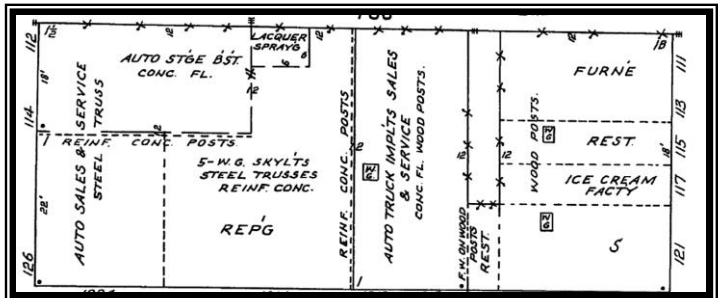
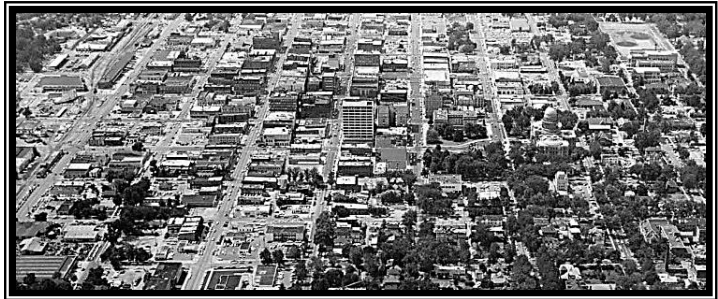


CULTURAL RESOURCE SURVEY

RECONNAISSANCE STUDY OF

CCDC's URD DISTRICTS

BOISE, IDAHO



Prepared for
THE CITY OF BOISE

By
PRESERVATION SOLUTIONS LLC

April 2018

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Cover photos top to bottom: 1) Imperial Plaza, original rendering, c1963, *courtesy <http://www.cshqa.com/about/history/>*; 2) Aerial view of Boise, 1965, *courtesy BSU Archives*; and 3) Sanborn Map of Boise, Idaho, Sheet 43b, 1956, *courtesy MidContinent Public Library*.

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 historic core of downtown Boise and corresponding to the Capital City Development Corp's (CCDC) Urban Renewal Districts of River Myrtle-Old Boise District, Central District, and Westside 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 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 486 acres in the city's historic core, 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 NW-SE, parallel with the foothills and the Boise River channel, defines the primary circulation pattern, the vast majority of parcel boundaries, and thus many buildings' alignment. The exception occurs at the southwest section of the study area where the grid aligns with the cardinal directions. Of the approximately 550 parcels in the study area, 465 contain resources, which as a whole are comprised primarily of early to late-twentieth century commercial and residential buildings.

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.

The survey area is generally concentrated between Americana and 16th Street to the west, Washington-State-Jefferson to the north, Broadway to the east, and the Boise River to the south.



SCOPE OF WORK

This project launched in Fall 2016 with preliminary consultation with City staff. Fieldwork, preliminary research, and database creation were completed in the winter of 2016-2017. Preservation Solutions (PSLLC) submitted sample survey forms to the City in March 2017, with weekly batches of pdf IHSI forms (465 individual forms) submitted throughout the Summer of 2017. A draft survey report, as well as the Microsoft Access database and all final pdf IHSI forms for GIS mapping, was submitted in July 31, 2017. Upon receipt of feedback from the City, PSLLC consulted with SHPO regarding eligibility assessments over the course of several meetings between September 2017 and February 2018. PSLLC delivered all revised final materials in April 2018. 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, City permit records, and the Sanborn Fire Insurance Maps available online.

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 465 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.

Of the 465 total properties documented as part of this project, 253 had been previously documented, 29 of which were found to no longer be extant.

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 throughout Boise's historic core. 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

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

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. https://pds.cityofboise.org/media/173852/facade_easements_walking_tour.pdf

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



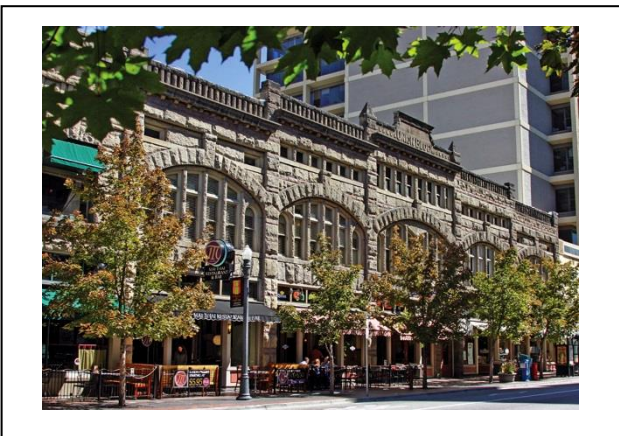
WILSON THEATER, RUPERT

- ✓ 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

The City has, 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, 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

Existing NRHP Historic Districts

The survey identified six existing NRHP-listed historic districts within or abutting the survey area. All listed before 1984, each are in need of review and updating. The survey documented each of them as having had buildings lost, added, and/or altered. Additionally, most show the high likelihood that boundaries and contexts warrant expansion in light of midcentury development. (Note: the proposed boundaries shown on the map below reflect eligibility assessments only for those properties surveyed, which generally did not include those within already listed historic districts. As such, eligibility of properties within existing NRHP-listed historic district boundaries should be revisited per consultation with SHPO to verify overall potential district boundaries.)

BOISE HISTORIC DISTRICT & LOWER MAIN STREET COMMERCIAL HISTORIC DISTRICT

Listed in 1977 and 1980, respectively, these NRHP Historic Districts have lost at least six contributing buildings between them and a high number have experienced considerable alterations in the last four decades since listing. Current survey identified the potential for expansions of these districts such that they could be revised and combined to reflect more of a comprehensive Downtown Boise Commercial Historic District. Boundaries would generally span from N 5th to N 15th between W Grove and W Bannock and would encompass more of the Basque Block (600 block of W Grove) and a variety of landmark buildings along Boise's key downtown corridors of W Main and W Idaho, such as the currently unlisted Empire Building.



Empire Building, 205 N 10th Street

FORT STREET HISTORIC DISTRICT

Listed in 1982, the southwest edge of this NRHP Historic District overlapped with the current survey area, where in several historic residential properties appear to have the potential for inclusion in an expansion of the historic district boundaries between N 13th and N 16th streets.

BOISE CAPITOL AREA DISTRICT

Listed in 1976, this NRHP Historic District has lost two contributing buildings and has the potential to be expanded considerably to include the mid-to-late 20th century expansion of the governmental district that includes excellent examples of Modern institutional architecture to the northeast.

SOUTH EIGHTH STREET HISTORIC DISTRICT

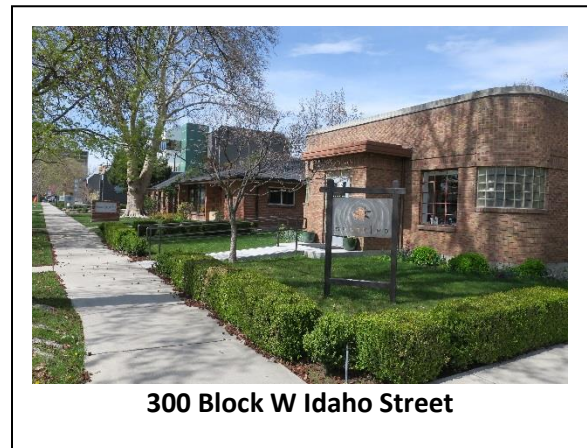
Listed in 1977, this district has seen considerable redevelopment and change over the years and is in need of updating. Not only have some buildings been lost and new buildings introduced, but there are several to the southeast that warrant inclusion as part of an expansion of the current boundaries, such as the one-story building at 500-508 S 8th Street.



STATE STREET HISTORIC DISTRICT

Listed in 1978, this small NRHP District is anchored around the intersection of N 3rd and State streets. Current survey indicates there is the potential to update and revise this district to reflect more of the East Downtown Boise neighborhood, including midcentury residential and institutional buildings. As such the boundaries could be expanded considerably to the south and west past W Main and N 4th streets.

Included in the expanded boundaries is a small but cohesive collection of mid-20th century medical-related buildings anchored along W Idaho Street east of N 6th Street. This uncommon collection of relatively small, free-standing, purpose-built medical office buildings clearly convey information about the early to mid-20th century development of Boise in relation to and in concert with the concurrent development of St. Luke's Hospital.



Potential NRHP Historic Districts

In addition, the survey identified five new 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(S)

The survey identified sufficient contiguous groupings of early to mid-twentieth century dwellings at the west edge of Downtown Boise that warrant NRHP listing as part of a National Register Historic District. These residential buildings are part of a larger neighborhood including both high style and vernacular designs applied to primarily single-family dwellings.

Identification of precise district boundaries was outside the scope of the current survey project. Additional survey to the west of the 16th Street corridor would be necessary to identify exact historic district boundaries that minimally meet National Register criteria.¹¹



1509-1515 W Jefferson Street



115-119 N 17th Street

S 13TH & S 14TH RESIDENTIAL HISTORIC DISTRICT

This small residential neighborhood district is comprised of the 500 blocks of S 13th and S 14th streets. Comprised of late 19th and early 20th century single-family dwellings, it represents the variety of housing types and styles from Boise's early history. Dwellings are one- to two-stories in-height, of wood-framed or brick construction, and executed in the Queen Anne style or more general, vernacular interpretations of the Late 19th and Early 20th Century Revival Styles.



510-514 S. 14th Street

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

¹¹ It should be noted that survey are the area west of 16th is currently underway as part of Section 106-triggered mitigation related to the demolition of the NRHP-listed Gibson Funeral Home.

WEST LEE STREET RESIDENTIAL DISTRICT

This small residential potential historic district includes the 1100 block of W Lee Street. Comprised of late 19th and early 20th century single-family dwellings, it represents the variety of working-class and middle-income housing types and styles from Boise's early history. Dwellings are one- to one-and-one-half stories in-height, of wood-framed construction, and executed in the Queen Anne style or more general, vernacular Folk House forms and/or interpretations of the Late 19th and Early 20th Century Revival Styles.



1120 W Lee Street

BROAD STREET COTTAGES

This small cluster of early 20th century dwellings reflects the last of what was a cohesive residential area known as Central Addition. These cottages represent working-class and middle-income housing types of modest stylistic references from Boise's early history.



