in January 2019. All final materials – database, report, photographs, and revised IHSI forms – were submitted on September 30, 2019.

SURVEY AREA & SETTING

The study area boundaries generally encompassed the historic core of the original town plat of Ustick and its immediate vicinity. Most resources were concentrated in the north half of the original plat of 1907, which is laid out on a cardinal grid and with the open North Slough irrigation lateral (01-22135) meandering along the north edge. Lot shapes are rectangular and vary greatly in size depending on whether they retain their historic surrounding open agricultural space. The survey area contains approximately thirty-eight acres over about seventeen blocks generally bounded by W. Ustick Road to the north, N. Shamrock Ave. to the west, W. Ardyce St. to the south, and Settlers Canal to the east.

The setting is characterized by a small historic commercial node centered at the north end of the study area with the remainder comprised largely of single-family dwellings on relatively large lots. Open irrigation canals, pastureland, roadways lacking curbs and sidewalks, gravel shoulders interfacing directly with front lawns and lined with mature trees characterize the historic core of Ustick. Interrupting the historic character, at least forty nonhistoric residential infill has replaced historic homes and open space in several areas, introducing an incompatible urban/suburban character to their respective streetscapes. Incompatible aspects of this infill include: concrete curbs and sidewalks; lack of mature trees; two-story height; long, narrow lots and building footprints; townhouse building form; and the very dense and closely spaced dwellings on small urban lots. Despite being somewhat fragmented, the character-defining agricultural feeling and associations are still sufficiently present in the historic core of Ustick to communicate a sense of past time and place on several streetscapes.

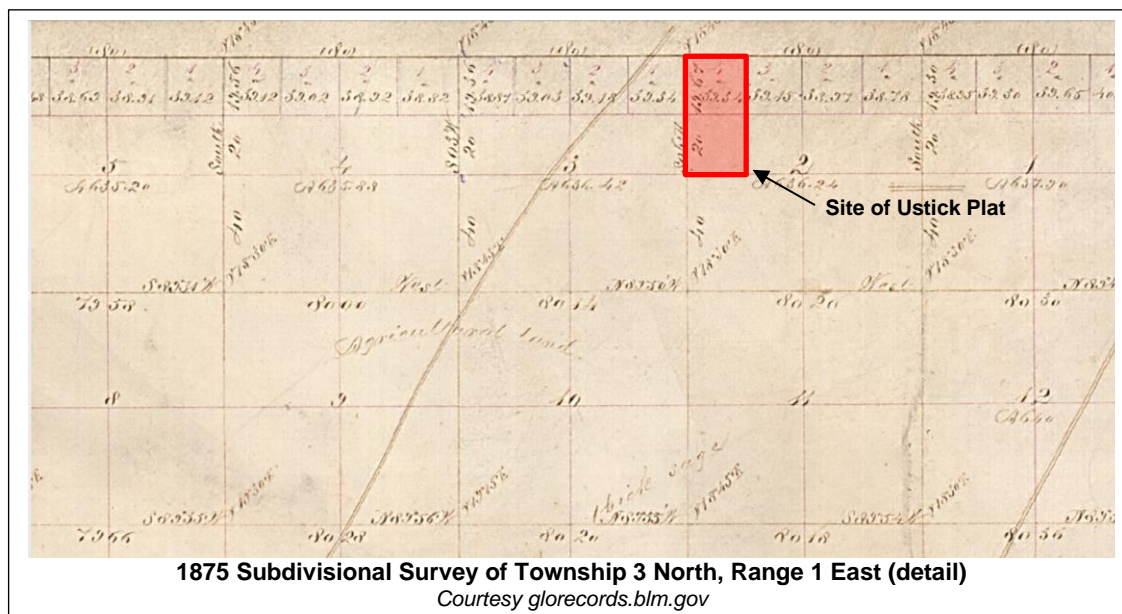
HISTORICAL OVERVIEW

Following the establishment of Boise in 1863, agricultural and suburban growth in the vicinity was limited to the confines of the flat river bottom on either side of the Boise River. South of these well-watered bottomlands, geologic terraces rise to meet the high desert of southern Idaho and the western Snake River Plain. Lacking sufficient annual rainfall, the dry, volcanic soil of the Benches, as they became known, restricted settlement and discouraged agricultural development.

Within a decade of the founding of Boise, entrepreneurs began to develop the irrigation infrastructure necessary to water the Benches. Principle among them was William Morris, and later his nephew, William Ridenbaugh, who financed the construction of what would become the Ridenbaugh Canal system. By the time of Morris' death in 1878, his canal stretched seven miles and watered approximately 1,200 acres of land. Ridenbaugh and subsequent investors continued to develop the system which reached Nampa and a length of fifty-two miles by 1891.

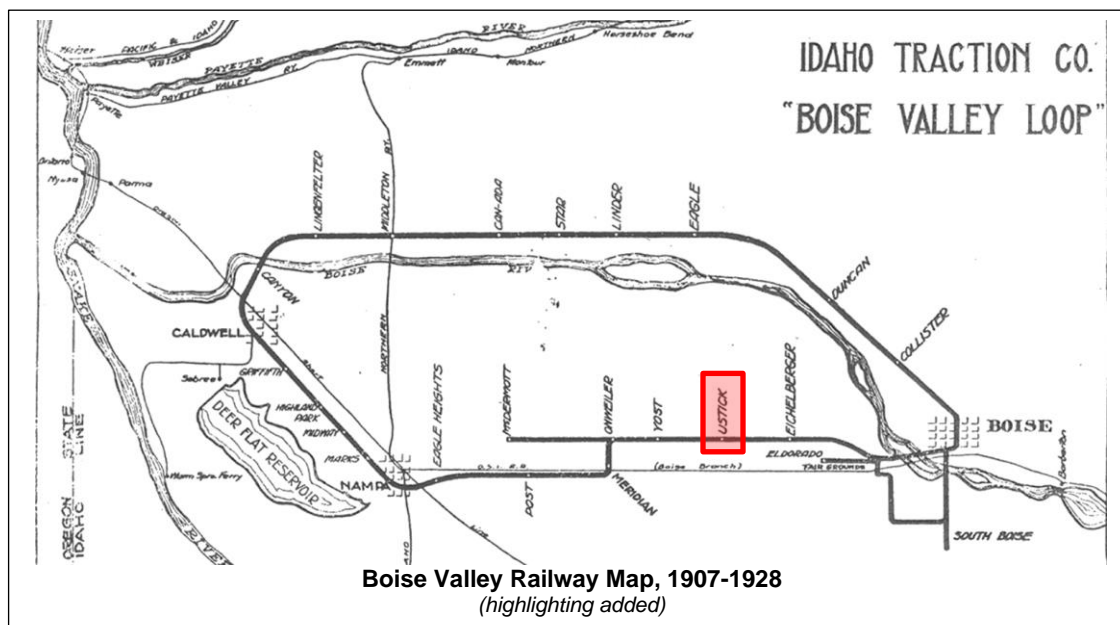
The results of this and other irrigation projects in the region were nothing short of astounding. In the course of two decades the Boise Benches were transformed from a nearly unpopulated volcanic desert to an irrigated agricultural landscape with cities and towns to serve the civic and commercial needs of the valley's growing populace. Idaho statehood in 1890 resulted in a population boom for the new capital city and the Boise River Valley which it served as a regional hub. Advertisements and promotion of the fertile farmland of the newly watered Boise Bench attracted settlers from across the nation seeking opportunities promised by cheap land. Across the land that would become Ustick, which was originally the homestead of Jacob A. Clemens,² the North Slough (01-22135), a lateral of the Settlers Canal (01-22066), was in place by c.1896.

Simultaneously, advances in transportation technology allowed easier access to the valley's developing agricultural suburbs. In 1890, investors incorporated the region's first electric streetcar system. By 1912, a surfeit of competing streetcar systems had constructed lines crisscrossing the Boise Valley and linking small agricultural communities on both sides of the river with the commercial centers of Boise, Caldwell, Nampa, and Meridian. The streetcar systems not only connected existing rural and urban districts but also spurred suburban development within established cities and across the wider valley. Harlan Ustick, an early streetcar



² Jacob A. Clemens received Homestead Patent #1029 in 1894 for the NE ¼ of Section 3, which included the land that would become the town of Ustick.

investor and promotor, recognized the development possibilities afforded by these improvements in transportation infrastructure.



Dr. Harlan P. Ustick (1848-1917) was born in Ohio and graduated from Miami University in Oxford, Ohio, before attending medical school in Philadelphia. As a physician, Dr. Ustick specialized in the eye, ear, nose, and throat, and he practiced in Ohio and elsewhere before his relocation to Boise in late 1892. Outside of medicine, Ustick pursued business in horticulture (he owned the third largest commercial orchard in the valley at his death), mining, and banking. His financial investment in the Boise Rapid Transit Company and its descendant companies spurred an interest in real estate development which resulted in the purchase, subdivision, and sale of the town to which he gave his name.

On March 15, 1907, the *Idaho Daily Statesman* announced that Dr. H.P. Ustick would plat the Town of Ustick on his ranch six miles west of Boise along the route of the Boise Valley Railway. The newspaper noted that purchasers were already requesting lots on which to construct a store, blacksmith shop, and “three or four cottages.” Despite not having yet filed the plat, five- and ten-acre lots, complete with fruit-bearing orchards, were quickly sold.

Harlan and Margaret Ustick filed their plat of the Ustick townsite with Ada County on May 1st, 1907. Consisting of eighty acres of prime farmland, the village plan was composed of sixteen small blocks, two-and-one-half acres in size which were divided into twenty-two lots, and eight undivided parcels of five acres each. A rectilinear street grid divided the townsite with Jackson Boulevard aligned from north to south through the center of the plat and the county road (aka Market Street (present-day Ustick Road), formed the northern boundary. Settlers Canal (01-22066) and one of its laterals, North Slough (01-22135), meander across the north and southeast edges of the plat, while the streetcar line of the Boise Valley Railway ran just north of the village along the southern right-of-way of the county road.³ In June of 1908, J.J. and Gertrude Shaw followed suit and platted an additional eighty acres comprised of thirty-two, two-and-one-half acre parcels north of the county road.

³ Road name changes since original platting include the following: Kinsey is now Shamrock; Main is now Mumbarto; Jackson is now Wildwood; Vine is now Montana; Chestnut is now Excalibur. According to an August 1976 article, the street name Mumbarto was contrived from a merging of the surnames of three families who at the time had lived most of their lives on what was previously named Main Street – Mummert, Bartlett, and Veto.

PLAT OF USTICK

IN PART OF LOT 2 IN SEC. 3, T. 3 N., R. 1 E.

SCALE 200 FT. TO 1 INCH.

Dedication

Know all men by these presents, that S. M. C. Ustick, H. P. Ustick of Boise, County of Ada, State of Idaho, am the owner of the following described lands to wit: Beginning at North 1/4 cor. of sec. 3, T. 3 N., R. 1 E., B. M., thence East on section line 1328.8 ft. to a stone, thence southerly 2614.4 ft., thence West 1343.2 ft. to 1/4 section line, thence North on 1/4 section line 2611.6 ft. to place of beginning, containing 80.14 Acres more or less; And I hereby plat the same as the townsite of Ustick; and dedicate the streets and alleys thereon shown to the use of the public forever.

Witness.

Signed
H. P. Ustick
S. M. C. Ustick

State of Idaho } S.S.
County of Ada }

On this 1 day of May in the year 1907 before me W. J. Walker a Notary Public in and for said County personally appeared H. P. Ustick known to me to be the person whose name is subscribed to the above certificate, and acknowledged to me that he executed the same; and on this 1 day of May in the year 1907, before me the officer above described personally appeared S. M. C. Ustick known to me to be the person whose name is subscribed to the above certificate, described as a married woman, and upon an examination without the hearing of her husband, I made her acquainted with the contents of the above certificate, and thereupon she acknowledged to me that she executed the same and does not wish to retract such execution. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL) Notary Public
Walter J. Walker

Surveyors Certificate.