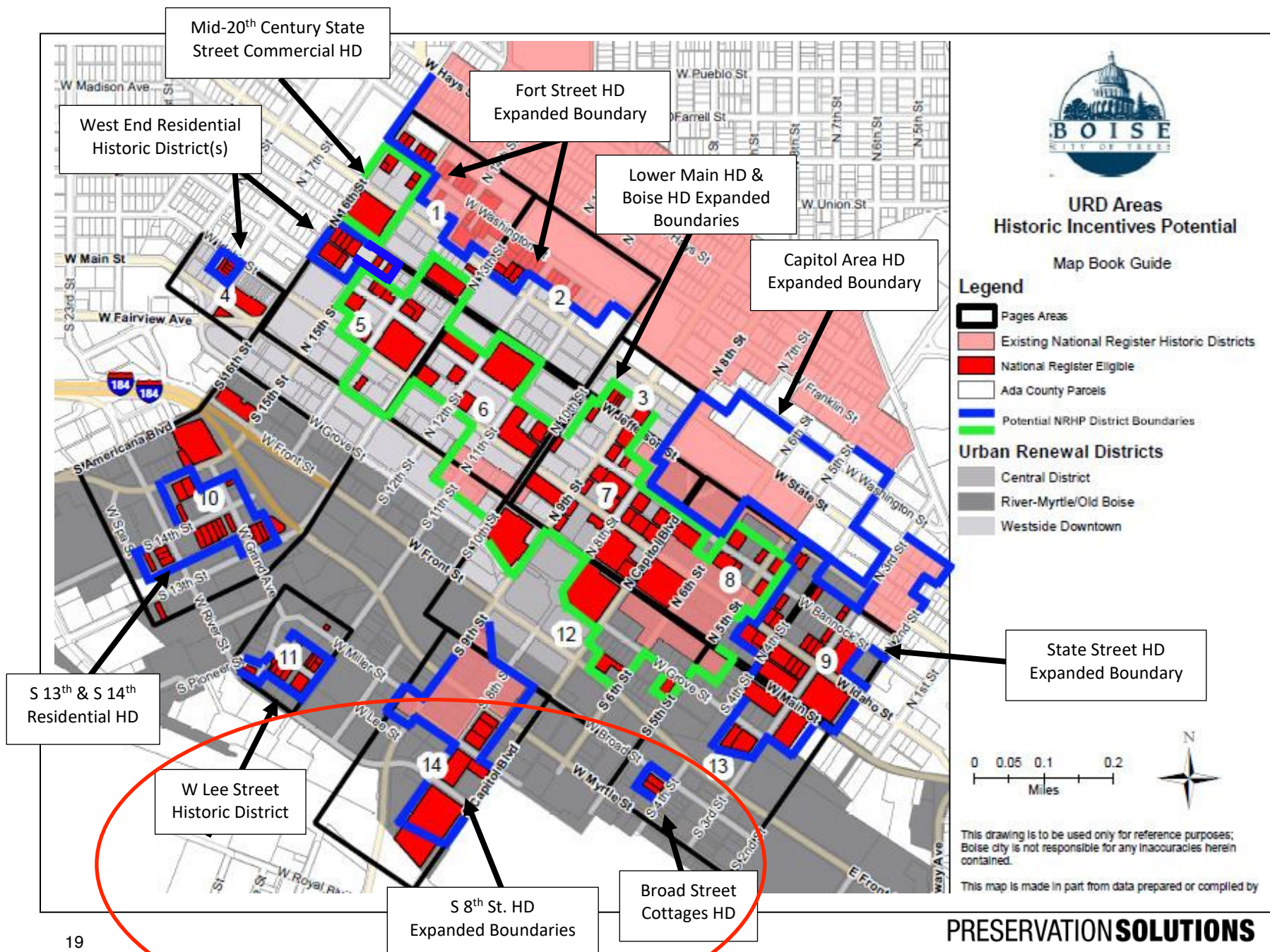
401-409 W Broad Street

MID-20TH CENTURY STATE STREET COMMERCIAL HISTORIC DISTRICT

This small collection of commercial buildings reflects mid-20th century redevelopment along State Street as Boise's downtown development began to shift further west. As a grouping, these buildings not only represent important associations with midcentury commercial development but also reflect significant trends in Modern stylistic trends that took place during the era. Furthermore, they convey important information about the inclusion of off-street parking as part of overall building design.



1515 W State Street



PRESERVATION SOLUTIONS

Intentionally not include The Cabin in blue boundary?

RECOMMENDATIONS

NATIONAL REGISTER DESIGNATION – INDIVIDUALLY ELIGIBLE BUILDINGS

The survey identified 90 properties retaining sufficient historic integrity and significance to be eligible for individual listing in the National Register of Historic Places. A selection of those not previously identified as NRHP-eligible are listed below.¹²

IMPERIAL PLAZA

Built in 1965, this building has direct associations with the redevelopment of Boise's historic core during the mid-to-late 20th century. It is an excellent example of Modern Movement aesthetics applied to a high-rise apartment building. Features reflecting this influence include the overall emphasis on the geometric grid, the various applied stone treatments, and the integrated below-grade parking garage.



200 N 3rd Street

203-209 N 4TH STREET

Built in 1928, this four-plex has direct associations with the residential development of the downtown Boise during the early 20th century. It is a good example of the Craftsman style, reflected by the open eaves with exposed rafter tails, the projecting gabled porches over each entrance, the battered exterior chimneys, and the original 6/1 and 8/1 wood windows.



203-209 N 4th Street

¹² 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.

WYMAN HOUSE

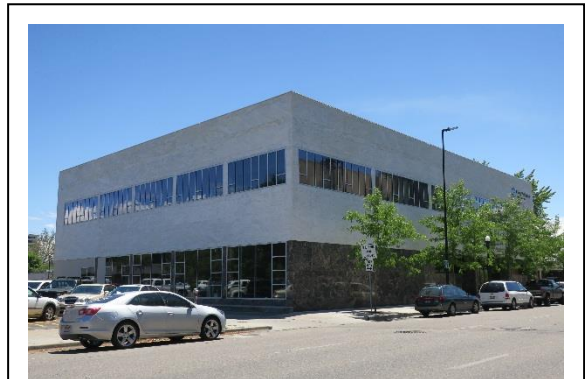
Built circa 1892, this dwelling has direct associations with the residential development of downtown Boise during the late 19th century. Executed in the Queen Anne style, it is an increasingly rare example of an early statehood home. Character-defining features include the steeply pitched cross-gabled roof, the decorative shingles on the gable walls, the projecting square bay, historic spindlework at the entrance porch, and the historic wood windows and casing trim.



405 S 4th Street

IDAHO STATESMAN HEADQUARTERS

Built in 1951, this building has direct associations with the mid-20th century redevelopment of the downtown Boise. Designed by nationally renowned architect, Pietro Belluschi, the Modernist style is expressed by the overall geometric form, lack of applied ornament, smooth wall surfaces, and bands of asymmetrically arranged aluminum-framed windows.



300 N 6th Street

UNDERTAKERS/FUNERAL PARLOR

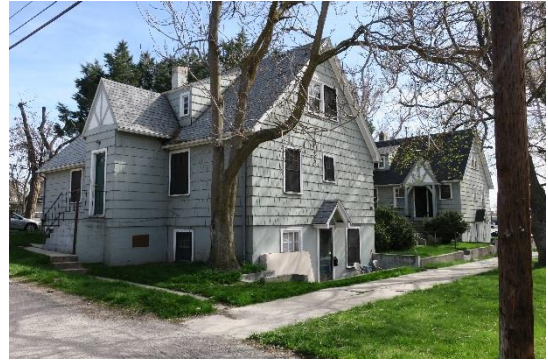
Built in 1911, this building appears as the home of a funeral parlor on the 1912 Sanborn map. It has direct associations with trends in community development at the west edge of downtown Boise during the early-20th century. Historic character-defining features include the original wood windows, cast stone block walls, and the two-story porch projecting from the center bay.



312 N 15th Street

300 N 16TH STREET

Built circa 1937, this small collection of multi-unit buildings has direct associations with the residential development of the west edge of downtown Boise during the early-to-mid-20th century. It is a good example of the transitional between Tudor Revival style and the later the Minimal Traditional style. Character-defining features include the steeply pitched roofs, faux half-timbering in the entrance gable walls, wood shingle siding, and original wood 6/1 windows, as well as the integrated central courtyard.



300 N 16th Street

BOISE FIRE STATION #5

Built in 1951, this building has direct associations with community development at the west edge of downtown Boise during the mid-20th century. It is also an excellent example of a Modern Movement building executed on a civic building. Character-defining features include the lack of applied ornament, horizontal bands of windows, large expanses of blank brick walls, and the concrete window enframements and shallow visor awnings.



212 S 16th Street

BOISE COLD STORAGE

Built around 1950, this complex is a good example of the Streamlined Moderne style applied to an industrial building. Historic character-defining features include the smooth stucco/concrete wall finish, the overall lack of applied ornament, the curved wall corners, the two parallel projecting bands at cornice level emphasizing horizontality, and the historic multi-light steel windows.



304 S Americana Blvd.

GORDON DUPLEX

Built in 1941, this building has direct associations with the residential development of downtown Boise during the early-to-mid-20th century. Though not evoking an identifiable architectural style, it is a good example of the use of tapestry brick to enliven a building's appearance. Additional historic features include the multi-light steel windows, cast stone parapet cap, ceramic tile vents in the upper-façade wall, and the pair of entrances centered in the primary elevation.



407 W Bannock Street

SUMMERS FUNERAL HOME

Built in 1939, this building has direct associations with the midcentury development of the west edge of downtown Boise during the early-to-mid-20th century. It is a good example of the mixed application of the Streamlined Moderne and Art Deco styles. Historic character-defining features include: the clinker brick walls; the scalloped profile of the cast stone parapet cap; the full-height projection entrance in the east elevation; the rounded wall corners with rounded glass block windows; the full-height projecting piers flanking the entrance in the north elevation, each of which is cast stone and emphasizing verticality as they rise above the parapet wall; and the integrated hearse garage at the west end of the primary elevation.



1205 W Bannock Street

BOISE FIRST WARD LDS CHURCH

Built c1938, this church building has direct associations with the community development of the east edge of downtown Boise during the early-to-mid-20th century. It is a unique example of early Modernist design, with character-defining features including: the poured concrete walls; overall lack of applied ornament; the scalloped profile to the cornice fascia band; the shallow broken pediment motif of the primary entrance bay; and the recessed center entrance flanked on each side by curved wall corners.



300 W Main Street

HENDRENS FURNITURE/MCU'S

Built c1940, this one-part commercial block has direct associations with the commercial development of downtown Boise during the early-to-mid-20th century. It is a good example of the subtle application of the Art Deco style onto a one-part commercial block. Historic character-defining features include the scalloped profile to the cast stone parapet cap, the vertical piers between each storefront display system that are each capped with a cast stone cap with geometric motif, the continuous course of tapestry brick treatment atop the storefront openings, and the historic full-light wood entrance doors.



822 W Jefferson Street

BOISE CASCADE WORLD HEADQUARTERS

Completed in 1971, this building has direct associations with the redevelopment of the west edge of downtown Boise during the mid-to-late-20th century. Designed by the world-renowned firm of Skidmore-Owings-Merrill (SOM), it is an excellent example of Miesian architectural aesthetics. Features reflecting this influence include the emphasis on modular, gridded structure; glass curtain wall windows; symmetrical fenestration/bay arrangement; and the steel piers around the recessed base of the floors above.



1111 W Jefferson Street

FUEL WEST OFFICE BUILDING

Designed by Hammill and Shaw, this building dates to 1969. It has direct associations with the redevelopment of the west and south edges of downtown Boise and important connections to the overall commercial development of Boise during the mid-to-late 20th century. Additionally, it is an excellent example of transitional Modernist design, reflecting influences of both Miesian aesthetics and Brutalist motifs. Character-defining features include: the low, overall horizontal profile; the large blank masonry walls juxtaposed with slender full-height fixed windows; and the distinctive 'lid' that contrasts in color and projects over the main body of the building, featuring deeply recessed clerestory windows.



415 S 13th Street

APPENDIX A

LIST OF PROPERTIES SURVEYED

I = Individually Eligible C = Contributing NE = Not Eligible

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
205 N 10TH ST	01-01022	Empire Building; Idaho First National Bank	1911	I/C
215 N 10TH ST	01-13380	Masonic Temple; Boise Lodge AF&AM	1921	C
224 N 10TH ST	01-13377	Tourtellotte, J.E., Building	1928	I/C
421 N 10TH ST	01-18642	Idaho Sporting Goods	1946	NE
119 S 10TH ST	URD-028	10TH S - apartment building	2017	NE
234 S 10TH ST	URD-029	Grove St. Parking Garage	C 1977	NE
426 S 10TH ST	URD-030	Edwards Building	1970	NE
430 S 10TH ST	URD-031	restaurant supply office/warehouse building	1965	NE
419 N 11TH ST	URD-032	Nelson Bldg; one-part office building	1959	NE
217 S 11TH ST	URD-033	Boise Battery & Brake; US Post Office, Borah Station	1946	NE
403 S 11TH ST	URD-034	11th & Myrtle Center	2005	NE
433 S 11TH ST	01-02254	S. 11th St. - House	C 1908	NE
506 S 11TH ST	URD-035	Mountain States Wholesale	1960	NE
511 S 11TH ST	01-18553	S. 11th St. - House	C 1946	C
209 N 12TH ST	01-16022	Farmers and Merchants Bank	C 1971	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
510 N 12TH ST	01-07876	Patterson Apartments	C 1915	I/C
514-522 S 12TH ST	URD-036	12th & RIVER SENIOR APTS	C 2012	NE
222 N 13TH ST	URD-037	American Home Benefit Association Building	1948	NE
333 N 13TH ST	URD-038	Federal Land Bank Building	1969	NE
411 N 13TH ST	01-18648	N. 13th St. - house	C 1900	NE
413 N 13TH ST	01-18649	N. 13th St. - house	C 1900	NE
508 N 13TH ST	01-07878	Ostregorsky House	C 1900	I/C
509 N 13TH ST	01-07879	Charbonneau, Joseph, House	C 1892	NE
512 N 13TH ST	01-01836	Johnson, R.H., House	C 1900	I/C
517 N 13TH ST	URD-039	N. 13th St. - apartments	2011	NE
518 N 13TH ST	01-01835	Johnson, R. Z., House	C 1900	I/C
205 S 13TH ST	URD-040	13TH S - house	C 1901	NE
219 S 13TH ST	URD-041	Metro Express Car Wash	2005	NE
S 13TH ST	URD-042	Cityside Lofts	C 2006	NE
415 S 13TH ST	URD-043	Fuel West Office Building; Bradford-Shaw Bldg	1969	I
417 S 13TH ST	01-02464	Neidlinger, George, House	C 1905	I/C
419 S 13TH ST	01-18547	SSI-Help (Terry Reilly Health Services)	C 1898	I/C
421 S 13TH ST	01-18546	Suhlsen House	C 1900	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
423 S 13TH ST	01-18545	Fawcett House	C 1900	C
425 S 13TH ST	01-18544	Zurcher Grocery	C 1906	C
509 S 13TH ST	URD-044	REDWOOD APTS	1984	NE
575 S 13TH ST	URD-045	Boise Rescue Mission	1995	NE
617 S 13TH ST	URD-046	Shoreline Apartments North	2002	NE
674 S 13TH ST	URD-047	Dolbow House	1928	NE
678 S 13TH ST	URD-048	13TH S - alley house	C 2002	NE
686-690 S 13TH ST	URD-049	13TH S - dwelling & alley house	C 1917	I
302 N 14TH ST	URD-050	Hurt House, Boise's Gospel Tabernacle dwelling	C 1935	I
303-309 N 14TH ST	URD-051	14TH N - four-plex	1962	NE
306 N 14TH ST	URD-052	Boise's Gospel Tabernacle	C 1935	I
315-317 N 14TH ST	URD-053	14TH N - dwelling	C 1907	NE
327 N 14TH ST	URD-054	14TH N - dwelling	C 1898	NE
327A N 14TH ST	01-23181	Boise Valley Canal	C 1865	I
512 N 14TH ST	01-01833	Mandell House	C 1898	C
608 N 14TH ST	01-07888	14th St. N - House	C 1907	NE
610 N 14TH ST	01-07889	14th St. N - House	C 1907	C
502 S 14TH ST	01-18543	S. 14th St. - House	C 1895	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
504 S 14TH ST	01-18457	S. 14th St. - House	C 1895	NE
506 S 14TH ST	01-02227	S. 14th St. - House	C 1895	I/C
509 S 14TH ST	01-18537	Lynch, Walter W., House	C 1900	I/C
510 S 14TH ST	01-02228	Brown, Grace, House	C 1900	C
514 S 14TH ST	01-02229	Kieldsen, Louis P., House	C 1895	I/C
517 S 14TH ST	URD-055	14TH S - apartment building	C 1990	NE
518 S 14TH ST	01-18542	Sargent House	C 1900	C
521 S 14TH ST	01-18538	S. 14th St. - House	C 1920	NE
522 S 14TH ST	01-18541	Peterson House	C 1895	C
523 S 14TH ST	URD-056	14TH S - apartment building	1994	NE
525 S 14TH ST	01-18539	S. 14th St. - House	C 1900	C
527 S 14TH ST	01-18540	Linton House	C 1920	NE
595 S 14TH ST	URD-057	SURPLUS LINE Building	1990	NE
612 S 14TH ST	01-18416	S. 14th St. - House	C 1905	C
308 N 15TH ST	URD-058	15th N - office building	1977	NE
1421 W Jefferson	URD-059	15TH N - apartment building	1911	I/C
515 N 15TH ST	URD-060	15TH N - One-Part Commercial Block; laundry & cleaning bldg	1961	C
502 S 15TH ST	URD-061	apartments	C 2005	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
507 S 15TH ST	01-18526	Chambers House	C 1920	I
515 S 15TH ST	01-18527	S. 15th St. - House	C 1897	NE
516 S 15TH ST	01-02224	S 15th St. - House	C 1897	I
523 S 15TH ST	01-18530	S 15th St. - House	C 1897	NE
524 S 15TH ST	01-18529	Willhite, Commodore F., House	C 1905	I
525 S 15TH ST	01-18531	S. 15th St. - house	C 1900	NE
570-590 S 15TH ST	URD-062	Americana East	1977	NE
610 S 15TH ST	URD-063	Beehive Salon	C 1968	NE
670 S 15TH ST	URD-064	Palm Springs Spa; European Health Spa	1969	NE
160 N 16TH ST	URD-065	Buttrey Food Store	1969	NE
300 N 16TH ST	URD-066	16TH N - apartments; Eagleson Apartments	C 1937	I/C
512-514 N 16TH ST	01-18613	16th N - one-part commercial block; barber shop	C 1960	C
520 N 16TH ST	01-18612	Save-On Drugs	1960	I/C
604 N 16TH ST	01-18611	16th N - one-part commercial block; real estate office	C 1959	C
102 S 16TH ST	URD-067	Sav-on Café; 16th N - one-part commercial block	1946	NE
212 S 16TH ST	URD-068	Boise Fire Station #5	C 1950	I
115 N 17TH ST	URD-069	17TH N - dwelling	C 1900	C
117 N 17TH ST	URD-070	17TH N - dwelling	C 1900	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
119 N 17TH ST	URD-071	17TH N - dwelling	C 1900	C
102 S 17TH ST	01-11314	Zurcher Apartments	1912	I
102 N 18TH ST	URD-072	Church of Pentecost; Bread of Life Tabernacle	C 1940	NE
200 N 3RD ST	URD-001	Imperial Plaza	1965	I
309 N 3RD ST	01-11508	309 N. 3rd - dwelling	C 1920	C
201 S 3RD ST	URD-002	GROVE ST APTS	C 1900	I
312 S 3RD ST	01-18482	Davis Supply Company/Nor-Fleet Warehouse	C 1944	NE
355 S 3RD ST	URD-003	ESA Credit Union	1983	NE
393 S 3RD ST	URD-004	Mountain America Credit Union	1988	NE
406 S 3RD ST	URD-005	Lone Cone building	1979	NE
455 S 3RD ST	URD-006	RDG Filings	1991	NE
200 N 4TH ST	URD-007	Idaho Public Employees Credit Union	C 1979	NE
203-209 N 4TH ST	URD-008	4TH N - triplex	1928	I
310 N 4TH ST	01-11505	Church of Christ	C 1932	I
109 S 4TH ST	URD-009	4TH S - office	C 1950	NE
111-115 S 4TH ST	URD-010	4TH S - house & four-plex	C 1900	NE
380 S 4TH ST	URD-011	Howell-Ell edge Office	2001	NE
405 S 4TH ST	01-18500	Wyman, George H., House	C 1892	I/C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
411 S 4TH ST	01-18499	Hollister, Joseph M., House	C 1892	NE
415 S 4TH ST	URD-012	FORSGREN ASSOCIATES	C 1997	NE
303 N 5TH ST	URD-013	doctors' office building	1953	C
304-310 N 5TH ST	URD-014	office building; New York Life Insurance	1960	C
250 S 5TH ST	URD-015	C.W. MOORE PLAZA	1999	NE
314 S 5TH ST	URD-016	Idaho Independent Bank Building	C 2007	NE
445-465 S 5TH ST	URD-017	The Roost	2017	NE
502 S 5TH ST	01-18512	S. 5th St. - House	C 1908	NE
506 S 5TH ST	01-18516	Gakey House	C 1892	NE
300 N 6TH ST	URD-018	Idaho Statesman Building	1951	I/C
406 S 6TH ST	01-23319	J.O. Jordan and Sons	C 1936	NE
412 S 6TH ST	URD-019	office bldg	C 1945	NE
411-417 S 6TH ST	01-23320	John Deere Plow Co. Building	1941	NE
412-418 S 6TH ST	01-23321	Parks Auto Co.; Kloepper & Cahoon	C 1936	NE
515 S 6TH ST	URD-020	The Flicks Movie Theater; law offices	C 1946	NE
217 N 8TH ST	01-13374	W. Bannock - One-Part Commercial Block	C 1925	C
242 N 8TH ST	01-01290	Montandon Building	1908	I/C
280 N 8TH ST	01-00083	Idaho Building	1911	I/C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
328 S 8TH ST	URD-021	Edwards Cinema	C 2005	NE
500 S 8TH ST	01-16072	paper warehouse; Idaho Candy Co. Warehouse	1920	I/C
508 S 8TH ST	01-23089	Idaho Candy Co. Warehouse	C 1934	C
516 S 8TH ST	01-23090	Idaho Laundry; Davis Estate Bldg.	1926	C
600 S 8TH ST	URD-022	Zellerback Paper Co.; General Electric Supply Bldg.	C 1946	I/C
611 S 8TH ST	URD-023	The Afton	2017	NE
701 S 8TH ST	01-18561	Liquified Gas Corporation	C 1939	NE
703 S 8TH ST	01-18562	Liquified Gas Corporation	C 1947	NE
705 S 8TH ST	URD-025	Contractors' Office & Warehouse; Reilly Atkinson Co.	1951	NE
119-121 N 9TH ST	01-13363	First Security Bank Building	1956	C
200-208 N 9TH ST	01-11777	McCarty Building; Ballous Latimer Drug Store	C 1909	I/C
210 N 9TH ST	01-11778	N 9th - one-part commercial block; Jordan Store	1937	C
213 N 9TH ST	URD-026	Merrill Lynch Building; 9th & Idaho Center	1999	NE
305 N 9TH ST	01-13389	N 9ths - one-part commercial block	C 1908	NE
317 N 9TH ST	01-13386	E.W. Little Bldg.; Idaho Bank and Trust	C 1947	NE
350 N 9TH ST	01-00443	Elks Temple; BPOE Building	C 1914	I/C
312 S 9TH ST STE 91	01-12093	9TH S **see IHSI for historic name etc.; Goreczky Bldg;	C 1907	I/C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
312 S 9TH ST STE 91	URD-027	nonhistoric mixed-use redevelopment; retail, pkg garage, apartments	C 2003	NE
401 S 9TH ST	01-18455	Afton Lemp Co.; wholesale electric supplies building (1949)	C 1946	NE
415 S 9TH ST	01-18520	beer depot building (1956); The Warehouse Disco	C 1925	NE
419-421 S 9TH ST	01-18521	Peasly Bldg.; woodworking bldg (1949); beer depot (1956)	1940	NE
515 S 9TH ST	01-18522	Falk & Co. Building; wholesale candy & tobacco warehouse	1950	NE
600 S 9TH ST	01-18523	Cash Coal Company	C 1920	NE
615 S 9TH ST	01-18524	Riverside Dance Pavilion/Mardi Gras Ballroom	C 1940	NE
304 S AMERICANA BLVD	01-11764	Boise Cold Storage Company	C 1935	I
516 S AMERICANA BLVD	URD-073	AMERICANA S - store building	C 1950	NE
518 S AMERICANA BLVD	URD-074	AMERICANA S - auto repair building	1963	NE
612 S AMERICANA BLVD	URD-075	A&H Office Building; One-Part Commercial Block	1970	NE
616 S AMERICANA BLVD	URD-076	General Adjustment Bureau Bldg; One-Part Commercial Block	1960	NE
620 S AMERICANA BLVD	URD-077	AMERICANA S - dwelling	C 1895	NE
782 S AMERICANA BLVD	URD-078	Summit Dental building	2012	NE
617 S ASH ST	01-13304	Thompson, Chester, House	C 1905	I/C
672 S ASH ST	URD-079	ASH S - Four-plex	C 1978	NE
1205 W BANNOCK ST	URD-080	Summers Funeral Home	1939	I