I, C. C. Stevenson, do hereby certify that the following is a correct description of the land included in the accompanying plat to wit: Beginning at the North 1/4 cor. of sec. 3, T. 3 N., R. 1 E., thence East on section line 1328.8 ft.; thence South 2614.4 ft.; thence West 1343.2 ft., thence North 2611.6 ft. to said 1/4 cor., containing 80.14 acres more or less; And that the plat has been prepared from actual survey made by me upon the ground and is correct. In witness whereof I have hereunto set my hand this 22 day of April, 1907.

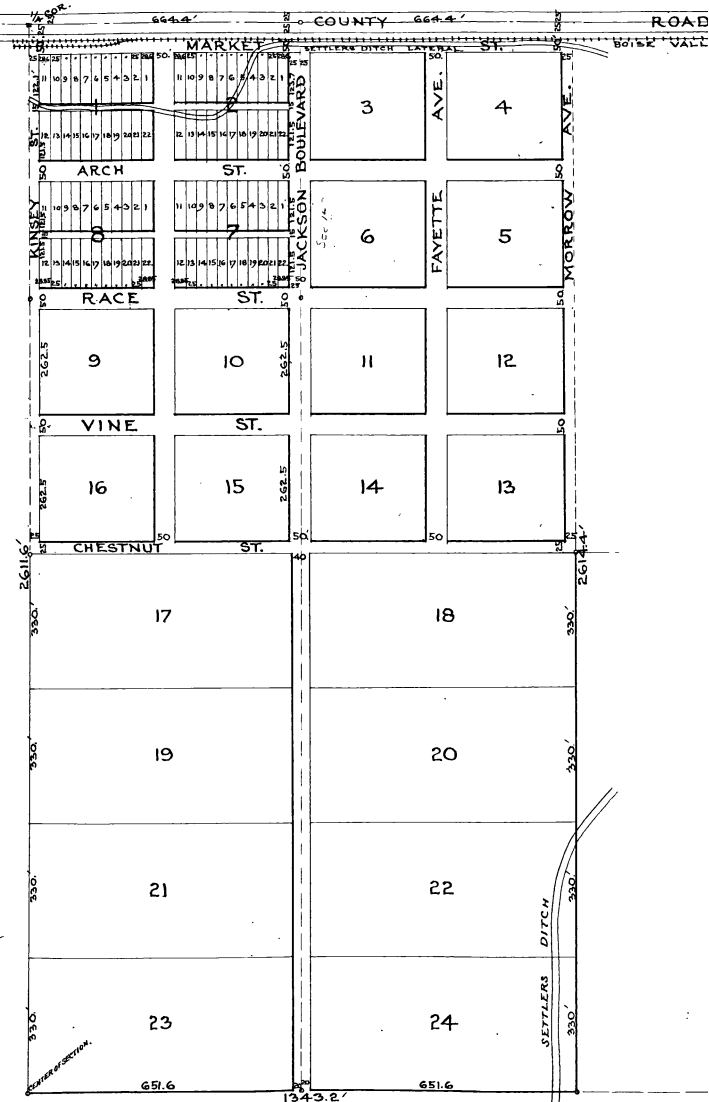
C. C. Stevenson
Surveyor.

State of Idaho } S.S.
County of Ada }

I hereby certify that this instrument was filed for record at request of H. P. Ustick, at 40 minutes past 1 o'clock P.M., this 1st day of May, A. D. 1907 in my office, and duly recorded in Book 3 of Plat Books, at page 124.

Fees \$3.50

W. L. Cuddy
Ex Officio Recorder
by W. D. Mc Reynolds
Deputy



Original Plat of Ustick, 1907
Courtesy Ada County Assessor

Accessed by, and promoted for, its proximity to the Boise Valley Railway, the Town of Ustick grew quickly. Within three months of platting, in an article titled “Ustick Growing Like a Weed,” the newspaper noted that twenty-eight lots had sold and speculated “there promises to follow a building craze, almost.” As reported, construction had begun on a general store (Valley Store; Ustick Mercantile 01-018069) to be matched on the opposite corner of Main Street by a brick building for the First Bank of Ustick (01-018070) which was incorporated with \$10,000 in capital. Plans were in place for a lumber and coal yard, a livery stable, and a blacksmith shop. Social and civic needs of the burgeoning community were met by the Apple Blossom Club, a women’s civic advancement organization, the Ustick Baptist Church, which dedicated its new brick building in September of 1908, and the Ustick School (01-011389) which was planned as early as 1907 opened to local students in 1909.⁴ Ustick welcomed a postmaster in March 1908 when Wilson H. Spangenberg received the appointment and operated the post office from the general store.⁵



Valley Store, View SE, c.1910-12
Courtesy City of Boise Department of Arts and History, MS064



**First Bank of Ustick (background right),
 View SW, c.1970** *Courtesy Idaho SHPO*



Ustick School, View SE, July 1982
Courtesy Idaho SHPO, National Register Nomination



Ustick Baptist Church (nonextant), c.1910
Courtesy Idaho State Archives, 77-160-8

⁴ The Ustick School was listed in the National Register of Historic Places in 1982.

⁵ Ada County Postmaster Appointment records. Available from Ancestry.com.

Ustick boasted a two-story fruit packing plant and a brick creamer to process agricultural produce from surrounding farms and orchards, as well as a newly built mechanism to load sugar beets onto streetcars for transport to the processing plant at Nampa. Among the early food processing businesses were Wood Vinegar Company, the 1917 Ustick Cheese Factory (01-018072), and the Manville Cider and Vinegar Works that operated a processing plant, cold storage, and packing company at the edge of the village of Ustick.



Manville Cider & Vinegar Works, 1913 (nonextant)
Courtesy Idaho State Archives, 77-160.5/c



1917 Ustick Cheese Factory, 1992 (01-018072)
Courtesy Idaho SHPO



Manville Cold Storage & Packing Co., c.1913 (nonextant)
Courtesy Idaho State Archives, 77-160.4



Wood Vinegar Co. Plant, c.1915 (nonextant)
Courtesy Idaho State Archives, 74-50.64/e

Unsurprisingly, Ustick soon became a reference point for those navigating the rural landscape of the Boise Bench. By 1912, the county road abutting the streetcar right-of-way known to users as Ustick Road. When the *Idaho Daily Statesman* began to print community news from across the Boise Valley, like Eagle, Kuna, and Meridian, Ustick was given its own section.