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1212 W BANNOCK ST	URD-081	Greyhound Bus Station	C 1959	I/C
1407 W BANNOCK ST	URD-082	SCOTTISH RITE MASONIC	C 1983	NE
1408 W BANNOCK ST	URD-083	medical clinic bldg.; Dr. Kingland & Dr. Franden offices	1969	C
1419 W BANNOCK ST	URD-084	CUMULUS RADIO	C 1973	C
1440 W BANNOCK ST	URD-085	BANNOCK W - office building; K&S Investments	1969	C
1450 W BANNOCK ST	URD-086	BANNOCK W - One-Part Commercial Block; K&S Investments	1969	C
1500 W BANNOCK ST	URD-087	BANNOCK W - office building	2004	NE
1512 W BANNOCK ST	URD-088	BANNOCK W - house	C 1900	I
303 W BANNOCK ST	01-11516	W. Bannock - house	C 1920	C
304 W BANNOCK ST	01-11507	304 W. Bannock St. - apartments	C 1930	C
305 W BANNOCK ST	01-11515	HAWKEYE FOREST PROD INC.	C 1907	NE
306-316 W BANNOCK ST	01-11506	Capitol Dental	C 1978	NE
407 W BANNOCK ST	URD-089	Gordon Duplex	1941	I/C
425 W BANNOCK ST	URD-090	Forney-Johnson Medical Center Building	1967	C
505 W BANNOCK ST	URD-091	BANNOCK W - One-part commercial block; restaurant & candy store	1948	NE
537 W BANNOCK ST	URD-092	IBM Building; Court of Appeals Bldg	C 1965	C
599 W BANNOCK ST	URD-093	Pitt & Bloch; attorneys' offices	1966	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
601 W BANNOCK ST	01-07953	Old Boise City Hall	C 1938	NE
703 W BANNOCK	URD-094	PKG GARAGE - REMODEL OF OLDER BLDG	C 1909	NE
705 W BANNOCK	URD-095	St. Laurence Gridiron	C 1970	NE
816 W BANNOCK ST	01-13391	Booth Furniture; McMahan's Furniture	C 1908	C
826 W BANNOCK ST	01-13390	Boise Motor Car Co.; Hotel Boise Garage	C 1915	C
901 W BANNOCK ST	URD-096	First Security Place Pkg Garage	1982	NE
950 W BANNOCK ST	URD-097	Banner Bank Building	2005	NE
200 W BROAD ST	01-23314	Jordan Wilcomb Warehouse	1959	NE
211 W BROAD ST	01-18483	Remco Electric and Special T Plumbing	C 1960	NE
401 W BROAD ST	01-18501	Odiaga, Anastacio, House	C 1907	C
405 W BROAD ST	01-18502	Broad St. - House	C 1907	C
407 W BROAD ST	01-18503	Broad St. - House	C 1907	C
409 W BROAD ST	01-18504	Broad St. - House	C 1907	C
523 W BROAD ST	01-23316	Eiden Plumbing Shop/Offices	1951	NE
777 W BROAD ST	URD-098	Hampton Inn; Bodo Building #8	C 2006	NE
107 S BROADWAY AVE	01-18364	7-11 Convenience Store	1977	NE
111 S BROADWAY AVE	URD-099	Law Offices of Roberts & Poole	C 1965	NE
401 S BROADWAY AVE	URD-100	Whole Foods	2013	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
455 S BROADWAY AVE	URD-101	Walgreens	2012	NE
150 N CAPITOL BLVD	01-13369	New City Hall Building	1976	C
161-199 N CAPITOL BLVD	URD-102	Capital Plaza Building	C 1994	NE
218 N CAPITOL BLVD	URD-103	Mountain States Telephone & Telegraph Building	1952	C
101 S CAPITOL BLVD	01-16014	Idaho First National Bank Building	1982	I/C
245 S CAPITOL BLVD	URD-104	Grove Hotel Building	1998	NE
280 S CAPITOL BLVD	01-13476	Bank of America Building	C 1991	NE
300 S CAPITOL BLVD	URD-105	Trader Joe's	C 2013	NE
400 S CAPITOL BLVD	URD-106	Marriott Residence Inn	2017	NE
500 S CAPITOL BLVD	URD-107	Inn at 500 Hotel	2016	NE
505 S CAPITOL BLVD	URD-108	Jackson's / Shell	C 1999	NE
516 S CAPITOL BLVD	URD-109	Boulevard Office Building; Boulevard Investors	C 1999	NE
691 S CAPITOL BLVD	URD-110	Hon Motor Co.; Hon Garage	C 1950	NE
715 S CAPITOL BLVD	01-15996	Salt Lake Hardware Co.	1946	C
801 S CAPITOL BLVD	01-15997	Idaho State Forestry Office	C 1939	I
1655 W FAIRVIEW AVE	URD-111	Main Street Plaza	C 1981	NE
190 E FRONT ST	URD-112	Assessor's Office & apartments	C 2003	NE
200 E FRONT ST	URD-113	apartments	C 2003	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
251 E FRONT ST	URD-114	Elam & Burke; Intermountain Eye Center	C 2001	NE
322 E FRONT ST	URD-115	University of Idaho Water Center	C 2004	NE
1100 W FRONT ST	01-02222	Rodocker Service Station; Shell Oil; 76 Station	C 1935	NE
1108 W FRONT ST	URD-116	restaurant	1948	NE
1114 W FRONT ST	URD-117	FRONT W - machine shop; Yanke Building	C 1905	NE
1124 W FRONT ST	URD-118	Bogies Building	C 1946	NE
1204 W FRONT ST	URD-119	Boise Interurban Railway Co. Freight Depot	C 1907	NE
1214 W FRONT ST	URD-120	Front W - One-Part Commercial Block	C 1946	NE
1400 W FRONT ST	URD-121	DESIGNER FLOORS	C 1994	NE
1414 W FRONT ST	URD-122	Shackleford & Newman; Idaho Radiator Works; front building	C 1929	NE
1420 W FRONT ST	URD-123	Blomgren Bldg; warehouse; Boise White truck sales & service	C 1912	NE
200 W FRONT ST	URD-124	Ada County Courthouse	C 2001	NE
501 W FRONT ST	01-23317	Concordia University	C 2011	NE
521 W FRONT ST	01-23318	Oaas Laney Building	C 1953	NE
600 W FRONT ST	01-13475	machinery shop; furniture warehouse; Peasley Warehouse	C 1910	NE
610 W FRONT ST	01-07956	Chinese IOOF Bldg	C 1910	I/C
616 W FRONT ST	URD-024	Chinese sheet metal shop	C 1915	I/C
850 W FRONT ST	URD-125	Boise Centre	C 1989	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
705 W FULTON ST	URD-126	Idaho Car Co. Building; Nash Garage	1947	C
1180 W GRAND AVE	URD-127	PIONEER SQUARE	C 1980	NE
1191 W GRAND AVE	01-19848	Grand Market Beverage	C 1945	NE
1249 W GRAND AVE	URD-128	River Plaza Apts	C 1999	NE
1360 W GRAND AVE	URD-129	Fuel West Repair Shop	1969	NE
1411 W GRAND AVE	URD-130	Grand Ave. - apartments	C 2007	NE
1412 W GRAND AVE	01-18534	Butler House	C 1906	I
1070 W GROVE ST	URD-131	Astromotel	C 1966	NE
1101 W GROVE ST	URD-132	GROVE W - Two-Part commercial block	C 1999	NE
1115 W GROVE ST	URD-133	Craig Garage; Motor Center Inc.; machinery sales & service building	C 1946	NE
1185 W GROVE ST	URD-134	Olson Garage; auto storage & servicing building	C 1937	NE
1221 W GROVE ST	URD-135	GROVE W - house; Pasco Neuman House	C 1897	NE
1314 W GROVE ST	URD-136	Travelodge	C 1962	NE
1375 W GROVE ST	URD-137	Oakley Moody Service	C 1972	NE
1402 W GROVE ST	URD-138	American Laundry Co.	1910	NE
1407 W GROVE ST	URD-139	Service Parts Co.; Service Parts Home Repair	C 1958	NE
1414 W GROVE ST	URD-140	Troy Laundry, fur vault addition	C 1946	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1420 W GROVE ST	URD-141	Troy Laundry	C 1922	NE
1423 W GROVE ST	URD-142	Service Parts Co.; motor rebuilding shop	1954	NE
1500 W GROVE ST	URD-143	Intermountain Billiard Supply	1973	NE
1515 W GROVE ST	URD-144	Motor Tire Service	1972	NE
1516 W GROVE ST	URD-145	GROVE W - One-Part Commercial Block; Craddock Bldg.	1955	NE
1576 W GROVE ST	URD-146	GROVE W - One-Part Commercial Block	C 1950	NE
319-323 W GROVE ST	URD-147	Grove Street Apartments	C 1925	I
450 W GROVE ST	URD-148	C W MOORE APTS	C 1999	NE
501 W GROVE ST	01-13471	Bicandi House	1942	I
981 W GROVE ST	URD-149	Statehouse Inn	1982	NE
1001 W IDAHO ST	01-16024	Washington Federal Savings and Loan	C 1964	NE
1006 W IDAHO	01-01048	Idaho First National Bank	1928	I/C
1006 W IDAHO	URD-150	bank drive through	C 1970	I/C
1101 W IDAHO ST	01-16023	W Idaho - One-Part Commercial Block; HITCHCOCK BUILDING	C 1919	NE
1101 W IDAHO ST	URD-151	W Idaho - One-Part Commercial Block	C 1925	NE
1118 W IDAHO ST	01-04462	El Korah Shrine Temple	C 1914	I
1220 W IDAHO ST	01-16021	Idaho Power Building	1932	I/C
1221 W IDAHO ST	URD-152	Idaho Power skyscraper	1990	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1312-1322 W IDAHO ST	01-16018	Taylor Building	C 1930	I
1325 W IDAHO ST	01-16016	wholesale electrical supplies; business school	C 1948	NE
1401 W IDAHO ST	URD-153	Watercooler apartments	2017	NE
1404 W IDAHO ST	URD-154	Rocca Building	1963	C
1412 W IDAHO ST	URD-155	IDAHO W - office building	C 1946	NE
1707 W IDAHO ST	URD-156	IDAHO W - house	C 1900	C
301 W IDAHO ST	URD-157	IDAHO W - house	C 1925	C
302 W IDAHO ST	URD-158	Spark MD	C 1948	I/C
305 W IDAHO ST	URD-159	IDAHO W - office building	C 1946	C
310 W IDAHO ST	URD-160	W IDAHO ST - office bldg	C 1949	C
311 W IDAHO ST	URD-161	IDAHO W - doctors' office building	1948	C
312 W IDAHO ST	URD-162	IDAHO W - office building	C 1941	C
331 W IDAHO ST	URD-163	St. Luke's Hospice	C 1962	C
401 W IDAHO ST	01-02210	small office building	C 1939	I
408 W IDAHO ST	URD-164	IDAHO W -dwelling	C 1910	C
413 W IDAHO ST	URD-165	midcentury modern office building	C 1910	I/C
702 W IDAHO ST	01-13371	Boise National Bank Building; Key Center	C 1963	C
702 W IDAHO ST	URD-166	IDAHO W 702	C 1965	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
710-730 W IDAHO ST	01-17687	Union Block	C 1902	I/C
800-802 W IDAHO ST	01-11776	The Mode	1909	C
805 W IDAHO ST	01-00078	Boise City National Bank	C 1892	I/C
814-816 W IDAHO ST	01-13376	Idaho W - one-part commercial block	C 1910	NE
818-820 W IDAHO ST	01-11781	Idaho W - Two-Part Commercial Block; West Elm (east); LunchBox	C 1900	NE
822-826 W IDAHO ST	01-13375	Idaho W - One-Part Commercial Block	C 1953	NE
827 W IDAHO ST	01-11782	Broadbent Building	C 1924	I/C
918 W IDAHO ST	01-13379	C.C. Anderson's Golden Rule Store	C 1928	NE
1010 W JEFFERSON ST	URD-167	10 TEN BUILDING	1951	NE
1100 W JEFFERSON ST	01-18668	One-Part Commercial Block; Todd Restaurant	C 1945	NE
1110 W JEFFERSON ST	01-18669	Boise Cascade Corp.	C 1959	NE
1111 W JEFFERSON ST	URD-168	Boise Cascade World Headquarters	1971	I
1114 W JEFFERSON ST	01-18670	Denton's Printing	C 1962	NE
1118 W JEFFERSON ST	01-18592	Anderson Insurance Agency	C 1951	NE
1223 W JEFFERSON ST	URD-169	Boise Plaza Parking Garage	2008	NE
1307 W JEFFERSON ST	URD-170	JEFFERSON W - office building	C 1958	NE
1311 W JEFFERSON ST	URD-171	Galbraith House	C 1922	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1315 W JEFFERSON ST	URD-172	JEFFERSON W - dwelling	C 1892	NE
1317 W JEFFERSON ST	URD-173	Muse Building	C 1973	NE
1324 W JEFFERSON ST	01-18591	Sears & Roebuck Tire Shop & Service	C 1947	I
1333 W JEFFERSON ST	URD-174	JEFFERSON W - doctor's office building	1969	NE
1401 W JEFFERSON ST	URD-175	JEFFERSON W - dwelling	C 1940	NE
1407 W JEFFERSON ST	URD-176	JEFFERSON W - dwelling	C 1898	NE
1415 W JEFFERSON ST	01-05761	Smyth House	C 1905	I
1417 W JEFFERSON ST	URD-177	JEFFERSON W - apartments	C 1981	NE
1424 W JEFFERSON ST	01-18589	St. Paul's Lutheran Church	1953	NE
1501 W JEFFERSON ST	URD-178	Wood, Mary S., House	C 1898	NE
1509 W JEFFERSON ST	01-01856	Phillips House	C 1900	I/C
1515 W JEFFERSON ST	01-01855	Bush Apartments	C 1907	I/C
1517 W JEFFERSON ST	URD-179	JEFFERSON W - house	C 1907	I/C
1519 W JEFFERSON ST	01-01854	Sensenig House	C 1907	I/C
305 W JEFFERSON ST	URD-180	medical office building	C 1985	NE
317-323 W JEFFERSON ST	URD-181	Jefferson Condos	C 2007	NE
407 W JEFFERSON ST	URD-182	RISCH PISCA PLLC	C 1975	NE
409 W JEFFERSON ST	01-04252	Kieldson, Louis, House	C 1910	I

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
413-415 W JEFFERSON ST	01-01858	Kieldson Double House	C 1910	I
425 W JEFFERSON ST	01-18165	Senator Apartments	C 1920	C
525 W JEFFERSON ST	URD-183	JEFFERSON W - office building	C 1993	C
814 W JEFFERSON ST	01-18661	Bertram Motor Supply; Kleffner's Sporting Goods	C 1940	C
822 W JEFFERSON ST	01-18662	Hendrens Furniture	C 1940	I/C
900 W JEFFERSON ST	01-18663	First Federal Savings & Loan	C 1947	NE
904 W JEFFERSON ST	01-18664	Capital Title Building	C 1947	C
908 W JEFFERSON ST	URD-184	W. Jefferson St. restaurant building	1948	C
911 W JEFFERSON ST	01-13385	Burroughs Adding Machine Co.; Statewide Printers	1940	C
910-912 W JEFFERSON ST	01-18665	paint store	C 1937	C
921 W JEFFERSON ST	01-13384	Consumers' Grocery (Allen & Honstead); Amore Restaurant	C 1935	NE
914-954 W JEFFERSON ST	01-18666	Veteran's Administration Offices	1949	NE
1100 W LEE ST	01-13296	Obermeyer House	C 1946	C
1103 W LEE ST	01-13300	Spring, Roy, House & Trailer Court	C 1900	C
1108 W LEE ST	01-13298	Hover, Lena, House	C 1925	C
1110 W LEE ST	01-13297	Wright, H.B., House	C 1895	C
1117 W LEE ST	01-13294	Wasson House	C 1895	NE
1118 W LEE ST	01-13286	White, John Frank, House	C 1895	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1119 W LEE ST	01-13301	Sewall, James, House	C 1900	C
1120 W LEE ST	01-13306	White, John Frank, House	C 1895	C
1121 W LEE ST	01-13287	Lee, Amos, House	C 1900	C
1123 W LEE ST	01-13288	Lamar, Cynthia, House	C 1900	C
1125 W LEE ST	01-13289	Eastman-Davis House	C 1900	C
1127 W LEE ST	01-13305	Mitchell, Luther, House	C 1900	NE
1162 W LEE ST	URD-185	LEE W - four-plex	C 1985	NE
1190 W LEE ST	URD-186	LEE W - four-plex	C 1985	NE
914 W LEE ST	URD-187	Stocker & Cossey Warehouse	C 1958	NE
1200 W MAIN ST	01-16011	Benjamin Franklin Savings and Loan	C 1976	NE
1310 W MAIN ST	01-16008	Nagel Beverage Company	C 1938	NE
1320 W MAIN ST	01-16007	Hurless Bros. Foreign Car Service	C 1950	I/C
1322 W MAIN ST	01-16005	Ochi Building	C 1906	NE
1404 W MAIN ST	URD-188	MAIN W - auto parts building	C 1941	NE
1409 W MAIN ST	URD-189	Main W - tire sales and service building	C 1925	NE
1417 W MAIN ST	URD-190	Intermountain Glass Company	C 1921	NE
1422 W MAIN ST	URD-191	MAIN W - auto service building	C 1981	NE
1501 W MAIN ST	URD-192	MAIN W - One-Part Commercial Block	C 1930	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1517 W MAIN ST	URD-193	MAIN W - One-Part Commercial Block	C 1930	NE
1519 W MAIN ST	01-08722	MAIN W - Two-Part Commercial Block	C 1905	NE
1600-1618 W MAIN ST	URD-194	CABANA MOTEL	C 1971	I
1700 W MAIN ST	URD-195	MAIN W - One-Part Commercial Block	C 1946	NE
1700 W MAIN ST	URD-196	MAIN W 1718-1722 - one-part commercial block	C 1946	NE
1744 W MAIN ST	URD-197	CREAMER HEATING	C 1946	NE
200-210 W MAIN ST	01-01245	United States Assay Office	1872	I
215 W MAIN ST	URD-198	M&W Market; one-story commercial building	C 1950	I
300 W MAIN ST	URD-199	Boise First Ward LDS Church	C 1938	I
317 W MAIN ST	URD-200	Industrial Administration Building, State of Idaho	1956	I
400 W MAIN ST	URD-201	NORCO MEDICAL SUPPLY	C 1994	NE
407 W MAIN ST	URD-202	Blue SKY BAGEL	C 1955	NE
414 W MAIN ST	URD-203	MAIN W - One-Part Commercial Block	C 1948	NE
700 W MAIN ST	01-00085	Ada Theater; Egyptian Theater	C 1927	I
780 W MAIN ST	URD-204	Capitol Terrace		I/C
800 W MAIN ST	URD-205	ZIONS BANK BLDG	2015	NE
866 W MAIN ST	URD-206	Eastman Parking Garage		NE
877 W MAIN ST	01-15693	First Interstate Bank Bldg	C 1988	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
890 W MAIN ST	01-00084	Alexanders	C 1924	I/C
902 W MAIN ST	01-11784	Sonna Block	C 1887	NE
999 W MAIN ST	01-16012	One Capital Center	C 1975	C
1100 W MILLER ST	URD-207	MILLER W - dwelling	C 2011	NE
1103 W MILLER ST	URD-208	E.W. Little Co. Warehouse	1948	NE
1110 W MILLER ST	01-18563	Miller St. - House	C 1908	I
1121 W MILLER ST	URD-209	MILLER W - restaurant & recreation hall	1956	NE
1150 W MILLER ST	URD-210	Pioneer Square Apartment Complex	1982	NE
1151 W MILLER ST	URD-211	Logsdon Motor Co. Storage Building	1949	NE
110 E MYRTLE ST	URD-212	WinCo Foods	C 1998	NE
1000 W MYRTLE ST	URD-213	JUMP	2016	NE
1109 W MYRTLE ST	URD-214	PIONEER PLAZA BLDG. # 1; Capitol Gateway Plaza	1994	NE
1211 W MYRTLE ST	URD-215	PIONEER PLAZA PHASE 2; Capitol Gateway Plaza	1999	NE
200 W MYRTLE ST	01-18472	Roe House	C 1900	NE
210 W MYRTLE ST	URD-216	gable-front dwelling	C 1920	NE
217 W MYRTLE ST	URD-217	Lake House	C 1910	NE
300 W MYRTLE ST	URD-218	Primary Health Bldg	1991	NE
301 W MYRTLE ST	URD-219	Oil Burner Parts & Supply Co. Building	1965	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
355 W MYRTLE ST	URD-220	Myrtle Office Building	C 1994	NE
405 W MYRTLE ST	URD-221	ST LUKES ELKS CHILDREN REHAB	1989	NE
447 W MYRTLE ST	URD-222	office building	C 1990	NE
530 W MYRTLE ST	01-18517	Ray's Auto Body	C 1936	NE
565 W MYRTLE ST	URD-223	Park Plaza Building	1994	NE
927 W MYRTLE ST	URD-224	INTERMOUNTAIN MED IMAGING	C 1960	NE
733 S PIONEER ST	URD-225	PAYETTE BREWING	C 1980	NE
1050 W RIVER ST	URD-226	West Coast Paper/Jump Time	C 1960	NE
1110-1116 W RIVER ST	URD-227	RIVER W - Four-plex	1980	NE
1122-1128 W RIVER ST	URD-228	RIVER W - Four-plex	C 1980	NE
1130-1136 W RIVER ST	URD-229	RIVER W - Four-plex	C 1980	NE
1190 W RIVER ST	URD-230	Goodmiller Auto Service	C 1946	NE
1201 W RIVER ST	URD-231	Idaho Self Storage	2017	NE
1226 W RIVER ST	URD-232	ST LUKES HUMPHREYS DIABETES	C 1999	NE
1257 W RIVER ST	URD-233	Design House, et al	2017	NE
1276 W RIVER ST	URD-234	River Plaza Offices	C 2000	NE
1315 W RIVER ST	01-18560	River St. - House	C 1900	C
1317 W RIVER ST	01-18559	River St. - House	C 1900	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1319 W RIVER ST	01-02230	River St. - House	C 1900	C
1354-1360 W RIVER ST	URD-235	River Terrace	1984	NE
1425 W RIVER ST	URD-236	St Lukes Orthopedic Surgery; Boise Orthopedic Clinic	C 2001	NE
1522 W RIVER ST	URD-237	Norco Welding Supplies; Nordling Bldg.	1953	NE
970 W RIVER ST	URD-238	Bekins Storage	C 1950	NE
1500 W SHORELINE DR	URD-239	K-Mart Shopping Center	1966	NE
1106 W STATE ST	01-18625	SUBWAY/OFFICE	C 1965	NE
1150 W STATE ST	01-18626	W. State St. Office Building - 1150	C 1977	NE
1177 W STATE ST	01-18646	W. State St. Office Building - 1177	C 1982	NE
1190 W STATE ST	01-18627	Commercial Tire	C 1952	NE
1202 W STATE ST	01-18628	Tune Tech	C 1978	NE
1208 W STATE ST	01-18629	W. State St. dwelling - 1208	C 1925	C
1215 W STATE ST	01-18647	Sears & Roebuck Store	1949	NE
1216 W STATE ST	01-18630	Mott, H.O., House	C 1892	C
1220 W STATE ST	01-18631	Curtis Service Station	C 1937	C
1300 W STATE ST	01-18632	D-K's Donuts	C 1970	NE
1303 W STATE ST	01-18650	Burns Studio	C 1930	I
1310 W STATE ST	01-18633	Rainbow Books	C 1900	NE