Among the dwellings of Ustick's earliest residents, the following remain extant, several of which are pictured below.

INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE
USTICK-09	Spangenberg, Wilson, Farm	c.1909
01-018083	Barnes House	c.1909
USTICK-10	Dwelling at 11303 W. Arch St.	c.1910
USTICK-21	Dwelling at 2781 N. Wildwood St.	c.1910
USTICK-16	Hamby-Pelton House	c.1912
USTICK-23	Dwelling at 2840 N. Wildwood St.	c.1915
01-018079	Nichols-Pelton House	c.1916
USTICK-13	Dwelling at 11260 W. Montana Ave.	c.1917
01-018080	Dwelling at 11289 W. Arch St.	c.1920
USTICK-11	Dwelling at 11339 W. Arch St.	c.1930



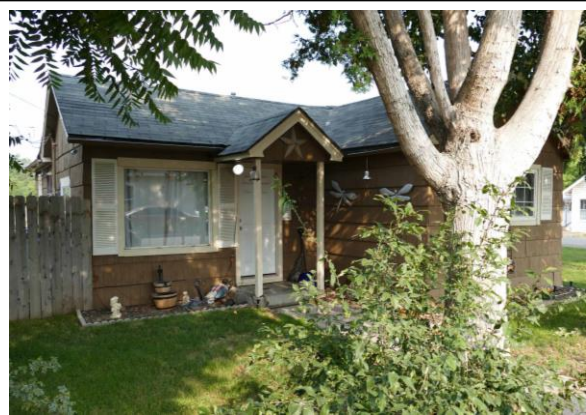
Barnes House, 2780 N. Wildwood St.



Nichols-Pelton House, 3113 N. Mumbarto Ave.