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1315 W STATE ST	01-11763	P. G. Hanson Apartment House	C 1929	NE
1317 W STATE ST	01-18651	W. State St. dwelling - 1317	C 1920	NE
1323 W STATE ST	01-18652	Fisher's Vacuum Villa	C 1908	NE
1326 W STATE ST	01-00909	Friedline Apartments	C 1900	I
1402 W STATE ST	01-18634	Fanci Freeze	C 1952	NE
1407 W STATE ST	01-18653	Schuck's Auto Supply	C 1984	NE
1408 W STATE ST	01-18635	Blue Shield of Idaho	C 1961	NE
1423 W STATE ST	URD-240	Dutch Brothers Coffee	2015	NE
1470 W STATE ST	01-18636	Chevron Gas Station	C 1992	NE
1515 W STATE ST	01-18656	Safeway; Payless Drug Store	C 1962	I/C
1514-1520 W STATE ST	01-18637	Idaho Power Co. office building	C 1950	NE
1522 W STATE ST	01-18638	Exxon Gas Station	C 1956	NE
821 W STATE ST	URD-241	STATE W - One-Part Commercial Block	C 1945	NE
1107 W WASHINGTON ST	01-01848	Davies, Dr. James, House	C 1905	I/C
1115 W WASHINGTON ST	01-03949	Francis, H.C., House	C 1906	I/C
1119 W WASHINGTON ST	01-03950	Righteneur, Dr. R.S., House	C 1906	C
1201 W WASHINGTON ST	01-01847	W. Washington - dwelling	C 1905	C
1207 W WASHINGTON ST	01-03951	Perky, Kirtland, House	C 1905	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1211 W WASHINGTON ST	01-01846	The Elms Apartments	C 1905	I/C
1215 W WASHINGTON ST	01-03952	Falk, Nathan, House	C 1900	C
1305 W WASHINGTON ST	01-07881	White-Savage Apartments	C 1910	I/C
1311 W WASHINGTON ST	01-03953	Springer, W.D, House	C 1898	C
1315 W WASHINGTON ST	01-01845	Gary, John, House	C 1898	I/C
1318 W WASHINGTON ST	01-03954	Steckman, Sara, House	C 1940	C
1319 W WASHINGTON ST	01-03955	Nelson, H.W., House	C 1945	NE
1320 W WASHINGTON ST	01-03956	McCormick House	C 1940	C
1321 W WASHINGTON ST	01-03957	House, McClafin	C 1941	I/C
1400 W WASHINGTON ST	01-03958	Neal Apartments	C 1940	C
1404-1406 W WASHINGTON ST	01-03959	Dunning, Bertha, Duplex	C 1939	C
1410 W WASHINGTON ST	01-03961	Nicholson House	C 1907	C
1412 W WASHINGTON ST	01-01843	Ostrom-Beglan House	C 1910	NE
1413 W WASHINGTON ST	01-03962	Garlock, William D., House	C 1900	C
1416 W WASHINGTON ST	01-03963	Washington St. W - House	C 1907	C
1419 W WASHINGTON ST	01-01842	Yanskey House	C 1900	NE
1420 W WASHINGTON ST	01-01841	Page, Frank, House	C 1907	C
1500-1502 W WASHINGTON ST	01-18606	Pamberton, John, duplex	1937	C

ADDRESS	INVENTORY NUMBER	PROPERTY NAME	CONSTRUCTION DATE	NRHP ELIGIBILITY
1503 W WASHINGTON ST	01-18614	Spud Nut Shop; WESTCO MARTINIZING	1962	C
1504 W WASHINGTON ST	01-18607	Stahl House	C 1938	C
1510 W WASHINGTON ST	01-18608	Carpenter, William, House	1938	C
1514-1516 W WASHINGTON ST	01-18609	Nelson, Harlan, Duplex	1936	NE
1520 W WASHINGTON ST	01-18610	Hamilton, Dr. O.P., House	1938	C

APPENDIX B

ELIGIBILITY MAP



Legend

- ## Urban Renewal Districts

-
- A horizontal number line with tick marks at 0, 0.05, 0.1, 0.15, and 0.2. The word "Miles" is written below the line.



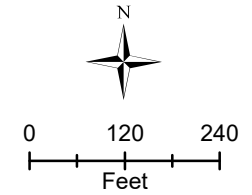
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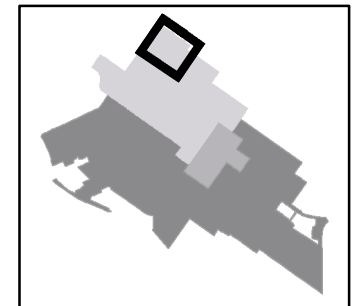


URD Areas Historic Incentives Potential



Legend

-  Buildings
-  Existing National Register Historic Districts
-  National Register Eligible
-  Central District
-  River-Myrtle/Old Boise
-  Westside Downtown



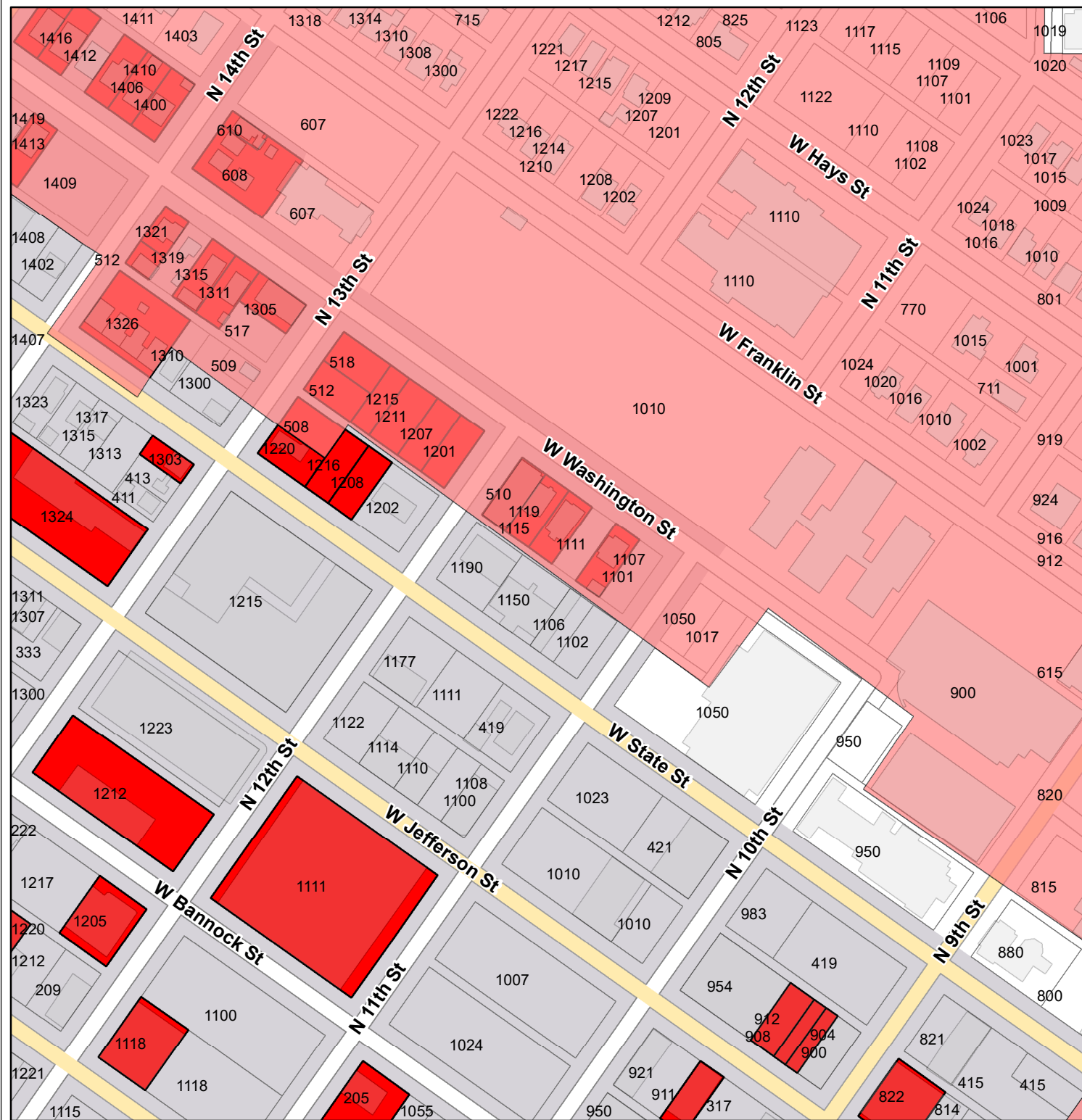
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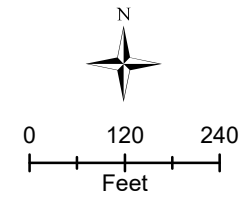
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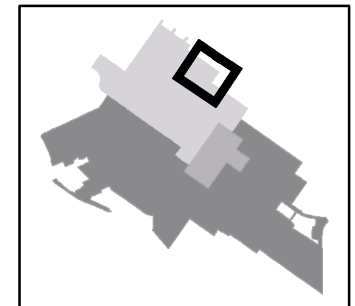


URD Areas Historic Incentives Potential



Legend

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-  Existing National Register Historic Districts
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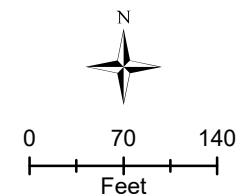
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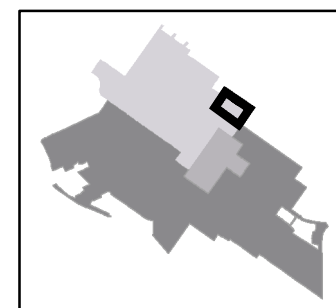


URD Areas Historic Incentives Potential



Legend

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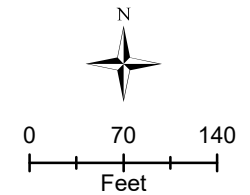
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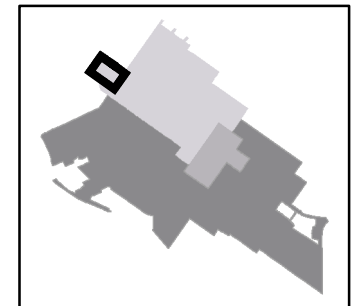


URD Areas Historic Incentives Potential



Legend

-  Buildings
-  Existing National Register Historic Districts
-  National Register Eligible
-  Central District
-  River-Myrtle/Old Boise
-  Westside Downtown



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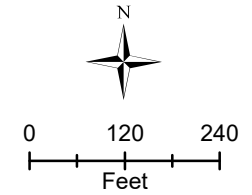
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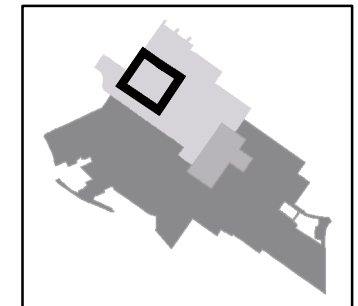


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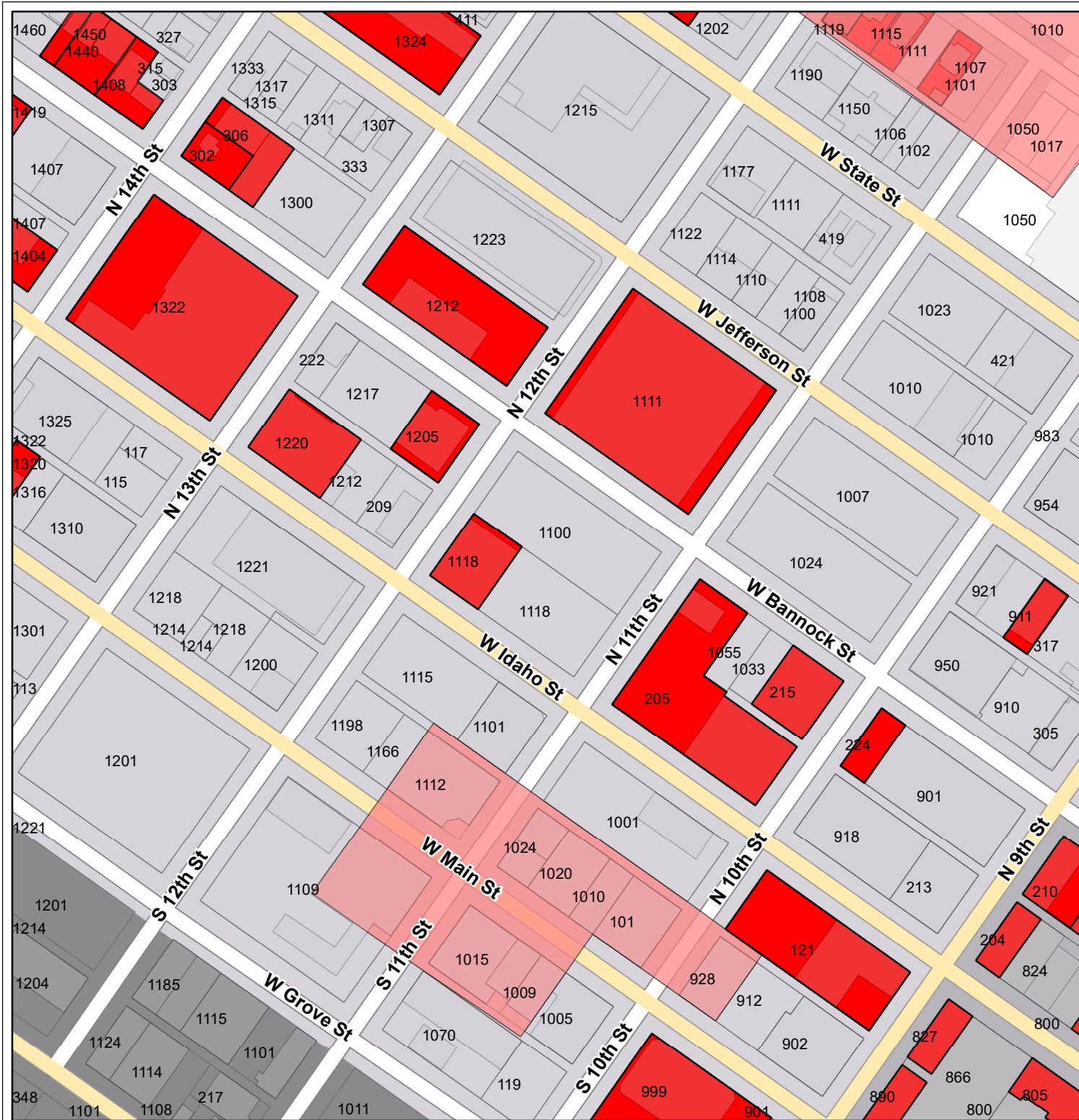
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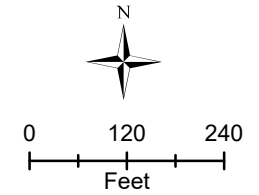
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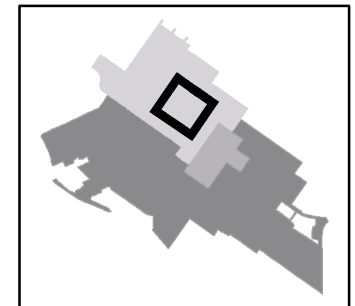


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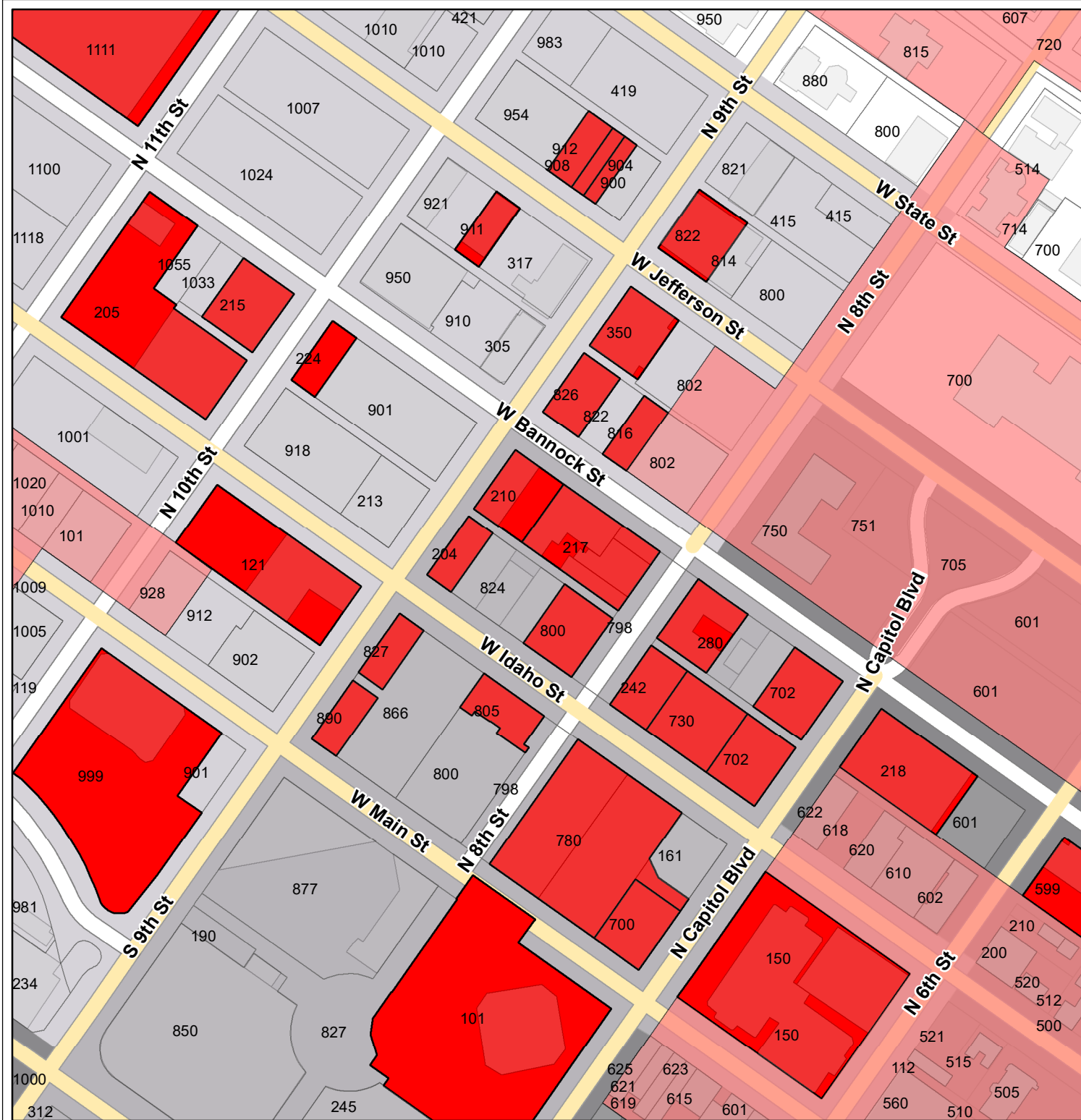
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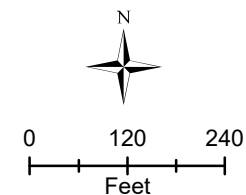
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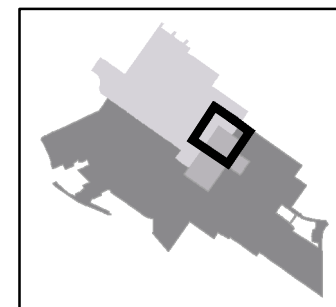


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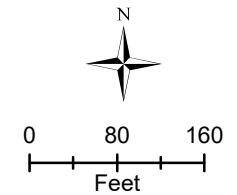
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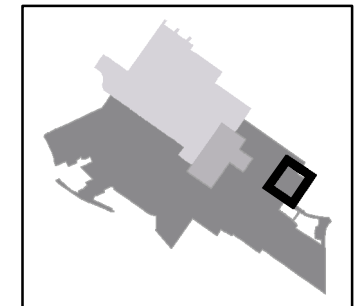