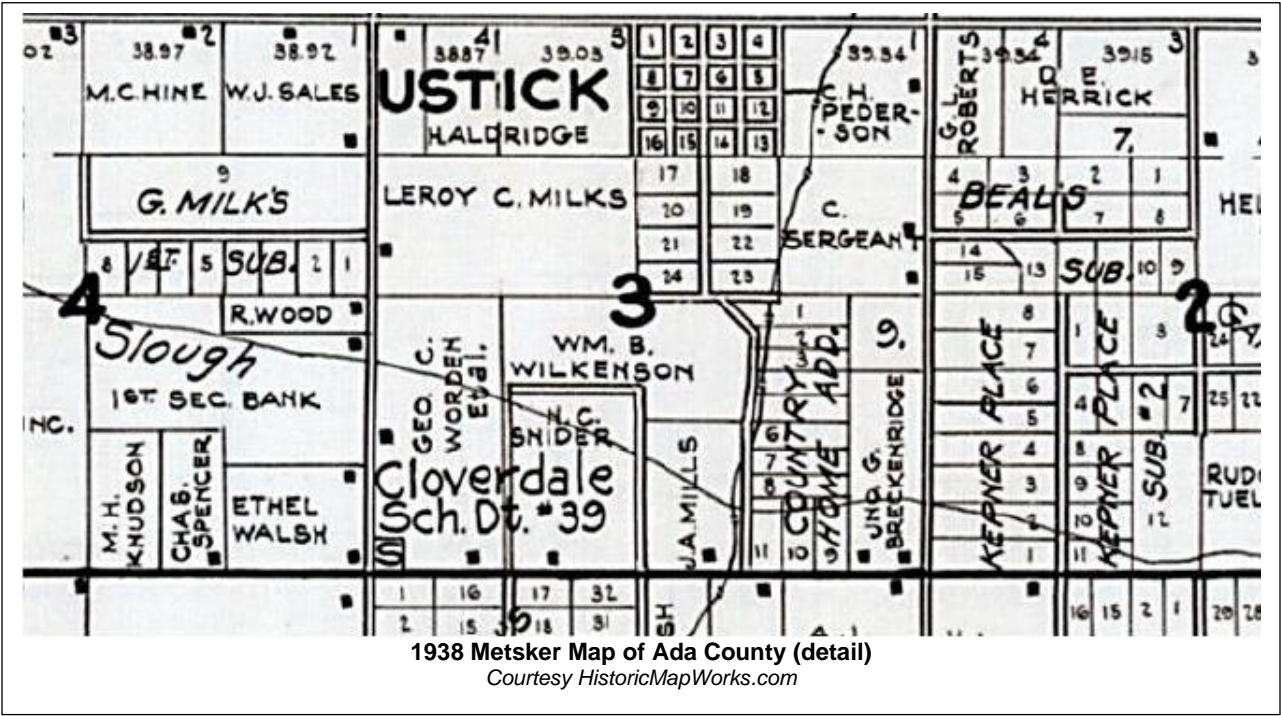


11289 W. Arch St.

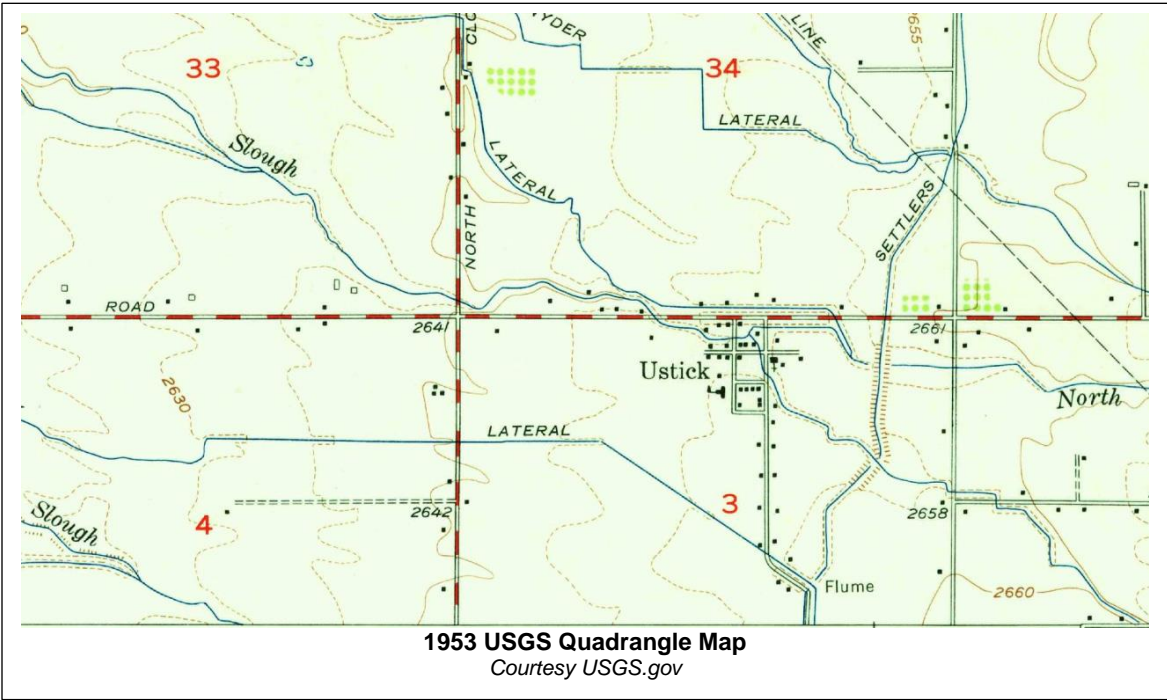


11339 W. Arch St.

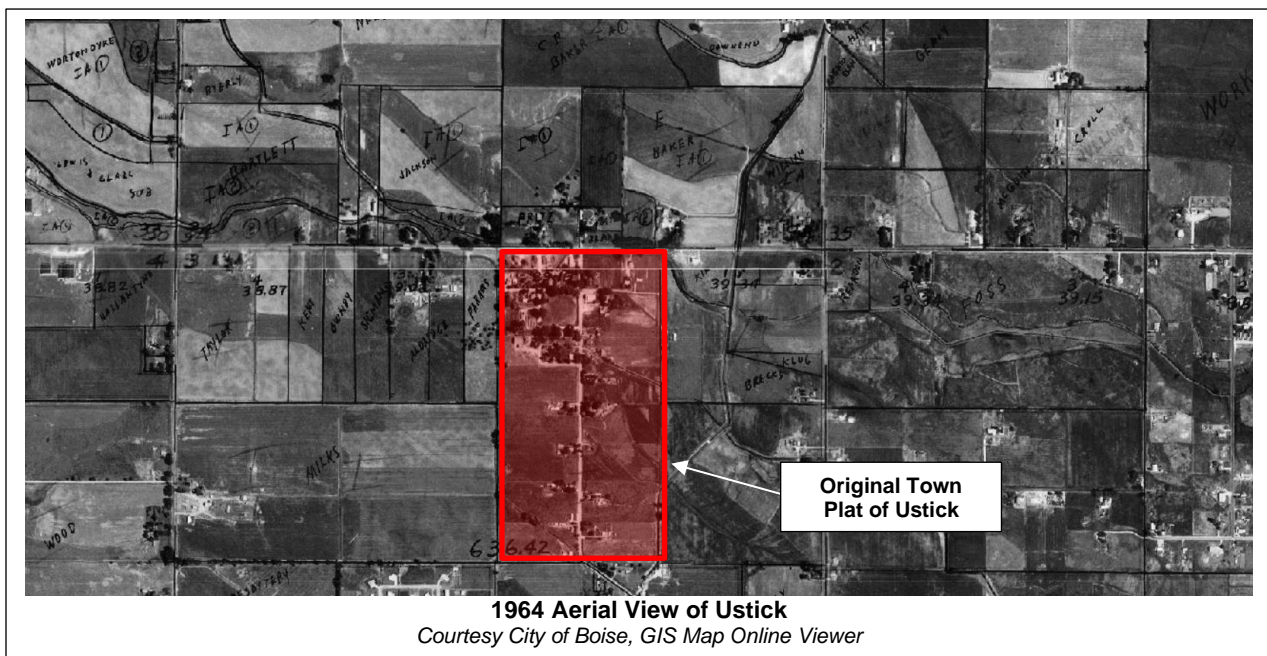
Despite these successes, Ustick failed to fully achieve the promises of its promoters. The First Bank of Ustick closed its doors in 1911 and most of the blocks in the platted townsite remained undeveloped. The automobile made the streetcar system obsolete and it ceased operation by 1928. Unmistakable evidence of the town's stagnation was its ultimate failure to incorporate as an Idaho city.



By the end of World War II, the disappearance of surrounding orchards decreased the community's economic self-sufficiency. A February 1951 fire all but destroyed the Ustick Baptist Church and in 1959, the original Ustick School closed its doors, replaced by a new Ustick Elementary School within the West Ada (Meridian)



School District. Built nearly a mile west of the original plat on the far side of Cloverdale Road's intersection with Ustick Road, this new school was the first of the community's institutions to abandon the village. The post office was closed in 1978, followed by the general store.



During the late twentieth century housing developments surrounded Ustick as suburban sprawl replaced rural landscapes. In 1972, the Leavitt Family in partnership with the Terteling Land Company, subdivided approximately seventy-five acres a half mile east of the village at the southeast corner of Five Mile and Ustick roads. Christened "Camelot" by its developers, this 257-home development was the first major residential subdivision in the Ustick vicinity. The "Frontier" subdivision, built by Capital Title Company and Skyline Corporation between 1975 and 1982, re-platted approximately 110 acres including portions of Shaw's

Addition to Ustick into 353 house lots north of Ustick Road. More subdivisions followed, including Park Estates (1977) and Huntington Park (1979), anchored by the Maple Tree Plaza strip mall and shopping center (1985) at the northwest corner of Five Mile and Ustick roads. The south half of the original town plat remained only sparsely developed with about eight small farmsteads as late as 1986, after which in the 1990s over 120 homes filled these large lots.

The Ustick townsite was annexed into the City of Boise in 1995. Subsequent decades have seen repeated attempts to retain and emphasize Ustick's unique history. Local historic district designation was briefly considered in 1998 and subsequently abandoned. Neighbors have since formed an association to represent the interests of the village as it continues to face development pressures into the twenty-first century.