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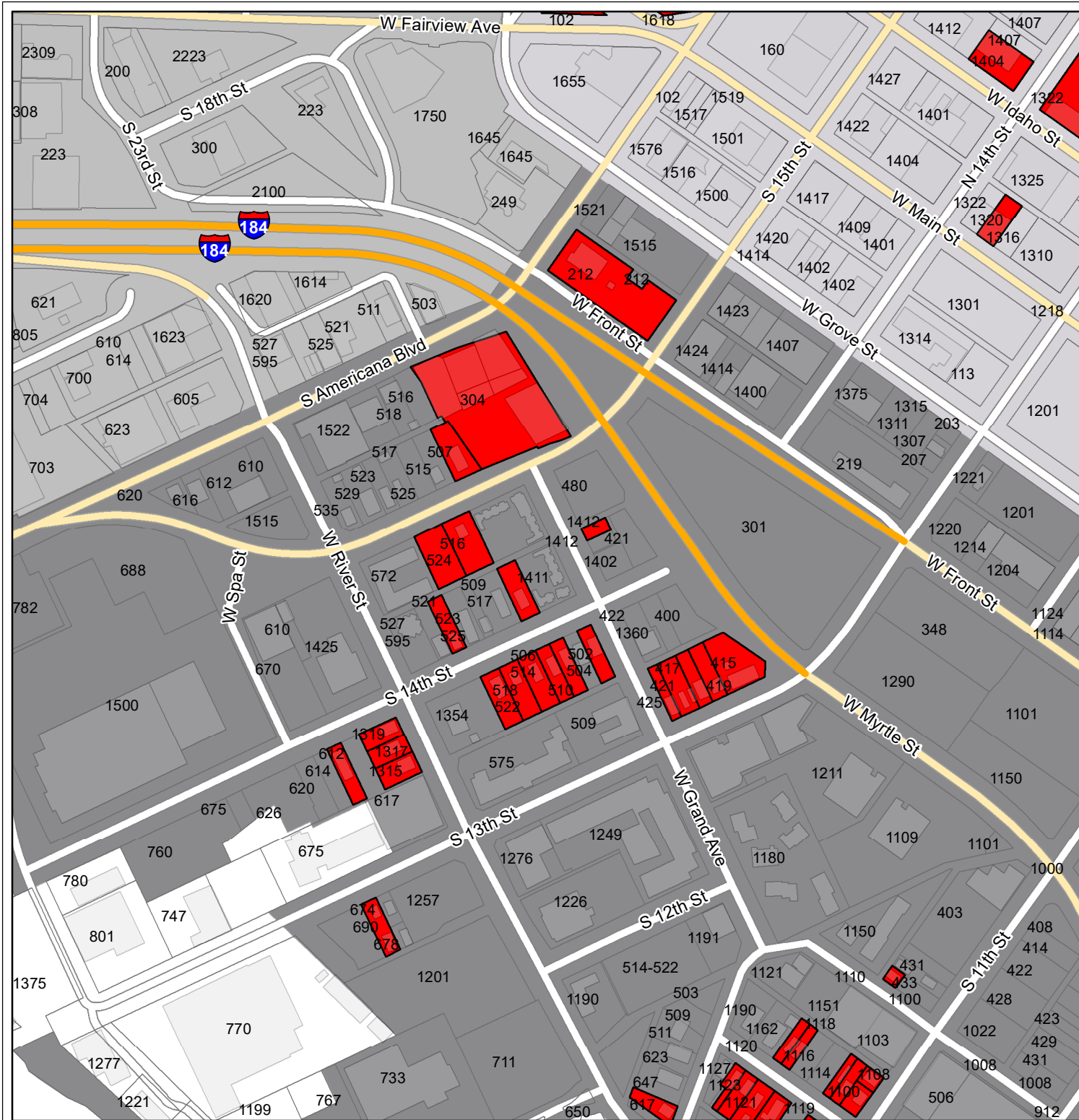
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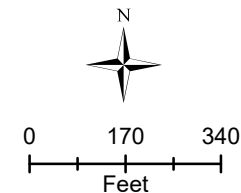
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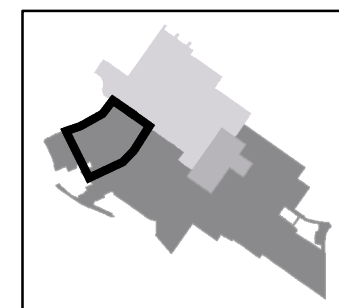


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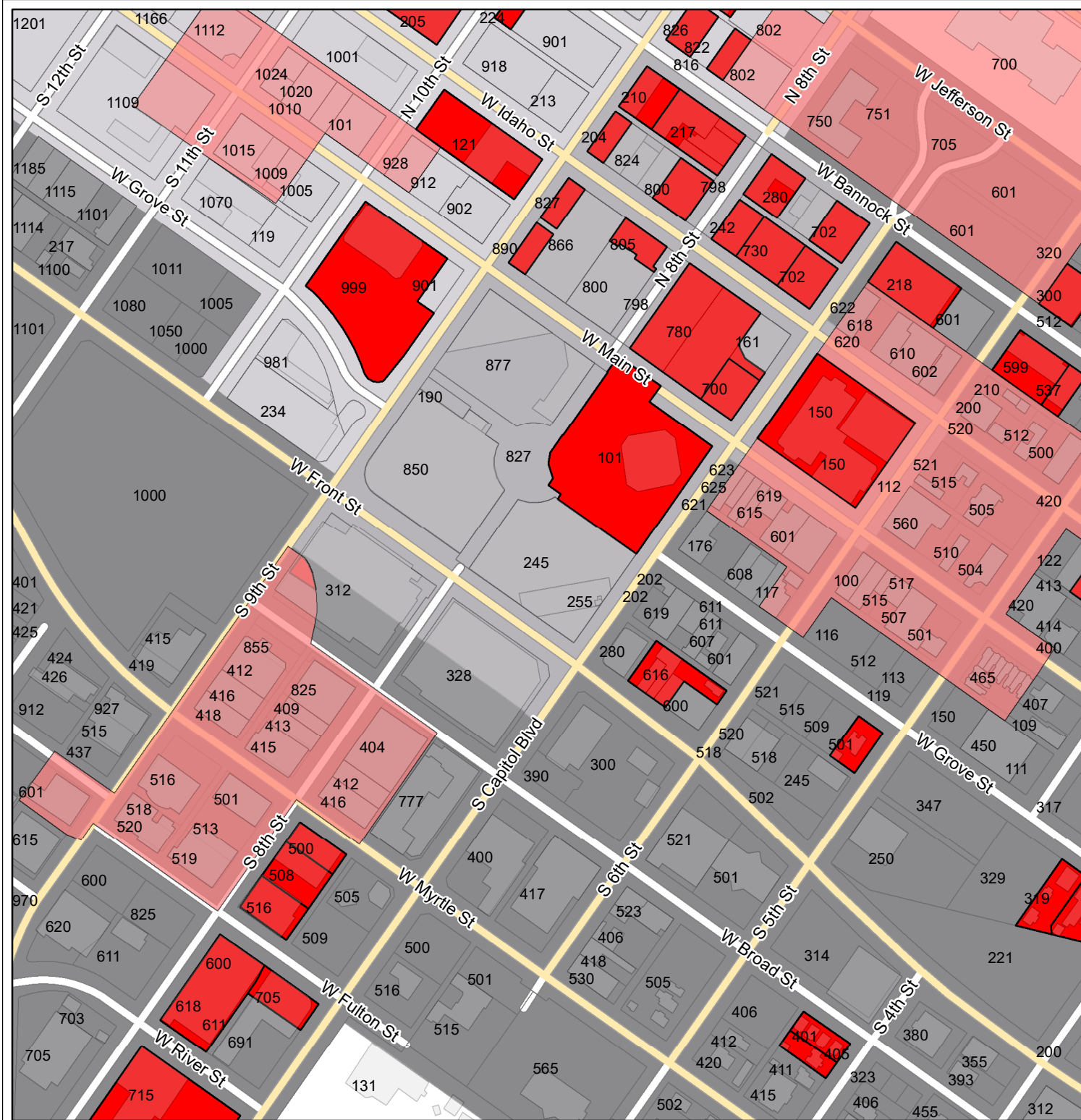
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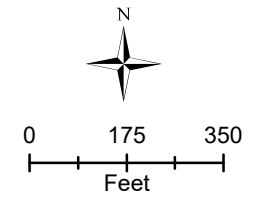
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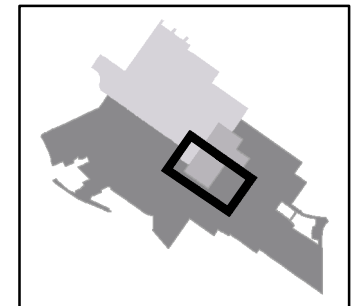


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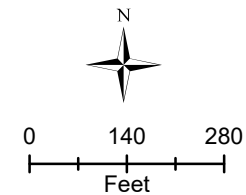
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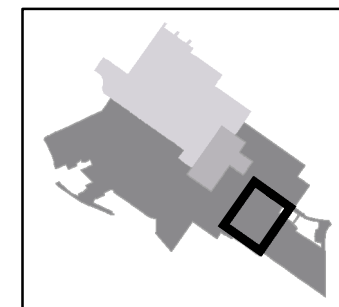


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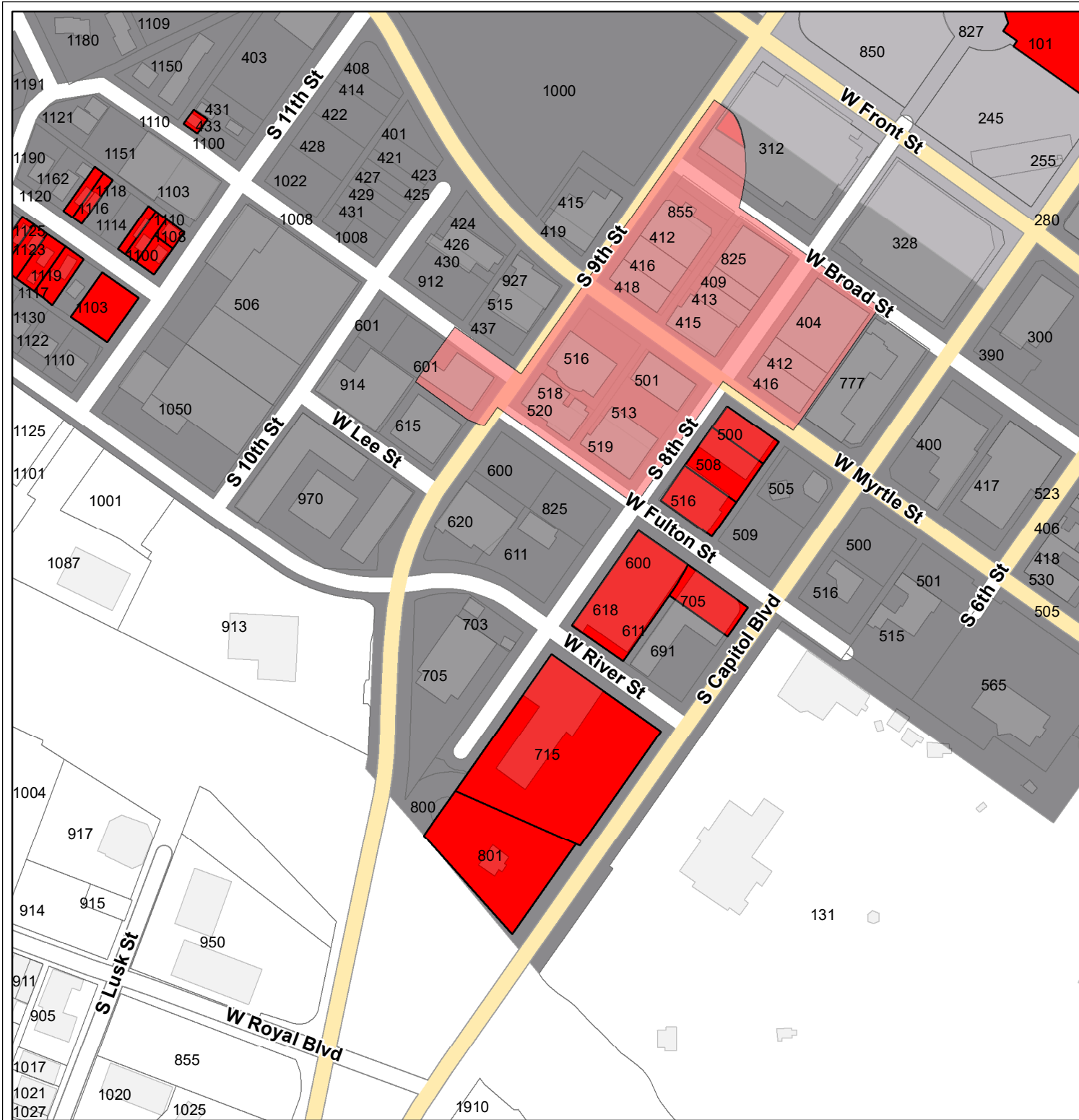
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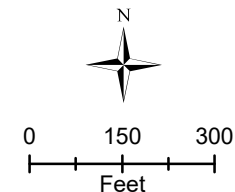
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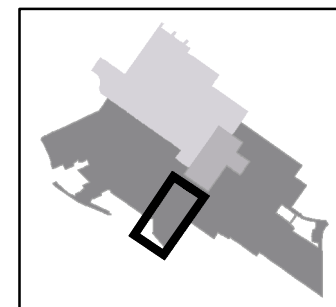


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WHAT IS A CULTURAL RESOURCE SURVEY?

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>