FINDINGS: DATA SUMMARY

DATES OF CONSTRUCTION

Using the information provided by historic maps, newspaper accounts, county assessor records, and added secondary sources, as well as architectural style and/or building form, the consultant determined estimated dates of construction for the resources surveyed. Analysis of the construction trends revealed half of the surveyed resources date to the pre-World War II era.

ESTIMATED DATE OF CONSTRUCTION	
ERA	NUMBER OF RESOURCES
c.1905 – c.1919	15
c.1920 – c.1939	6
c.1940 – c.1959	6
c.1960 – c.1979	9
c.1980 – c.1990	2
2000s	4
TOTAL	42

BUILDING FORMS & ARCHITECTURAL STYLES

Architectural styles identified in the survey area follow the terminology recommended and accepted by the National Register of Historic Places program and Idaho SHPO. The residential building nomenclature relies heavily on McAlester's *A Field Guide to American Houses* and Longstreth's *The Buildings of Main Street*, both of which provide standard classifications of buildings (residential and commercial, respectively) by form and arrangement of features. Of the forty-two properties surveyed, less than a third exhibit a discernable architectural style or reflect clear stylistic influences. Among the styles represented are: Late 19th & Early 20th Century Revivals (1 ea.); Colonial Revival (1 ea.); Queen Anne (1 ea.); Craftsman style (3 ea.); Modern Movement (1 ea.); and Ranch style (6 ea.).

ELIGIBILITY

All properties received an assessment of National Register eligibility. Of the forty-two properties surveyed, only eight were found to be NRHP eligible. The vast majority of properties (twenty-seven) are more than or close to fifty years of age but lack sufficient integrity to communicate their historic associations with the development of Ustick. Those categorized as nonhistoric are those constructed after c.1975 and that do not meet National Register guidelines for exceptional significance. Of those properties ineligible due to lack of integrity several are among the oldest extant homes in Ustick and might have been NRHP eligible but for

recent incompatible and extensive remodeling that has made them almost imperceivable as historic. At the same time, several ineligible dwellings may have the potential to regain National Register eligibility if historic windows are restored, porch enclosures were removed, and/or non-historic siding materials covering the exterior walls and other character-defining exterior features are removed and the original building fabric and architectural features remain intact underneath.

INTEGRITY RATING	NUMBER OF RESOURCES
Individually Eligible (eligible/significant)	4
Eligible/Contributing	4
Not Eligible (Constructed before c.1975 but lacking integrity)	27
Nonhistoric (Constructed after c.1975 and not exceptionally significant)	7

RECOMMENDATIONS

NATIONAL REGISTER OF HISTORIC PLACES LISTING

USTICK COMMERCIAL HISTORIC DISTRICT

The survey identified one small concentration of early-twentieth century buildings that appear to be eligible as part a NRHP historic district. The boundary of this grouping correlates to the south side of W. Ustick Road on each side of its intersection with N. Mumbarto Ave., of which the Valley Store (01-018069), First Bank of Ustick (01-018070), Ustick Cheese Factory (01-018072), and Grimmet-Thompson House (01-018073), as well as the North Slough (01-22135) would contribute (see map below).⁶



View W-SW at Ustick and Mumbarto



View W-SW at Ustick & Mumbarto, c.1930



View W-SW at 11375 W Ustick



View E-SE at Ustick and Shamrock

⁶ Prior to proceeding with a NRHP nomination, official eligibility and exact boundary lines should be confirmed with Idaho SHPO.

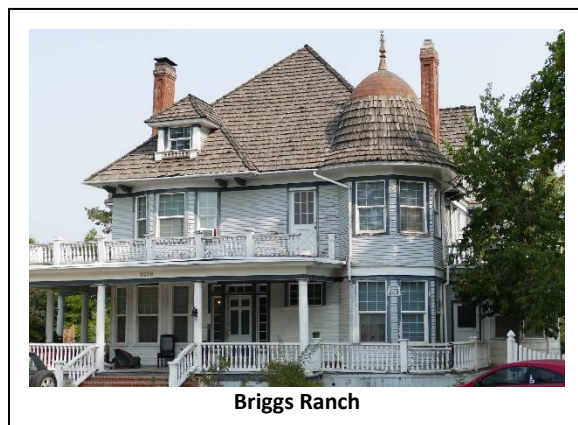
INDIVIDUALLY ELIGIBLE BUILDINGS

The survey identified four properties that appear to be individually eligible for NRHP listing for their local significance (See Appendix A). At the local level, these retain sufficient integrity to clearly communicate their historically significant associations with the history of Ustick and vicinity. Though some exhibit alterations, these changes do not compromise the overall ability of these resources to convey a sense of past time and place. As potentially eligible properties, which are increasingly rare in Ustick, these resources warrant consideration for future NRHP nomination.

The survey identified four properties retaining sufficient historic integrity and significance to be individually eligible for listing in the National Register of Historic Places.⁷ (See map above.)

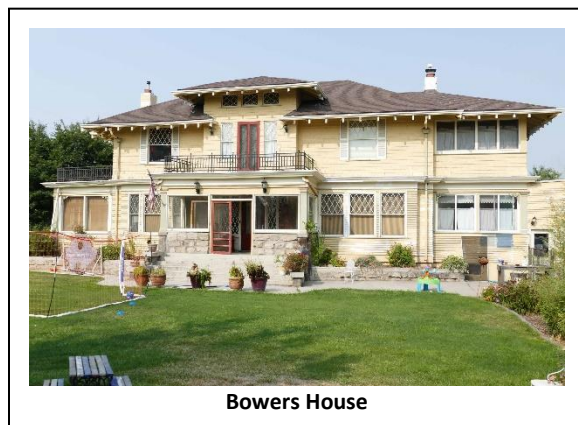
BRIGGS, WILLIAM, RANCH, 9230 W. USTICK ROAD

Built in 1910 as the country home of William Briggs, this property (USTICK-02) features an excellent example of the Queen Anne style, reflected by the steeply pitched roof with lower cross gables, engaged turret, irregular footprint large wrap-around porch, and asymmetrical and irregular fenestration. In addition to conveying significance architecturally, this property clearly communicates significant historic associations with the development of the Ustick area along the interurban line on the bench west of Boise. Though the historic agricultural setting has been lost, the house still clearly communicates a sense of past time and place warrants consideration for listing in the National Register.



BOWERS, L.C., HOUSE, 3208 N. LINDA VISTA PLACE

Built in 1908, this large home (USTICK-04) was relocated from downtown Boise to its current site in 1958 to make way for the Greyhound Bus Station currently standing at 1212 W. Bannock. Though the dwelling has lost its eligibility under Criterion A for Community Planning and Development, it is NRHP-eligible under Criterion C in the area of Architecture as a good example of the Craftsman Style and as an example of the work of the prolific Boise architecture firm of Tourtellotte & Hummel.⁸



⁷ 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.

⁸ See SHPO for Tourtellotte & Hummel Multiple Property Documentation Form (MPDF).

SPANGENBERG FARM, 11121 W. ARCH ST.

The survey identified this historically significant farmstead warranting consideration for NRHP listing. Among the earliest properties in Ustick and the home of the first postmaster, the Spangenberg Farm (USTICK-09) dates to at least c.1909. Not only does it have historic associations with the development of the Ustick Townsite along the interurban line on the bench west of Boise, it is significant as one of few that also retain its open rural setting and associated agricultural outbuildings.

Though the house is not individually eligible, the property as a whole is eligible by means of the collection of buildings and surrounding agricultural landscape that cumulatively communicate the property's historic rural associations. Though some aspects of integrity have been hindered, the property still clearly conveys a sense of past time and place and is potentially eligible for listing in the National Register. NRHP eligibility aside, the property warrants consideration for local conservation district designation (see Recommendations below for elaboration on conservation districts). Consultation with SHPO is recommended regarding establishing a Ustick Townsite conservation district encompassing the last remaining historic properties retaining their historic surrounding open space.



View S-SE of main house



View NW across open pasture



View SW of barn



View N of outbuildings

USTICK SCHOOL, 2971 N. MUMBARTO AVE.

Having opened to students in 1909 and operated as a school until 1959, Ustick School (01-011389) became a dwelling between 1982 and c.1993, at which time a large addition was constructed. Though already listed in the National Register and confirmed eligible by SHPO in 2010, this building's NRHP nomination is almost forty years old and warrants updating to document changes since its listing, as well as to bring the nomination up to present-day NPS standards for NRHP documentation and tie it into the statewide Multiple Property Documentation Form (MPDF) for Idaho school buildings.



Ustick School, view of bell tower

RECOMMENDATIONS

FUTURE SURVEY

The survey noted additional early twentieth century cottages as well as relatively large, open pastured lots abutting and in the vicinity of the study area. As an increasingly rare landscape type in Boise, historically open space and agricultural land warrants up-to-date documentation wherever it remains so as to inform and potentially substantiate consideration for local conservation district designation (see recommendation below for elaboration on conservation districts).



**Early 20th century cottages north across
W. Ustick Road**

RECOMMENDATIONS

LOCAL CONSERVATION DISTRICT DESIGNATION

The survey identified the potential for a locally designated conservation district to provide protection for Ustick's historic resources and cultural landscapes that do not currently meet NRHP eligibility requirements. A planning tool that is gaining popularity nationwide and sometimes referred to as "historic district-lite," conservation districts can serve as a means of preventing future loss of historic fabric and to promote the improvement of historic integrity.

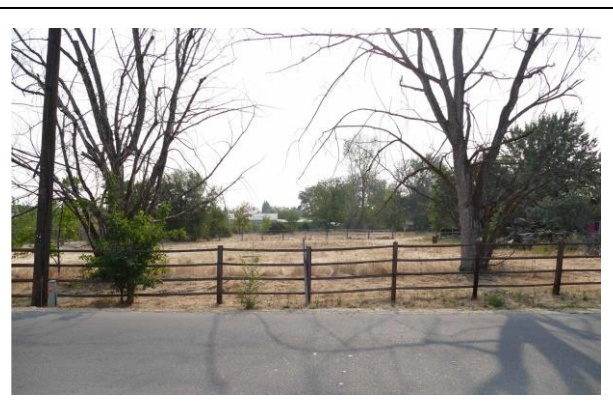
Though somewhat fragmented and not currently meeting NRHP criteria for eligibility, Ustick retains a recognized identity and character by virtue of distinctive unifying features and environmental characteristics that combine to create an identifiable setting, feeling, and association. Historic early twentieth century physical characteristics are present on several Ustick streetscapes where sufficient character (size, scale, massing, setback, form, landscape elements, and so forth) is present to clearly communicate information about the rural town's historic development. The ongoing and growing threats of incompatible infill, insensitive alterations, and demolition stand to soon eliminate what remains of Ustick's unique character.

Through designation of a Ustick Conservation District the City can establish specific design guidelines tailored to Ustick's character-defining elements and more lenient than those other locally listed districts (e.g. the North End). Usually conservation district design standards direct only major modifications (e.g. new construction, significant alterations, demolition) so as to limit adverse changes to the overall visual context of the district while encouraging property owners to make appropriate changes to their buildings.

It is recommended that the City investigate and work cooperatively with the neighborhood organization, property owners, and other interested parties toward establishing a conservation district in Ustick.



W. Ustick, view S



N. Wildwood, view E

A locally designated Ustick Conservation District should be rooted in identification of key physical aspects of neighborhood identity and what make Ustick a unique cultural landscape in Boise. To that end, among the singular character-defining features present that warrant consideration for protection include:

- Roadways without curbs and sidewalks and featuring a gravel shoulder interfacing directly with abutting land
- Mature trees, wood and barbed wire fencing, open pasture/agricultural fields, and remnant fruit orchard trees
- Large lots with modest sized (i.e. 1-story and 1.5-story pre-World War cottages)
- Open irrigation features
- The integrated combination of all of the above

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Ada County Records of Subdivision Plats, Park Estates Subdivision, Book 44, Page 3565; Ada County Clerk's Office, Boise, Idaho.

Ada County Records of Subdivision Plats, Huntington Park No. 1, Book 47, Page 3835; Ada County Clerk's Office, Boise, Idaho.

Ada County Records of Subdivision Plats, Shaws Addition to Ustick, Book 4, Page 0161; Ada County Clerk's Office, Boise, Idaho.

Ada County Records of Subdivision Plats, Ustick Townsite, Book 3, Page 0124; Ada County Clerk's Office, Boise, Idaho.

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APPENDIX A

LIST OF PROPERTIES SURVEYED

I = Individually Eligible C = Contributing NE = Not Eligible

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
8050 W. Ustick Road	01-008816-8821	Campbell House; Ustick Inn; Rising Sun Sober Living	c.1905	NE
2971 N. Mumbarto Ave.	01-011389	Ustick School; Ustick High School	1909	I
11295 W. Ustick Road	01-018069	Valley Store; Ustick Mercantile; Daisy's Italian Ice and Gelati	1907	C
11365 W. Ustick Road	01-018070	First Bank of Ustick; Madril Hair Design; 11355 W Ustick Rd (pre-annex)	1907	C
11375 W. Ustick Road	01-018072	Ustick Cheese Factory; Boise Valley Co-operative Creamery; Ustick Garage	1917	C
11397 W. Ustick Road	01-018073	Grimmet-Thompson House	c.1945	C
3113 N. Mumbarto Ave.	01-018079	Nichols-Pelton House	c.1916	NE
11289 W. Arch Street	01-018080	house	c.1920	NE
11280 W. Arch Street	01-018081	house	c.1936	NE
2780 N. Wildwood Street	01-018083	Barnes House	c.1909	NE
4315 E. Ustick Road	USTICK-01	Hine Farmstead; Hine House	c.1920	NE
9230 W. Ustick Road	USTICK-02	Briggs, William, Ranch; Cruzen House	1910	I
7923 W. Ustick Road	USTICK-03	Delsa's Ice Cream	c.1922	NE
3208 N. Linda Vista Place	USTICK-04	Bowers, L.C., House; 9700 Ustick; Gamblin House	1908	I
10999 W. Arch Street	USTICK-05	house	c.1969	NE
11069 W. Arch Street	USTICK-06	house	c2002	NE
11076 W. Arch Street	USTICK-07	mobile home	c.1980	NE
11080 W. Arch Street	USTICK-08	house	c.1948	NE
11121 W. Arch Street	USTICK-09	Spangenberg, Wilson, Farm; Spangenberg House; Hoalst House	c.1909	I
11303 W. Arch Street	USTICK-10	house	c.1910	NE
11339 W. Arch Street	USTICK-11	house	c.1930	NE
11050 W. Montana Ave.	USTICK-12	house	c.1972	NE
11260 W. Montana Ave.	USTICK-13	house	c.1917	NE
11380 W. Montana Ave.	USTICK-14	house	c.1993	NE
2902 N. Mumbarto Ave.	USTICK-15	house	c2009	NE
3009 N. Mumbarto Ave.	USTICK-16	Hamby-Pelton House	c.1912	NE
3071 N. Mumbarto Ave.	USTICK-17	house	c2003	NE
3007 N. Shamrock Ave.	USTICK-18	house	c.1967	NE
3120 N. Shamrock Ave.	USTICK-19	house	c2002	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
11133 W. Ustick Road	USTICK-20	Headboard Antiques	c.1978	NE
2781 N. Wildwood Street	USTICK-21	house	c.1910	NE
2810 N. Wildwood Street	USTICK-22	house	c.1973	NE
2840 N. Wildwood Street	USTICK-23	house	c.1915	NE
2905 N. Wildwood Street	USTICK-24	house	c.1963	NE
2910 N. Wildwood Street	USTICK-25	house	c.1975	NE
2914 N. Wildwood Street	USTICK-26	house	c.1950	NE
2915 N. Wildwood Street	USTICK-27	house	c.1948	NE
2926 N. Wildwood Street	USTICK-28	house	c.1947	NE
2929 N. Wildwood Street	USTICK-29	house	c.1936	NE
3080 N. Wildwood Street	USTICK-30	Morning Star Christian Church	1952	NE
3110 N. Wildwood Street	USTICK-31	house	c.1974	NE
3185 N. Wildwood Street	USTICK-32	Ustick Baptist Church Parsonage	c.1962	NE
E-SE edge of Ustick	01-22066	Settlers Canal (Noted But Not Recorded – recently recorded)	c.1884-c.1887	I
N edge of Ustick	01-22135	North Slough (Noted But Not Recorded – recently recorded)	c.1896	I/C

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*,⁹ 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.¹⁰ 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.

⁹ Donovan D. Rypkema, *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation, 2005).

¹⁰ 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 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.¹¹ 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.

5. Environmental Stewardship

In line with Sustainable Boise, the “citywide initiative centered on strategies that create lasting environments, innovative enterprises, and vibrant communities,” utilizing preservation as a tool in the conservation of resources provides a practical and effective economic and environmental strategy for future planning. After years of exploiting resources, there is growing consensus in support of environmental protection efforts and 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.”¹² 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.”¹³ For more information about historic preservation and sustainability, please visit <https://www.achp.gov/initiatives/sustainability-climate-resilience>.

¹¹ 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.

¹² Carl Elefante, AIA, LEED AP, “The Greenest Building Is...One That Is Already Built,” *Forum Journal*, no. 4 (Summer 2007), 32.

¹³ Elefante, 26.

APPENDIX C

FINANCIAL PRESERVATION 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 <https://www.nps.gov/tps/standards/rehabilitation.htm>. 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 website: <https://www.nps.gov/tps/tax-incentives.htm>

Charitable Contributions/Easement Donation

Internal Revenue Service (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. In Boise, Idaho, there are about ten façade easements, overseen and managed by the City.

<https://www.cityofboise.org/departments/planning-and-development-services/planning-and-zoning/historic-preservation/historic-preservation-documents/>

Capital City Development Corp (CCDC)

In Boise, if a property is located within a designated CCDC Urban Renewal District (URD) CCDC can often provide funding for certain exterior site features within the public right-of-way. If the building has a façade preservation easement in place (see above), this financial allocation can include assistance with work on the building's façade. <https://ccdchoise.com/>

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 forty-four 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. <https://itd.idaho.gov/funding/>

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.

<https://www.cityofboise.org/programs/energize/neighborhood-investment/>

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/clg/>